

# PLANNING COMMITTEE

Thursday, 8 February 2018

**PRESENT:** Councillor A. Lenny (Chair).

**Councillors:**

S.M. Allen, J.M. Charles, S.A. Curry, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, M.J.A. Lewis, K. Lloyd, K. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams.

**Also in attendance:**

Councillor T. Higgins who addressed the Committee in respect of planning application S/35645.

**The following Officers were in attendance:**

J. Edwards, Development & Built Heritage Manager;  
G. Noakes, Senior Development Management Officer [East];  
H. Rice, Development Management Officer;  
J. Thomas, Senior Development Management Officer [South];  
Z.A. Evans, Senior Technician Planning Liaison;  
K. James, Assistant Engineer Planning Liaison;  
S. Murphy, Senior Solicitor;  
J. Owen, Democratic Services Officer;  
P. Emlyn, Member Support Officer.

**Chamber, County Hall, Carmarthen - County Hall – 11:10am - 1:10pm**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor H.I. Jones.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Item(s)	Nature of Interest
Dorian Phillips	6. Planning application W/22625 New dairy complex, cubicle sheds, slurry system, access road and concrete yards at Henallan Farm, Henllan Amgoed, Whitland, Carmarthenshire, SA34 0SL	Applicant.
Ken Lloyd	6. Planning application W/36467 Change of use of existing private dwelling to HMO for up to five people at 3 Tabernacle Terrace, Carmarthen, SA31 1DL	Applicant.

**3. TO CONSIDER THE HEAD OF PLANNING'S REPORTS ON THE FOLLOWING PLANNING APPLICATIONS [WHICH HAD BEEN THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE] AND TO DETERMINE THE APPLICATIONS**

**3.1. E/35356 - IMPROVEMENT TO EXISTING FIELD ACCESS TO FACILITATE ACCESS TO A 5 CARAVAN CL SITE AT LAND AT BRYNHYFRYD, TALLEY ROAD, LLANDEILO, SA19 7HU**

[Note: Councillor Eirwyn Williams was not present at the Planning Committee held on the 14th December 2017 and therefore did not participate in the determination or vote on the decision of the application].

The Senior Development Management Officer (East) referred to the private site visit undertaken by the Committee earlier that day (Minute 3.2 of the Planning Committee held on the 14<sup>th</sup> December, 2017 refers) the purpose of which was to enable the Committee to assess visibility and access at/to the site. He thereupon referred, with the aid of powerpoint slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the development, a summary of consultation responses received and information on the local and national policies which were relevant to the assessment of the application. The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

The Senior Development Management Officer (East) reminded the Committee that this application was a retrospective application for a new improved access onto a "C" class road, to facilitate a proposed 5 caravan or motorhome certified (CL). Furthermore, the Committee noted that the Camping and Caravanning Club holds a Certificate of Exemption under Section 269 (6) of the 1936 Public Health Act and Section 2 of the First Schedule to the Caravan Sites and Control of Development Act 1960, which permits the Club to establish small sites without the need to obtain a specific planning approval. Within that certification process there was a requirement to consult the Local Authority in relation to the aspect of the highway safety.

The Head of Planning had responded to the issues raised within the six letters of objection which had been received from local residents within her report. The Committee noted that the Head of Transport had no objection to the proposal, subject to the imposition of relevant conditions as set out in the Head of Planning's report.

**RESOLVED that the planning application be granted, subject to the conditions detailed within the Report of the Head of Planning and the inclusion of an additional condition to translocate the existing hedgerow to the rear of the required visibility splay.**

#### 4. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

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

<b>E/35139</b>	<b>Agricultural hardstanding, with access track and alterations to existing vehicular access (retrospective) at land part of the field enclosure east of Penrhiwgoch, Maesybont, Llanelli, SA14 7TB</b>
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#### 5. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

**RESOLVED:**

- 5.1 that the following planning application be refused contrary to the Head of Planning's recommendation on the basis the Committee was of the view that this did not constitute an exemption under the policy provision AH1 (Affordable Housing) and accompanying SPG (Supplementary Planning Guidance).
- 5.2 The Head of Planning to submit a report to a future meeting detailing, for the Committee's endorsement and suggested planning reasons for the refusal of the application based on the above

<b>S/35645</b>	<b>Residential dwelling and garage at land off Hafod Road, Tycroes, Ammanford, SA18 3GA</b>  [Note: Councillors S. Curry, P. Edwards, D. Phillips and G. Thomas were not present at the Planning Committee held on the 19 <sup>th</sup> October 2017 and therefore did not participate in the determination or vote on the decision of the application].  Representations were received from the local member objecting to the application, against recommendation of approval detailed within the Head of Planning's written report based on the view that the applicant should provide a contribution to the community in line with S106.
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#### 6. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

- 6.1 **RESOLVED** that the following planning application be granted, subject to the conditions detailed within the Report and an additional condition verbally reported at the meeting to require the provision of 2no. passing bays on the C3204 highway as requested by the Head of Transport:-

<b>W/22625</b>	<b>New dairy complex, cubicle sheds, slurry system, access road and concrete yards. At Henllan Farm, Henllan Amgoed, Whitland, Carmarthenshire, SA34 0SL</b>  [Note: Councillor D. Phillips, having earlier declared an interest, left the chamber]
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**6.2 UNANIMOUSLY RESOLVED that the following planning application be approved, in line with the recommendation of approval by the Head of Planning:-**

<b>W/36320</b>	<b>Residential development – 2 detached units at land off Heol Yr Ysgol, Cefneithin, SA14 7AE</b>
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**6.3 UNANIMOUSLY RESOLVED that at the request of the applicant the following planning application be deferred:-**

<b>W/36467</b>	<b>Change of use of existing private dwelling to HMO for up to 5 people at 3 Tabernacle Terrace, Carmarthen, SA31 1DL</b>  [Note: Councillor K. Lloyd, having earlier declared an interest, left the chamber]  The Senior Development Management Officer [East] stated that applicant was awaiting an outcome regarding the sale of the premises and requested to defer the decision on this application.
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**7. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 11<sup>TH</sup> JANUARY 2018**

**UNANIMOUSLY RESOLVED that the minutes of the meeting held on the 11<sup>th</sup> January 2018 be signed as a correct record.**

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**CHAIR**

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**DATE**