

# COMMUNITIES, HOMES & REGENERATION SCRUTINY COMMITTEE

THURSDAY, 7 MARCH 2024

**PRESENT:** Councillor R.E. Evans (Chair)

**Councillors (In Person):**

B.W. Jones                                      T. Davies                                      H.B. Shepardson                                      R. Sparks

**Councillors (Virtually):**

D.M. Cundy                                      W.R.A. Davies                                      H.L. Davies                                      J.K. Howell  
D. Owen                                      M. Palfreman                                      M. Thomas

**Also in attendance (In person):**

Councillor A. Davies – Cabinet Member for Rural Affairs, Community Cohesion and Planning Policy

**Also in attendance (Virtually):**

Councillor L. Evans – Cabinet Member for Homes and Deputy Leader  
Councillor H.A.L. Evans – Cabinet Member for Regeneration, Leisure, Culture and Tourism

**Also Present (In Person):**

I.R. Llewelyn, Forward Planning Manager  
S. Rees, Simultaneous Translator  
D. Hall-Jones, Member Support Officer  
K. Thomas, Democratic Services Officer

**Also Present (Virtually):**

M. Runeckles, Members Support Officer

**Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 - 10.50 am**

**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor B. Davies.

**2. DECLARATIONS OF PERSONAL INTERESTS INCLUDING ANY PARTY WHIPS ISSUED IN RELATION TO ANY AGENDA ITEM**

There were no declarations of personal interest or of any prohibited party whips.

**3. PUBLIC QUESTIONS (NONE RECEIVED)**

The Chair advised that no public questions had been received.

**4. DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG) REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033**

Note: These minutes are subject to confirmation at the next meeting.

The Committee considered a report seeking its observations on proposals for further consultations to be undertaken over a six week period on the following Supplementary Planning Guidance to the Revised Carmarthenshire Local Development Plan 2018-2033:

- Sites of Importance for Nature Conservations (SINC's)
- Welsh Language
- Open Space: Requirements for Integrating Open Spaces within New Residential Developments

The Committee noted that, if endorsed, the proposals would then be subject to Council approval for the formal consultations to be undertaken.

The following questions/issues were raised on the report:

- In response to queries on the involvement of local members in the formulation of Section 106 Agreements on Planning Applications and any appropriate financial contributions, the Committee was advised of the importance of local members early involvement in the process. It was therefore suggested a seminar be arranged to assist members in fully understanding their role and the legal parameters of those Agreements.
- The Forward Planning Manager also advised that while the Planning Department was responsible for the formulation and monitoring of Section 106 Agreements, together with the collection of agreed financial contributions, responsibility for the allocation of Section 106 payments to the defined schemes within those legal agreements lay with the Community Bureau section of the Regeneration Division.
- With regard to the establishment of an expert panel to manage the process of assessing Sites of Importance for Nature Conservation, the Forward Planning Manager advised that whilst its membership yet to be determined, its core members would comprise planners and ecologists supported by relevant external experts, as required by the specific attributes of individual sites.
- In relation to a question on section 5.1 and the legislative and policy context of the SPG for the Welsh Language, the Forward Planning Manager advised that it augmented the Council's case in determining planning applications which is why the whole of the County had been declared Linguistic Sensitive. He also advised that in preparing the document, the Council had worked with Welsh Language Consultants, Iaithe, in gathering evidence on the impact of such an approach in other parts of Wales and how that evidence could be used to support the Council's case. However, the Council in preparing the SPG, still had to work within Welsh Government Guidelines.
- With regard to a timeline for the adoption of the SPG's, the Forward Planning Manager advised they had to receive Council approval for formal consultation. Thereafter, they would form part of the Council's submission to PEDW (Planning and Environment Decisions Wales) for adoption of the Local Development Plan. Whilst PEDW would be responsible for establishing the timeline, it was anticipated the 'hearing' element of the

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Plan would commence towards the end of July 2024 with the Inspectors report being received by the Council for adoption in early 2025.

**UNANIMOUSLY RESOLVED**

- 4.1 to endorse the undertaking of further consultations on the above 3 Supplementary Planning Guidance documents to the Revised Carmarthenshire Local Development Plan 2018-2033
- 4.2 That a member seminar be arranged on Section 106 Agreements and the role of local members.

**5. EXPLANATION FOR NON-SUBMISSION OF SCRUTINY REPORTS.**

The Committee received an explanation for the non-submission of the following scrutiny report(s)

- Emergency Social Housing Allocations Monitoring Reports
- 10 Year Housing Strategy

**RESOLVED that the explanation for the non-submissions be noted.**

**6. FORTHCOMING ITEMS**

The Committee received a list of forthcoming items to be considered at its next meeting to be held on the 16<sup>th</sup> April, 2024

Reference was made to the forthcoming Pentre Awel Update report scheduled for the Committee's next meeting and a suggestion was made that it would be beneficial to the Committee to undertake a site visit to view progress on that development

**UNANIMOUSLY RESOLVED**

- 6.1 that the list of forthcoming items to be considered at the next scheduled meeting on the 16<sup>th</sup> April, 2024 be approved.
- 6.2 that the Committee undertake a site visit to view progress on the Pentre Awel Development.

**7. SCRUTINY ACTION UPDATE**

The Committee received a report detailing the progress achieved in relation to requests or referrals emerging from previous meetings.

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

**8. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON THE 26TH JANUARY 2024**

**RESOLVED that the minutes of the meeting of the Committee held on the 26<sup>th</sup> January, 2024 be signed as a correct record.**

Note: These minutes are subject to confirmation at the next meeting.

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**CHAIR**

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**DATE**

Note: These minutes are subject to confirmation at the next meeting.