

PLANNING COMMITTEE

Thursday, 7 January 2021

PRESENT: Councillor A. Lenny (Chair)

Councillors:

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

Also in attendance:

Councillor K. Davies who addressed the Committee in respect of Planning Application number E/39715

Councillor A. Davies who addressed the Committee in respect of Planning Application number W/40091

Mr G. Morgan, Transport Planner with Atkins Framework

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]

G. Noakes, Senior Development Management Officer [East]

R. Davies, Development Management Officer [South]

Z.A. Evans, Senior Technician [Planning Liaison]

G. Glenister, Development Management Officer

K Phillips, Development Management Officer

Z.M. James, Development Management Officer [South]

S. Rees, Simultaneous Translator

J. Corner, Technical Officer

M. Evans Thomas, Principal Democratic Services Officer

E. Evans, Principal Democratic Services Officer

M.S. Davies, Democratic Services Officer

E. Bryer, Democratic Services Officer

K. Thomas, Democratic Services Officer

Virtual Meeting - . - 10.00 am - 12.50 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P. Edwards and D. Jones

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interests.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

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:-

E/37678	The proposed installation of a 22.5m telecommunications mast accommodating three no. antennas, two no. microwave dishes, together with remote pole mounted satellite dish, ancillary equipment cabinets and cabling with a fenced compound at land south of Ystrad Ffin, Rhandirmwyn, Llandoverly, SA20 0PG
E/39715	<p>Remove overgrowth and creating a new gravel parking area to ease congestion on Penybank Road during match days and training nights at Penybank RFC. Penybank Road, Ammanford, SA18 3QS</p> <p>A representation was received from the local member in support of the application on the basis the current parking difficulties being experienced in the area on match/training days would be alleviated by the provision of the proposed parking area, no additional vehicular traffic would be generated, the proposal allowed for the creation of an access to the playing field for the sole use of emergency vehicles and biodiversity mitigation measures were to be introduced as part of the development</p> <p>A general reference was made to developers undertaking site works in advance of submitting a planning application with views being expressed that they must contact the Planning Department if they intended clearing a site for development</p> <p>The Development Management Officer responded to the issues raised during consideration of the report.</p>

4. AREA WEST - DETERMINATION OF PLANNING APPLICATIONS

RESOLVED

4.1 that Planning Application W/40091 be granted contrary to the Head of Planning's refusal recommendation on the basis the Committee considered:

- a) **There was Rural Enterprise Justification for the dwelling based on existing stocking levels, the overall size of the farm acreage and the scale of the farm operations.**
- b) **With regard to the siting of the development, there was no other appropriate building on the farm yard, Policy H5 of the LDP had a presumption against the conversion of rural buildings in working use into a residential property, it was inappropriate to build an extension/annexe to the existing farmhouse due to overlooking and any development to the left hand side of the farm complex would preclude future farm development in that area.**
- c) **The application complied with the provisions of the Well-**

Being of Future Generations (Wales) Act 2015 in relation to the generational continuation of farming

- 4.2 The consent is granted subject to the proposed new dwelling being regarded as a Rural Enterprise Dwelling and tied to the farm complex to prevent its future sale as a separate entity from the farm holding**
- 4.3 That delegated authority be granted to the Head of Planning to impose additional appropriate conditions on the planning consent to include the requirement of a visibility splay at the site entrance for highway safety**

W/40091	<p>Rural enterprise dwelling at land at Llwynonnill Fawr, Llanddarog Road, Llanddarog, SA21 8AL</p> <p>A representation was received from the local Member in support of the application on the basis the applicants had been involved in farming for some 40 years and now wished to move to the proposed dwelling to allow for family progression for one of their sons to move into the existing farmhouse to help with the farm operations, the farm holding of 90ha (owned) and 20 ha (rented) accommodated 1300 sheep with the intention to diversify into beef cattle, the farm also operated a straw and hay business, as all of the existing farm buildings were in use and unavailable for conversion to a dwelling it was contended the application complied with Policy H5 of the Carmarthen Local Development Plan and that the Rural Policy was intended to promote farming requirements</p> <p>The Committee referred to the report of the Head of Planning detailing the reasons for recommending refusal of application W/40091 on the basis the proposal was contrary to Policies GP1 and GP2 of the Local Development Plan. Whilst having regard to those refusal reasons, the Committee considered the application should be granted contrary to the Head of Planning's recommendation on the basis it was felt that:-</p> <ol style="list-style-type: none">1. There was Rural Enterprise Justification for the dwelling based on existing stocking levels, the overall size of the farm acreage and the scale of the farm operations.2. With regard to the siting of the development, there was no other appropriate building on the farm yard, Policy H5 of the LDP had a presumption against the conversion of rural buildings in working use into a residential property, it was inappropriate to build an extension/annexe to the existing farmhouse due to overlooking and any development to the left hand side of the farm complex would preclude future farm development in that area.3. The application complied with the provisions of the Well-Being of Future Generations (Wales) Act 2015 in relation to the generational continuation of farming
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	<p>The Committee also felt if the application were to be granted, the proposed new dwelling should be regarded as a Rural Enterprise Dwelling and tied to the farm complex to prevent its future sale as a separate entity from the farm holding. A condition was also to be applied for the provision of a visibility splay at the site entrance for highway safety</p> <p>Officers responded to the issues raised during consideration of the report.</p>
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5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE:-

5.1. 3RD DECEMBER 2020

RESOLVED that the minutes of the meeting of the Committee held on the 3rd December, 2020, be signed as a correct record.

5.2. 15TH DECEMBER 2020

RESOLVED that the minutes of the meeting of the Committee held on the 15th December, 2020, be signed as a correct record.

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.]