

# PLANNING COMMITTEE

THURSDAY, 2 FEBRUARY 2023

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

**Councillors (In Person):**

S.M. Allen	J.M. Charles	P. Cooper	J.K. Howell
A.C. Jones	M.J.A. Lewis	E. Skinner	G.B. Thomas
D.E. Williams			

**Councillors (Virtually):**

T. Davies	M. Donoghue	N. Evans	J.D. James
J.P. Jenkins	D. Owen	R. Sparks	M. Thomas

**Also in attendance:**

Councillor B. Davies who addressed the Committee in respect of planning application PL/05060

**Also Present (In Person):**

R. Edgecombe, Legal Services Manager  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]  
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  
Z.M. Baxter, Development Management Officer [Aman Gwendraeth]  
Z.A. Evans, Senior Technician [Planning Liaison]  
S. Hendy, Member Support Officer  
E. Bryer, Democratic Services Officer

**Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 3.50 pm**

(NOTE:

- At 12:55 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.
- At 1.20 p.m. the Chair left the meeting and the Vice-Chair Took the Chair
- At 1.50 p.m. the Committee adjourned for a lunch break and reconvened at 2.40 p.m.)

**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor D. Phillips.

**2. DECLARATIONS OF PERSONAL INTERESTS**

<b>Councillor / Officer</b>	<b>Minute Number</b>	<b>Nature of Interest</b>
Cllr. S.M. Allen	3: PL/04018 – Retrospective Planning works at: Allen & Partners Veterinary Services – completed 2016 – Including Proposed Site Layout improvements for access to and from highway for improved site layout & parking provisions. Works also include erecting of 2 No Covered Canopy Shelters to provide sheltered access/waiting space externally at Allen and Partners Veterinary Surgery, Millfield, Whitland, SA34 0QN	Has a close personal association with one of the applicants
Cllr. M. Thomas	3: PL/04643 – Construction of a gabion retaining wall at Clayton House Gwscwm Road, Burry Port, SA16 0BT	Has spoken with several of the residents and visited the site and spoken with and written on behalf of the applicants

### 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 Place and Sustainability and or reported at the meeting:-

<b>W/39937</b>	<b>Proposed Residential Development at land adjacent to Maes y Berllan, Llangyndeyrn, Kidwelly, SA17 5BL</b>
<b>PL/04018</b>	<p><b>Retrospective Planning works at: Allen &amp; Partners Veterinary Services - completed 2016 - including Proposed Site Layout improvements for access to and from highway for improved site layout &amp; parking provisions. Works also include erecting of 2No Covered Canopy Shelters to provide sheltered access/waiting space externally at Allen And Partners Veterinary Surgery, Millfield, Whitland, SA34 0QN</b></p> <p>(Note: Councillor S.M. Allen having earlier declared an interest in this application re-declared that interest and left the meeting during its consideration by the Committee)</p>
<b>PL/04643</b>	<p><b>Construction of a gabion retain wall at Clayton House, Gwscwm Road, Burry Port, SA16 0BT</b></p> <p>(Note: Councillor M. Thomas having earlier declared an interest in this application re-declared that interest and left the meeting during its consideration by the Committee)</p>

PL/04823	Variation of condition 1 on S/38106 [extension of time] at Sites 5 & 6, land adjacent to former Grillo Site, Burry Port, SA16 0LT
PL/04824	Variation Of Condition No. 1 Of S/38251 (To Allow A Further 5 Years For The Submission Of Reserved Matters) at Former Grillo Works, Harbour Road, Burry Port, SA16 0ER
PL/04825	Variation of Condition 1 on S/38105 (Extension of Time) at Site 4, Burry Port Harbour (East), Burry Port, SA16 0LT

**3.2 RESOLVED that consideration of the following planning application be deferred to enable a site visit to be undertaken**

PL/04430	<p><b>Residential Development at Land off Heol Y Parc, Hendy, Swansea, SA4 0XZ</b></p> <p>(Note: At 1.20 p.m. during consideration of this item the Chair left the meeting. The Vice Chair took the Chair)</p> <p>A representation was received objecting to the application reiterating the points detailed within the Head of Place and Sustainability's report and included:</p> <ul style="list-style-type: none"> <li>• Objections received from 75 local residents and the Community Council</li> <li>• Highway safety</li> <li>• Lack of off-street parking and parking for visitors</li> <li>• The LDP had identified the site for 5 houses. The current application was for 7 and the site was not identified for development within the emerging LDP</li> <li>• Loss of wildlife habitat and a wildlife corridor</li> <li>• Land ownership issues</li> <li>• The submission of revised plans after the end of the consultation period</li> <li>• The presence of Japanese knotweed</li> <li>• Planning Policy 6 supports refusal of the site</li> </ul> <p>The applicant's agent and Senior Development Management Officer responded to the issues raised</p> <p>Following the above representations, it was proposed and carried that consideration of the application be deferred to enable a site visit to be undertaken to view the site in relation to the objectors concerns</p>
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**3.3 RESOLVED that consideration of the following planning application be deferred pending the submission and evaluation of additional information**

PL/03849	Variation of Condition 3 on W/35339 (erection of gates) at Cartref Cynnes, Peniel, Carmarthen, SA32 7HT
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**3.3 RESOLVED that the following planning applications be refused for the reasons detailed within the Report of the Head of Place and Sustainability:**

<b>PL/04748</b>	<b>Demolition of Existing (partially built) stable block to be replaced by a local need dwelling (Re-submission of Planning Application PL/02285) at Land opposite Ty Liliwen, Nantycaws, Carmarthen</b>
<b>PL/05060</b>	<b>New dwelling with garage/outbuilding at Land part of Clyttie Cochion, Llanpumsaint, Carmarthen, SA33 6JT</b>  A representation was received from the local member supporting the application on the basis the applicants were local, the site in question was in the family's ownership, both the applicants worked locally, the application was supported by the local community council, the applicant's aspirations for farming the land, retention of local people within the community, protection of the Welsh Language and rural life.

**4. PLANNING SERVICE PERFORMANCE - QUARTER 3**

The Committee considered the Planning Service Performance Report for Quarter 3 for the period October to December, 2022 for the Planning Service and, notably, the Development Management and Enforcement Division. The report included core performance monitoring indicators together with comparative data for previous quarters in 2021/22.

**UNANIMOUSLY RESOLVED that the report be received.**

**5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 8TH DECEMBER 2022**

**RESOLVED that the minutes of the meeting of the Committee held on the 8<sup>th</sup> December, 2022 be signed as a correct record.**

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CHAIR

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DATE