

# PLANNING COMMITTEE

Tuesday, 15 December 2020

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

**Councillors:**

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

**Also in attendance:**

Councillor D.M. Jenkins who addressed the Committee in respect of Application Number E/39091;

**The following Officers were in attendance:**

L. Quelch, Head of Planning;  
J. Edwards, Development & Built Heritage Manager;  
S. Murphy, Senior Solicitor;  
J. Thomas, Senior Development Management Officer [South];  
R. Davies, Development Management Officer [South];  
S. Dawson, Valuer;  
E. Jones, Development Management Officer;  
F. Williams, Development Management Assistant - Minerals;  
M. Evans Thomas, Principal Democratic Services Officer;  
J. Corner, Technical Officer;  
S. Rees, Simultaneous Translator;  
R. Lloyd, Democratic Services Officer;  
K. Thomas, Democratic Services Officer;  
M.S. Davies, Democratic Services Officer.

**Virtual Meeting: 10.00 am - 12.55 pm**

**1. APOLOGIES FOR ABSENCE**

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

**2. DECLARATIONS OF PERSONAL INTERESTS**

There were no declarations of personal interests.

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

**RESOLVED**

**3.1 that Planning application E/39092 be granted, contrary to the Head of Planning's recommendation to refuse, on the basis that the proposed development would not have a detrimental impact on the landscape, the character and appearance of the site would be improved and the application was in accord with the LDP;**

**3.2 that delegated authority be granted to the Head of Planning to attach appropriate conditions to the planning consent.**

<b>E/39092</b>	<b>Agricultural storage unit at land to the south of Grenig Road</b>
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	<p><b>(west of Pantyffynnon), Glanamman, Ammanford</b></p> <p>A representation was made by the local Member supporting the application on the basis that the application was for a modest agricultural building which would blend into the landscape and improve the general appearance of the site.</p>
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#### 4. AREA SOUTH - 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, in regard to application S/40412, the Head of Planning be authorised to refuse the application if no legal agreement is signed within 6 months from this decision:-

<b>S/40412</b>	<p><b>Detached dwellinghouse - land adjacent to Singleton Road, Upper Tumble, Llanelli, SA14 6DS</b></p> <p>[Note: Cllr. D. Jones was not present for this item]</p> <p>Representations were received objecting to the application which re-iterated the points detailed within the Head of Planning's written report included concerns in relation to:</p> <ul style="list-style-type: none"> <li>• Overdevelopment/Site is too small;</li> <li>• Tandem form of development;</li> <li>• Loss of residential amenity;</li> <li>• Loss of privacy and well-being;</li> <li>• Highway/pedestrian safety, including traffic, access issues and proximity of Public Footpath;</li> <li>• Drainage and localised flooding issues;</li> <li>• Site subject to previous refusals for residential development with claims that there have been no changes to proposals or circumstances of the site;</li> <li>• Issues of access to maintain property;</li> </ul> <p>The Applicant's agent, Development Management Officer and Senior Technician (Highways Planning Liaison) responded to the issues raised.</p>
<b>PL/00513</b>	<p><b>Variation of condition 1 on S/11618 (time limit extended by 15 years) at Llanelli Sand Dredging Ltd, Burry Port Industrial Estate, Burry Port, Llanelli, SA16 0NN</b></p>
<b>PL00673</b>	<p><b>Proposed retention and reinstatement of the front facade of the building, along with the retention of the perimeter wall, main internal structural walls and existing staircase, with demolition of the remaining building and subsequent reconstruction to provide A1/A2/A3 commercial use at ground floor level, B1 office use at 1st floor level and 8no. residential units on the upper floors, with associated residents parking at ground floor at former YMCA, 49 Stepney Street, Llanelli SA15 3YA</b></p>

#### 5. MINUTES - 17TH NOVEMBER 2020

**UNANIMOUSLY RESOLVED** that the minutes of the meeting of the Committee held on the 17<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.]*