

PLANNING COMMITTEE

THURSDAY, 8 DECEMBER 2022

PRESENT: Councillor W.T. Evans (Chair)(In Person)

Councillors (In Person):

| | | | |
|-----------------|------------|-------------|------------|
| S.M. Allen | P. Cooper | J.K. Howell | A.C. Jones |
| B.D.J. Phillips | E. Skinner | G.B. Thomas | |

Councillors (Virtually):

| | | | |
|--------------|--------------|---------------|----------|
| J.M. Charles | T. Davies | M. Donoghue | N. Evans |
| J.D. James | J.P. Jenkins | M.J.A. Lewis | D. Owen |
| R. Sparks | M. Thomas | D.E. Williams | |

Also in attendance (In person):

Councillor A. Vaughan Owen who addressed the Committee in respect of Planning Application PL/04317

Also in attendance (Virtually):

Councillor D. Price who addressed the Committee in respect of Planning Application PL/04317

Also Present (In Person):

J. Thomas, Senior Development Management Officer [Aman Gwendraeth]
S. Murphy, Senior Solicitor
S. Rees, Simultaneous Translator
K. Thomas, Democratic Services Officer

Also Present (Virtually):

R. Griffiths, Head of Place and Sustainability
I.R. Llewelyn, Forward Planning Manager
H. Rice, Senior Development Management Officer
M.S. Davies, Democratic Services Officer

Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 12.30 pm

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF PERSONAL INTERESTS

| Councillor | Minute Number | Nature of Interest |
|-------------|--|--|
| G.B. Thomas | 3: PL/04317 – Local Need Dwelling at land adjacent Pen Rhos, Llanelli, SA14 7HA to | Owns land on which family could build homes on |
| C. A. Jones | 3. PL/04868 – Construction of dwelling for local needs eligibility at Plas Newydd, Llangain, | The report suggests she had pre-determined the application |

3. DETERMINATION OF PLANNING APPLICATIONS

3.1 RESOLVED that the following planning applications be refused for the reasons detailed within the Report of the Head of Place and Sustainability:-

| | |
|------------------------|---|
| <p>PL/04317</p> | <p>Local need dwelling at Land adjacent to Pen Rhos, Llanelli, SA14 7HA</p> <p>(NOTE: During the discussion on this item Councillor G. B Thomas declared an interest on the basis he owned land on which his children, if they returned to the area, could apply to build homes on. He remained in the meeting but abstained from voting)</p> <p>Representations were received from the local members in support of the application replicating the submission detailed within the report of the Head of Place and Sustainability. Those included the applicant's personal circumstances and ties with the area, the applicant was unaware of the need to be on the councils' housing register, there were no suitable plots/dwellings for sale in the area, the need to retain young families in the rural areas, the applicant had stated the site was within a group of houses, there were other residential and commercial buildings in close proximity and there were other local needs applications which had been granted planning consent e.g W/36522 at Abernant where the approved dwelling was larger than currently proposed for the application site.</p> <p>The Senior Development Management Officer responded to the issues raised during consideration of the report.</p> |
| <p>PL/04868</p> | <p>Construction of dwelling for local needs eligibility at Plas Newydd, Llangain, Carmarthen, SA3 5AY</p> <p>(NOTE: Councillor C.A. Jones having previously declared an interest in this application, re-declared that interest and left the meeting during its consideration).</p> |

4. PLANNING SERVICE PERFORMANCE - QUARTERS 1 AND 2

The Committee considered the Planning Service Performance Report, for Quarters 1 and 2 for the period 1st April 2022 to 30th September 2022 for the Planning Service and, notably, the Development Management and Enforcement Division. The report included core performance monitoring indicators together with comparative data in respect of 2021/22.

With regard to a question on indicator 3 and the number of major targets being determined outside the target date, the Forward Planning Manager advised they related primarily to historic planning applications, some of which would have been in the system for a considerable period. As the department worked through those outstanding applications, the figures would improve with time.

With regard to indicator 12 and the application for appeal costs, the Forward Planning Manager advised that the note detailed within the indicator relating to 2019 had been included in error and would be removed from future reports

The Forward Planning Manager, in response to a question, confirmed he would arrange for a report on the Quarter 3 figures to be presented to the Committee early in the new year

UNANIMOUSLY RESOLVED that the report be received.

5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 10TH NOVEMBER 2022

Reference was made to Planning Application PL/04526 and to a late submission received from Carmarthen Town Council, the contents of which had been read to the Committee. It was requested the minutes be amended to record the issue.

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 10th November, 2022 be signed as a correct record subject to the above.

CHAIR

DATE