

# PLANNING COMMITTEE

Thursday 17<sup>th</sup> August 2023

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

**Councillors:**

S.M. Allen, J.M. Charles, T. Davies, M. Donoghue, N. Evans, J.K. Howell, J.P. Jenkins, M.J.A. Lewis, A. Leyshon, D. Owen, B.D.J. Phillips, E. Skinner, R. Sparks, M. Thomas and D.E. Williams.

**Also in attendance:**

Councillor S. Curry who addressed the Committee in respect of Planning Application number PL/05770.

**The following Officers were in attendance:**

R. Griffiths, Head of Place and Sustainability  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]  
S. Murphy, Senior Solicitor  
H. Towns, Regional Minerals & Waste Manager  
H. Rice, Senior Development Management Officer  
E. Evans, Principal Democratic Services Officer  
J. Owen, Democratic Services Officer  
R. Morris, Members Support Officer  
S. Rees, Simultaneous Translator

**Virtual Meeting: 10.00 am - 12.15 pm**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors C. Jones and G.B. Thomas.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
Cllr. Michael Thomas	<b>3. Determination of Planning Applications – PL/06001</b> Remove existing buildings, install Modular building and create an enclosed external area within the grounds of the school for provision of an outdoor play/learning area for autistic pupils. The area will consist of new pedestrian access, new vehicular access privacy, fencing and a rubber crumb play area at Former School, Heol Elfed, Burry Port, SA16 0AL	He has been in contact with one of the objectors on a number of occasions and has discussed some issues relating to site with him which would mean he would have difficulties assessing the application. He is also a member of the governing body of Glan y Mor School which is very near to the site.

### 3. 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 Place and Sustainability and/or reported at the meeting:-

<b>PL/05770</b>	<b>Change of use of existing residential building to 6 bedroom HMO at 156 Station Road, Llanelli, SA15 1YU</b>
	<p>Representations were received from the local members objecting to the application, as detailed within the report of the Head of Place and Sustainability, emphasising that there was already an excess of HMOs in the area which had led to an increase in anti-social behaviour, litter and crime in the Tyisha Ward which had an effect on community cohesiveness making the area less attractive to young families and causing house prices to drop.</p> <p>The Senior Development Management Officer responded to the issues raised.</p> <p>Strong suggestions were raised that there were more HMO's in the area than the recorded number stated within the report of the Head of Place and Sustainability.</p> <p>In response to a request if the application could be deferred so that the HMO question could be explored, the Senior Development Management Officer advised that the Committee was to make a decision based on the information put before them today.</p>
<b>PL/05786</b>	<b>Construction of dwelling for local needs eligibility – policy at Plas Newydd, Llangain, Carmarthen, SA33 5AY</b>
	<p>Members were reminded that this application was first reported to the Planning Committee on 22 June 2023. The original report that was presented to the Planning Committee was reproduced for the Committee's consideration.</p>
<b>PL/06001</b>	<p><b>Remove existing buildings, install Modular building and create an enclosed external area within the grounds of the school for provision of an outdoor play/learning area for autistic pupils. The area will consist of new pedestrian access, new vehicular access privacy, fencing and a rubber crumb play area at Former School, Heol Elfed, Burry Port, SA16 0A</b></p> <p>(NOTE: Councillor M. Thomas having earlier declared his interest in this application, re-declared that interest and left the meeting.</p>

#### 4. PLANNING SERVICE PERFORMANCE - QUARTER 1

The Committee considered the Planning Service Performance Report, for Quarter 1 for the period 1<sup>st</sup> April 2023 to 30<sup>th</sup> June 2023 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 2022/23.

The following questions were raised in relation to the report:-

- Reference was made to indicator 13 – Enforcement Complaints registered. In response to queries raised regarding caravans being sited without planning consent, the Senior Development & Enforcement Manager stated that the enforcement system can be a lengthy process and explained the factors which could impact on the timescales.

Reference was made to Indicator 14 – Percentage of closed enforcement cases investigated within 84 days. It was commented that after reporting to the Planning department, it could be 2 to 3 months before the offender receives a notice and, in that time, further work has been progressed. It was asked if a letter could be sent to the offender informing that a report has been made and requesting them to stop work until investigations take place? The Senior Development & Enforcement Manager in highlighting that 84 days was the maximum time for an investigation to take place explained that reports to the Planning Department were prioritised depending on various factors and according to the impact on the amenities and environment. The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 7<sup>th</sup> August, 2023.

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

#### 5 APPEALS REPORT

The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 7<sup>th</sup> August, 2023.

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

#### 6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 20TH JULY 2023

**RESOLVED that the minutes of the meeting of the Committee held on the 20<sup>th</sup> July, 2023 be signed as a correct record.**

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CHAIR

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DATE