

# **PLANNING COMMITTEE**

**Thursday, 3 December 2020**

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

**Councillors:**

S.M. Allen, J.M. Charles, D.M. Cundy (In place of P.M. Edwards), I.W. Davies, J.A. Davies, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Lloyd (In place of K. Madge), B.D.J. Phillips, G.B. Thomas and J.E. Williams.

**Also in attendance:**

Councillor D. Thomas who addressed the Committee in respect of Application Number PL00245.

**The following Officers were in attendance:**

E. Bryer, Democratic Services Officer  
K. Byrne, Assistant Solicitor  
J. Corner, Technical Officer  
R. Davies, Development Management Officer [South]  
J. Edwards, Development & Built Heritage Manager  
M. Evans Thomas, Principal Democratic Services Officer  
E. Evans, Principal Democratic Services Officer  
Z.A. Evans, Senior Technician [Planning Liaison]  
A. Francis, Development Management Officer  
G. Glenister, Development Management Officer  
E. Jones, Development Management Officer  
R. Lloyd, Democratic Services Officer  
G. Noakes, Senior Development Management Officer [East]  
J. Owen, Democratic Services Officer  
S. Rees, Simultaneous Translator  
H. Rice, Development Management Officer  
J. Thomas, Senior Development Management Officer [South]  
K. Thomas, Democratic Services Officer.

**Virtual Meeting - .: 10.30 am - 2.15 pm:**

**(NOTE:**

- Due to technical difficulties, the meeting was delayed for 30 minutes commencing at 10.30 a.m.
- At 1:23 pm 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.]

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors P. Edwards, J. James and K. Madge.

## **2. DECLARATIONS OF PERSONAL INTERESTS**

There were no declarations of personal interests.

## **3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS**

**3.1 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>PL/00245</b>	<b>CHANGE OF USE OF FORMER APOSTOLIC CHURCH SCHOOL TO CARE HOME (USE CLASS C2), DOUBLE STOREY FRONT EXTENSION, ENTRANCE CANOPY, TOGETHER WITH PARKING, TURNING AND OTHER ANCILLARY WORKS AT APOSTOLIC CHURCH SCHOOL, BRYN ROAD, PENYGROES, LLANELLI, SA14 7PW</b>  A representation was received on behalf of local residents advising the Committee that whilst one of the objections to the proposed development related to the provision of a turning area within the development, those concerns had been addressed by the developer who had increased its size, as detailed within the amended plan reference 10.2.25-02a, and the residents were in agreement with that amendment
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**3.2 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>PL/00466</b>	<b>RAISING THE RIDGELINE, INSERTION OF ROOFLIGHTS AND SIDE-FACING WINDOW AND THE CONSTRUCTION OF A REAR DORMER TO FORM A LOFT CONVERSION AT BRYNTIRION, LLANDEILO ROAD, CARMEL, LLANELLI, SA14 7SE</b>
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## **4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS**

**4.1 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 and also to the completion of the unilateral undertaking for an affordable housing contribution:-

<b>S/40658</b>	<b>CONSTRUCTION OF TWO NEW FOUR BEDROOM DWELLING HOUSES WITH DETACHED GARAGES AT LAND ADJACENT TO 21 COEDCAE ROAD, LLANELLI SA15 1HJ</b>
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**4.2 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:-

PL/00053	<b>PROPOSED SINGLE STOREY REAR EXTENSION WITH BALUSTRADE ABOVE AT 53 BWLCHYGWYNT, LLANELLI, SA15 2AJ</b>
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**4.3 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 and also to the completion of the unilateral undertaking for an affordable housing contribution:-

PL/00413	<b>DETACHED DWELLINGHOUSE, LAND FORMERLY PART OF 21 AR Y BRYN, PEMBREY, LLANELLI</b>
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## **5. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS**

