

PLANNING COMMITTEE

Thursday, 19 October 2017

PRESENT: Councillor A. Lenny (Chair)

Councillors:

S.M. Allen, J.M. Charles, I.W. Davies, J.A. Davies, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Madge and J.E. Williams

Also in attendance:

Councillor T.M. Higgins, who addressed the Committee in respect of planning applications S/35645 and S/36018

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager
K. James, Assistant Engineer Planning Liaison
S. Murphy, Senior Solicitor
J. Thomas, Senior Development Management Officer [South]
K. Thomas, Democratic Services Officer

Chamber, County Hall, Carmarthen - 10.00 am - 12.05 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L. Bowen, P. M. Edwards, K. Lloyd and G.B. Thomas

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
D. Jones	3.1 – Planning Application S/35911 – Proposed increase in operating hours for Unit 8 to allow opening until 02:00 hours every day at Unit 8 Cross Hands Retail Park, Cross Hands, Llanelli, Carmar SA14 6NB	Had previously discussed the matter at the local Community Council and with residents

3. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

3.1 UNANIMOUSLY RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and or reported at the meeting:-

S/35911	Proposed increase in operating hours for Unit 8 to allow opening until 02.00 hours every day at Unit 8, Cross Hands Retail Park, Cross Hands, Llanelli, Carm, SA14 6NB (NOTE: Councillor D. Jones, having earlier declared an interest in this item left the Council Chamber prior to the consideration and determination thereof)
S/36017	Construction of ground floor replacement garaging with first floor residential flat at Parc Howard Avenue, Llanelli, SA15 3LQ

3.2 UNANIMOUSLY RESOLVED that consideration of the following planning applications be deferred to enable the Committee to undertake site visits:

S/35791	Erect New Dwelling at land at 7 Pwll Road, Pwll, Llanelli REASON: to enable the Committee to view the location of the property and car parking issues In line with the Planning Committee Protocol, the objector who had requested to speak on this item chose to make his representations at the meeting following the site visit
S/36018	Conversion and extension of barn to form a residential annexe for family members of adjoining dwellinghouse at Llwyn y Rhos, Coopers Road, Ammanford:- A request was received for the Committee to undertake a site visit to view the location of the property in relation to the surrounding environs and on the basis the roof height would not pose any detriment to the setting of the landscape as it appeared to form part of the farm buildings. A representation was received in support of the application which re-iterated some of the points detailed within the Head of Planning's report and included the following:- <ul style="list-style-type: none"> • The application sought the retention of works previously undertaken to the property to facilitate the provision of accommodation for an elderly relative wishing to return to the area for family support • The proposed extension was to facilitate the provision of a disabled bathroom annexe • The Head of Planning had confirmed the change of use from holiday let to residential was acceptable

	<ul style="list-style-type: none"> • The application was recommended for refusal on the basis it would be harmful to the character and appearance of the original barn and surrounding area. It was contended the proposed annexe, located some 500m from the highway, would blend in with the surroundings and be no higher than the family house • No objection to the application had been received from either neighbours or the local community council <p>The proposal would not be fully contained on site and would not be detrimental to the local amenity or neighbours</p> <p>REASON: to enable the Committee to view the development in relation to its surroundings</p>
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3.3 UNANIMOUSLY RESOLVED that consideration of the following planning application be deferred to enable discussions to be undertaken with the applicant regarding a financial contribution towards the provision of affordable housing:-

<p>S/35645</p>	<p>Residential dwelling and garage at land off Hafod Road, Tycroes, Ammanford, SA18 3GA</p> <p>(NOTE: a request received for the Committee to undertake a site visit was not supported on the basis the Committee considered the powerpoint slides provided sufficient detail to enable the determination of the application)</p> <p>Representations were received objecting to the application which re-iterated some of the points detailed within the Head of Planning's report and included the following:-</p> <ul style="list-style-type: none"> • The proposed access to the site via the private service lane to the rear of properties on the Parc y Hendre estate at 4.7m width was insufficient to allow two cars to pass let alone construction vehicles • The service lane had no passing places or turning places and a sharp bend at the top leading to residents parking places • It was considered the photographs of the service road displayed at the meeting were not complete and did not show the whole road • It was feared construction traffic could block the service road resulting in disruption to the 6 residential properties who used the road to access their parking places
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	<ul style="list-style-type: none"> • the residents were of the opinion any damage caused to the service road during construction should be met by the applicant and, should consent be granted, they would be seeking legal counsel thereon. • Reference was made to a comment that any disruption would be short-lived. However, the Committee's attention was drawn to the history of the Parc y Hendre estate whereby the developer (the applicant) since its completion in 2015 had yet to complete the estate roadway and footpaths to the stage where they could be adopted by the local authority • Concern was expressed at the potential for surface water flooding to occur to the rear gardens of properties on Parc y Hendre and no guarantees could be provided that the proposed development would alleviate/exacerbate the situation • Concern was expressed the dimensions of the proposed development could result in overlooking of properties on Parc y Hendre • Concern was expressed at the potential impact additional traffic generated by the proposed development would have on the rear service road • A question was asked on whether any planning consent could be conditioned so as to delay commencement of the development until such time as the Parc Y Hendre estate roads had been adopted and an assurance received that any damage occasioned to the service road during construction would be repaired at the applicant's expense
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4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY RESOLVED that the withdrawal of the following planning application for the Committee's consideration be noted:

W/35898	Construction of commercial garage/workshop for Sarnau Motors at field adj Hafod Bakery, Llysonnen Road, Bancyfelin, Carmarthen
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5. MINUTES

5.1. 5TH SEPTEMBER, 2017;

UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 5th September, 2017 be signed as a correct record.

5.2. 21ST SEPTEMBER, 2017

UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 21st September, 2017 be signed as a correct record.

CHAIR

DATE