

PLANNING COMMITTEE

THURSDAY, 25 APRIL 2024

PRESENT: Councillor W.T. Evans (Chair)

Councillors (In Person):

S.M. Allen	J.M. Charles	M. Donoghue	A.C. Jones
M.J.A. Lewis	E. Skinner	R. Sparks	G.B. Thomas
M. Thomas	D.E. Williams		

Councillors (Virtually):

T. Davies	J.K. Howell	A. Leyshon	D. Owen
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Also in attendance (In Person):

Councillor F. Walters who addressed the Committee in respect of Planning Application number PL/06623

Councillor C.A. Davies who addressed the Committee in respect of Planning Application number PL/06638

Also Present (In Person):

R. Griffiths, Head of Place and Sustainability
S. Murphy, Senior Solicitor
H. Towns, Senior Development and Enforcement Manager
H. Rice, Senior Development Management Officer
J. Thomas, Senior Development Management Officer
L. Roberts, Affordable Housing Lead
D. Hall-Jones, Member Support Officer
J. Owens, Democratic Services Officer

Also Present (Virtually):

Z.A. Evans, Assistant Engineer (Planning Liaison)
R. Morris, Members Support Officer
L. Davies, Simultaneous Translator
Mr R. Evans, Welsh Water Representative in respect of Planning Application number PL/06638
Mr R. Norman, Welsh Water Representative in respect of Planning Application number PL/06638

Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 10.00 am - 2.56 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P. Cooper and B.D.J. Phillips.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

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

3. DETERMINATION OF PLANNING APPLICATIONS

The Committee was advised that since publication of the meeting documentation, the applicant had withdrawn Application PL/06972 "Proposed erection of a single dwelling at Land adjacent to Addewid-Haf, Capel Iwan, Newcastle Emlyn, SA38 9NH".

3.1 UNANIMOUSLY RESOLVED that the Committee be minded to grant the following planning application, subject to the conditions detailed within the Report/Addendum of the Head of Place and Sustainability and/or reported at the meeting and removal of the Article 18(1) Holding Direction issued by Welsh Government under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 ("Holding Directions"):-

PL/05597	<p>Erection of a freestanding drive thru/restaurant, car parking, landscaping and associated works, including Customer Order Displays (COD), Play Frame and minor works to Tesco car park, including relocation of trolley bay and white line changes at Tesco Car Park, Ffordd William Walker, Ammanford, SA18 2LR</p> <p>Following a presentation by the Senior Development Management Officer, the Committee was advised that the Head of Place and Sustainability was recommending approval of the application for the reasons detailed within the written report.</p> <p>Consideration was given to the Article 18(1) Holding Direction issued by Welsh Government under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 ("Holding Directions") on the basis that the proposed development could have an impact beyond local significance.</p>
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3.2 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:-

PL/06623	<p>Cessation of all use as a public house and the consolidation of the current residential component into 2 no. self contained 2 bed houses at Angel Inn, Salem, Llandeilo, SA19 7LY</p> <p>Following a presentation by the Senior Development Management Officer, the Committee was advised that the</p>
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Note: These minutes are subject to confirmation at the next meeting.

	<p>Head of Place and Sustainability was recommending approval of the application for the reasons detailed within the written report.</p> <p>It was noted that consent would be subject to a Section 106 Agreement in relation to Affordable Housing provision.</p> <p>Representations were received objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability’s report and included the points set out below:</p> <ul style="list-style-type: none"> • The desire to keep the public house open is shown by the formation of a Community Group that aims to purchase the public house. • The proposal is contrary to Carmarthenshire Local Development Plan policy RT8 ‘Local Shops and Facilities’, which will result in the loss of an important Community and Tourism facility. • There is insufficient public transportation for residents to access amenities in Llandeilo. • The village hall does not negate the need for a public house. • There was limited marketing of the property for sale. • There has been a misrepresentation of the layout of the geography of the area. • The loss of privacy as a result of the proposed development. <p>The Applicant responded to the points raised.</p> <p>A representation was received from the local member objecting to the application on the basis that it was considered a reasonable prospect that the Community Group could achieve its aims to purchase the public house and running a sustainable community hub serving Salem and community area which would benefit the community in terms of addressing issues related to loneliness, isolation, mental health and well-being.</p> <p>The Senior Development Management Officer responded to the points raised.</p>
<p>PL/06638</p>	<p>Construction of 38 dwelling houses and 4 residential flats, with formation of access, estate roads and associated infrastructure at Land part of Wern Fraith Farm, Porthyrhyd, Carmarthen, SA32 8PT</p>

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

Following a presentation by the Senior Development Management Officer, together with representations from Welsh Water and the Authority's Housing Services division, the Committee was advised that the Head of Place and Sustainability was recommending approval of the application for the reasons detailed within the written report.