**5.1 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:-

W/40612	<p><b>PROPOSED DEMOLITION AND REBUILDING OF GARAGE INCLUDING EXTENDING THE CURTILAGE AND NEW VEHICULAR ACCESS AT WERN VILLA, MEIDRIM, CARMARTHEN SA33 5QN</b></p> <p>A representation was made objecting to the application re-iterating the points detailed within the Head of Planning's written report and included concerns regarding:</p> <ul style="list-style-type: none"> <li>• The design, size and height of the proposed garage:</li> <li>• The potential for the garage to be used for business use and not as a domestic garage</li> <li>• The potential for future conversion to residential usage</li> <li>• Loss of view</li> </ul> <p>The Applicant and the Development Management Officer responded to the issues raised</p>
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**5.2 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:-

PL/00015	<b>GARDEN SHED AT 25 LLANDEILO ROAD, GORSLAS, LLANELLI, SA14 7LL</b>
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**5.3 RESOLVED:-**

**5.3.1** that Planning application W/40030 be granted contrary to the Head of Planning's recommendation to refuse on the basis the Committee considered the proposed development met some of the tests of TAN6 in that the applicant met the requirement for an additional dwelling on the site, the financial viability was proven, the siting of the proposed dwelling was considered to be sufficiently close to the main farm complex at Blaenffos

**Farm and complied with the test for the provision of affordable housing/rural enterprise dwelling**

**5.3.2 The consent is granted subject to the following two particular conditions:**

- 1. the dwelling at the main farm holding at Blaenffos Farm together with the proposed new dwelling were both to be regarded as Rural Enterprise Dwellings and tied to the farm complex thereby avoiding the potential for the future fragmentation of the farm holding to occur**
- 2. no work shall be commenced on the proposed new dwelling prior to the signing of the appropriate legal agreement required under TAN6 for the transfer of the ownership of the farm holding to the applicant**

<b>W/40030</b>	<p><b>PROPOSED RURAL ENTERPRISE DWELLING TO INCLUDE VEHICULAR ACCESS, AND INSTALLATION OF PACKAGE TREATMENT PLANT AT MOELFRYN, PANTYBWLCH, NEWCASTLE EMLYN, SA38 9JE</b></p> <p><b>(NOTE:</b></p> <ol style="list-style-type: none"><li>1. At 1:23 pm the Committee's attention was drawn to Council Procedure Rule (CPR) 9 – Duration of Meeting and, as the meeting had been underway for nearly 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.</li><li>2. The Chair left the meeting at 1.23 p.m. and the Vice-Chair, Councillor H.I. Jones, chaired the remainder of the meeting]</li></ol> <p>The Committee had regard to the report of the Head of Planning detailing the reasons for recommending refusal of application W/40030 on the basis it failed to fully comply with the 5 tests set out within Technical Advice Note 6 (TAN6) for the approval of a Rural Enterprise Dwelling. However, in relation to those tests, it was contended the applicant had met some of those tests in whole or in part in that they had proved the need for an additional dwelling on the site, they met the financial test, the siting of the dwelling was considered to be sufficiently close to the main farm complex at Blaenffos Farm and complied with the test for an affordable housing/rural enterprise dwelling. For those reasons the Committee considered the application should be granted contrary to the Head of Planning's recommendation but that any consent should be subject to the following two particular conditions:-</p> <ol style="list-style-type: none"><li>1. the dwelling at the main farm holding at Blaenffos Farm, together with the proposed new dwelling, were both to be regarded as Rural Enterprise Dwellings and tied to the farm complex thereby avoiding the potential for the future fragmentation of the farm holding to occur</li><li>2. no work shall be commenced on the proposed new dwelling prior to the signing of the appropriate legal agreement required under TAN6 for the transfer of the ownership of the</li></ol>
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	farm holding to the applicant
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**6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 5TH NOVEMBER, 2020**

**UNANIMOUSLY RESOLVED** that the minutes of the meeting of the Committee held on the 5<sup>th</sup> November, 2020, be signed as a correct record

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**CHAIR**

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**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.]*