

PLANNING COMMITTEE

Tuesday, 28 July 2020

PRESENT: Councillor A. Lenny (Chair)

Councillors:

S.M. Allen, J.M. Charles, 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, H.I. Jones, K. Madge, B.D.J. Phillips and J.E. Williams.

Also in attendance:

Councillor H.A.L. Evans who addressed the Committee in respect of planning application W/40177;

Councillor L. Roberts who addressed the Committee in respect of planning application S/40411 and S/40466;

Councillor J. Prosser who addressed the Committee in respect of planning application S/40466.

The following Officers were in attendance:

L. Quelch, Head of Planning;

J. Edwards, Development & Built Heritage Manager;

G. Noakes, Senior Development Management Officer [East];

J. Thomas, Senior Development Management Officer [South];

C. Greves, Development Management Officer [West];

Z.M. James, Development Management Officer (South);

E. Jones, Development Management Officer;

Z.A. Evans, Senior Technician (Planning Liaison);

S. Murphy, Senior Solicitor;

J. Owen, Democratic Services Officer.

Virtual Meeting: 10:00am - 1:30pm

[Note:

- At 1:00pm the Committee's attention was drawn to Council Procedure Rule (CPR) 9 – Duration of Meeting and, as the meeting had been underway for three hours, it was resolved to suspend standing orders, in accordance with CPR 23.1, to enable the Committee to complete the remaining business on the agenda.
- In order to provide the Committee with a comfort break, the Chair adjourned the meeting at 1:00pm and reconvened at 1.10 pm.]

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J. Lewis and G.B. Thomas.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report of the Head of Planning and/or reported at the meeting and following submission of the relevant legal agreement and Certificate of Title:-

E/40072	One two-bed residential dwelling to include siting of temporary mobile home. Outline previously granted E/22189, reserved matters granted 15/04/2016 now lapsed. Original plans will be resubmitted at land at 12A Hendre Road, Tycroes, Ammanford, SA18 3LA
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4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

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

S/39973	Proposed new detached dwelling at land at Brynbedw, 57 Rehoboth Road, Five Roads, Llanelli, SA15 5DJ
S/40324	<p>Change of use of existing Industrial Unit from Class D1 to use Class B1/B2 At T. A. D. Builders, Unit 5 Temple Works, Furnace, Llanelli, SA15 4HT</p> <p>Representation was received from a Llanelli Rural Councillor for Hengoed objecting to the proposed development and re-iterated some of the objections detailed within the Head of Planning's report, with the main areas of concerns being:</p> <ul style="list-style-type: none">• traffic congestion/busy area,• air pollution,• concerns regarding industrial waste storage and• concerns of developing on a classified C2 flood plain. <p>The Development Management Officer responded to the issues raised.</p>

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:-

S/40466	<p>Extension to Boundary Wall and Replacement Fence. Also retention of increased garden levels and new drainage works (Retrospective) at 105 Pentre Nicklaus Village, Llanelli, SA15 2DF</p> <p>Representations were received objecting to the application re-iterating the points detailed within the Head of Planning's report, with the main areas of concern relating to:</p>
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	<ul style="list-style-type: none"> • Unacceptable ground levels • Lack of regard to rules or neighbours • Lack of neighbour consultation • Eyesore of a building site • Further digging and works have taken place recently without planning permission • Applicant has flouted Planning regulations <p>The applicant's agent and the Senior Development Management Officer [South] responded to the issues raised.</p>
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UNANIMOUSLY RESOLVED that the following planning application be refused for the reasons detailed within the Head of Planning's written report:-

S/40411	<p>Detached single storey dwelling at land rear of lower Trostre Road, Llanelli SA15 2DY</p> <p>The Senior Development Management Officer [South] reported to the Committee that he had received late correspondence from the Agent requesting for a 2 week extension of time. The Senior Development Management Officer [South] explained that the request was not a qualified request and therefore was not appropriate to defer the application further.</p> <p>A representation was received from the local Member in support of the application.</p> <p>The Senior Development Management Officer [South] responded to the issues raised.</p>
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5. AREA WEST - 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/addendum and/or reported at the meeting:-

W/39207	Outline planning application for the erection of 1no dwelling (access for approval) at land adjacent to Colts Park, Sir Johns Hill Lane, Gosport Street, Laugharne, SA33 4TD
W/39998	Proposed redevelopment of the existing building (A1 Class) including extension, alterations and associated external works for proposed convenience store and retention of existing access and car parking for adjoining car body repair shop at New Road Antiques, New Road, Newcastle Emlyn, SA38 9BA
W/40140	Outline consent for 1 new home, all matters reserved at 112 Carmarthen Road, Cross Hands, Llanelli, SA14 6TD

W/40177	<p>Construction of a two storey dwelling with car parking at Arwerydd, Heol Arad, Aberarad, Newcastle Emlyn, SA38 9DB</p> <p>A representation was received from the Local Member in support of the application.</p>
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CHAIR

DATE

[PLEASE NOTE: These minutes reflect the order of business itemised on the agenda for the meeting which may differ from that on any webcast recording as applications with members of the public attending to speak would have been dealt with first.]