

# PLANNING COMMITTEE

Thursday, 11 November 2021

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

## **Councillors:**

S.M. Allen, J.M. Charles, D.M. Cundy, 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. Madge, B.D.J. Phillips, G.B. Thomas and J.E. Williams

## **The following Officers were in attendance:**

I.R. Llewelyn, Forward Planning Manager  
G. Noakes, Senior Development Management Officer [Tywi Taf]  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]  
S. Murphy, Senior Solicitor  
S. Dawson, Valuer  
Z.A. Evans, Senior Technician [Planning Liaison]  
E. Evans, Principal Democratic Services Officer  
M. Evans Thomas, Principal Democratic Services Officer  
S. Rees, Simultaneous Translator  
M.S. Davies, Democratic Services Officer  
K. Evans, Assistant Democratic Services Officer  
S. Hendy, Member Support Officer  
E. Bryer, Democratic Services Officer

## **Virtual Meeting - 10.00 am - 12.25 pm**

### **1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor I.W. Davies.

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

There were no declarations of personal interest.

### **3. DETERMINATION OF PLANNING APPLICATIONS**

- 3.1 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:-**

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| <b>PL/00596</b> | <b>Conversion of 2 barns to holiday accommodation and the proposal of a three bay garage at barns at Bryn Niwl, Meidrim, Carmarthen SA33 5QS</b>   |
| <b>PL/01088</b> | <b>Creation of one family traveller pitch with one residential static unit, touring caravan, utility/day room and parking area and improvements to the existing access drive and landscaping at land and plot at rear of Frondeg Terrace, Llanelli, SA15 1QD</b> |
| <b>PL/02740</b> | <b>Installation of an automated prescription collection</b>  |

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|  | machine at Avenue Villa Surgery, Brynmor Road,<br>Llanelli, SA15 2TJ |
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**3.2 RESOLVED that the following application be granted contrary to the Head of Planning's refusal recommendation:-**

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| <b>PL/01515</b> | <p><b>Construction of a rural enterprise dwelling house (resubmission of w/39836 refused 03/12/2020) at land part of Trewern Fram, Llysonnen Road, Abernant, Carmarthen, SA33 5EW</b></p> <p>Contrary to the Head of Planning's refusal recommendation the Committee considered the application was acceptable in the context of paragraph 4.4.1 of TAN6 'Planning for Sustainable Rural Communities' in that there was rural enterprise justification for the dwelling based on:</p> <ol style="list-style-type: none"><li>1. There was a need to live on site for the proper functioning of the enterprise and for the safety and welfare of the stock.</li><li>2. The existing stocking levels and the scale of the farm operations.</li><li>3. The applicant had 3 years of financial accounts demonstrating that the enterprise was financially sound.</li><li>4. The development would not have a detrimental impact on the traditional appearance and character of the location due to the existing cluster of houses nearby.</li></ol> <p>The application is consistent with the provisions of the Well-Being of Future Generations (Wales) Act 2015 in relation to the generational continuation of farming.</p> <p>The consent is granted subject to:</p> <ol style="list-style-type: none"><li>1. The proposed new dwelling being regarded as a Rural Enterprise Dwelling with the standard conditions being applied.</li><li>2. The proposed house be tied by condition to the farmland to prevent its future sale as a separate entity from the farm holding.</li><li>3. The existing accommodation be removed within two months of the proposed house being occupied.</li><li>4. That the highway conditions detailed within the report be applied.</li></ol> |
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**3.3 RESOLVED that the following application be refused for the reasons as detailed within the Report/Addendum of the Head of Planning and or reported at the meeting:-**

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| <b>W/40030</b> | <p><b>Proposed rural enterprise dwelling to include vehicular access, and installation of package treatment plant at Moelfryn, Pantybwlich, Newcastle Emlyn, SA38 9JE</b></p> <p>The Committee discussed and agreed that as the applicant had been unable to comply with the conditions as stated within the report and previously agreed by Committee on the 3<sup>rd</sup> December 2020, planning permission be refused.</p> |
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**4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETINGS HELD ON THE:-**

**4.1. 14TH OCTOBER, 2021**

**RESOLVED** that the minutes of the meeting of the Committee held on the 14<sup>th</sup> October, 2021 be signed as a correct record.

**4.2. 26TH OCTOBER, 2021**

**RESOLVED** that the minutes of the meeting of the Committee held on the 26<sup>th</sup> October, 2021 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.]*