It was noted that consent would be subject to a Section 106 Agreement to provide community benefits in terms of education and play/recreation facilities and affordable housing provision, as outlined in the report.

Representations were received objecting to the application which re-iterated the points detailed within the Head of Place and Sustainability's report and included the points set out below:

- The pre-application consultation process is considered inadequate, and there has been a lack of engagement with local residents.
- The type of houses proposed do not reflect the Local Housing Marketing Assessment. The number of affordable homes proposed (69%) is disproportionately high compared with the 30% required under the Council's Local Development Plan (LDP).
- The location is considered unsustainable given that the transport infrastructure in Porthyrhyd will not facilitate reduced car use or an increase in public transport use, walking or cycling.
- The density, scale and massing of the development would detract from the landscape character and appearance of the area.
- A high percentage of residents speak Welsh and the village has a special linguistic significance that needs to be safeguarded.
- The development will exacerbate existing surface water flooding and drainage in the site and wider village. There are concerns regarding the likelihood of Welsh Water being able to remove sources of land drainage water that are entering the public sewerage system and causing capacity problems during periods of heavy rainfall.

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

	<p>The Applicant's Agent responded to the points raised.</p> <p>A representation was received from the local member objecting to the application. The main points raised were as follows:-</p> <ul style="list-style-type: none"> • the number of dwellings proposed is disproportionate to the size of the village and surrounding area and will have a detrimental effect upon the Welsh Language. • The scale of the proposal would constitute overdevelopment that is out of keeping with and disproportionate to the size of the village and surrounding area and will increase the size of the village by more than 50%. • The site is prone to flooding and there is evidence of existing surface water flooding problems in the village. The public sewerage system is inadequate to serve existing developments, and adding further properties will exacerbate its deficiencies. • Approval of the application would require the need for mitigation measures, including a phased development approach to safeguard the Welsh language and a Section 106 Agreement to provide opportunities for residents within the locality to purchase the properties prior to being advertised on the open market. <p>The Senior Development Management Officer responded to the points raised.</p>
<p>PL/07200</p>	<p>Installation of additional drainage apparatus to facilitate the disposal of surface water from an adjacent residential development at Land part of Wern Fraith Farm (adjacent to garage), Porthyrhyd, Carmarthen, SA32 8PJ</p> <p>Following a presentation by the Senior Development Management Officer, the Committee was advised that the Head of Place and Sustainability was recommending approval of the application for the reasons detailed within the written report.</p>

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4. APPEALS REPORT

The Committee considered the Planning Appeals Report which provided information relating to lodged planning appeals as at 15 April, 2024.

The Committee's attention was drawn to PL/05355 set out at Table 3 of the report. It was noted that the Authority was reviewing its position in light of the determination and further information would be available in due course.

UNANIMOUSLY RESOLVED that the report be noted.

5. PLANNING SERVICE PERFORMANCE - QUARTER 4

The Committee considered the Planning Service Performance Report for Quarter 4 for the period January to March 2024 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 2022/23.

The report identified a set of core performance monitoring indicators which would form part of the future monitoring of the planning services performance. These included both "National Indicators" and those identified by the Council.

The Committee was advised that some areas were below target due to lack of resource capacity.

In considering the Authority's performance in respect of enforcement cases, the Senior Development and Enforcement Manager explained that a series of templates were in development to provide members with further information regarding the status of enforcement cases.

UNANIMOUSLY RESOLVED that the report be received.

6. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE

6.1. 28TH MARCH 2024

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 28th March 2024 be signed as a correct record.

6.2. 9TH APRIL 2024

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 9th April 2024 be signed as a correct record.

CHAIR

DATE

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