

PLANNING COMMITTEE

THURSDAY, 27 FEBRUARY 2025

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

Councillors (In Person):

S.M. Allen	J.M. Charles	P. Cooper	J.K. Howell
M.J.A. Lewis	D. Nicholas	B.D.J. Phillips	G.B. Thomas

Councillors (Virtually):

J.D. James	D. Owen	R. Sparks	M. Thomas
D.E. Williams	S. Williams		

Also in attendance (In Person):

Councillor M. James in respect of Planning Application number PL/06106.

Also Present (In Person):

H. Towns, Senior Development and Enforcement Manager;
H. Rice, Senior Development Management Officer;
J. Thomas, Senior Development Management Officer [Aman Gwendraeth];
R. Edgecombe, Legal Services Manager;
D. Hall-Jones, Member Support Officer;
S. Rees, Translator;
J. Owen, Democratic Services Officer.

Also Present (Virtually):

R. Morris, Members Support Officer.

Chamber, County Hall, Carmarthen, SA31 1JP and remotely: 10:00am – 11:42am

1. APOLOGIES FOR ABSENCE

Apologies for absence was received from Councillors Terry Davies, Michelle Donoghue and Edward Skinner.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
J.M. Charles	3.1 - PL/05488 Conversion of attached disused outbuilding to residential Annex at Barley Mount, Llanarthne, Carmarthen, SA32 8JX	Applicant is a close relation of his.
J.M. Charles	3.1 - PL/05490 Conversion of Existing Outbuilding to 2 No Holiday Let Units at Barley Mount, Llanarthne, Carmarthen,	Applicant is a close relation of his.

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

	SA32 8JX	
W.T. Evans	3.1 – PL/06106 Existing disused farm house to be redeveloped into an affordable three bedroom house together with external works at Ty Isaf, Nazareth Road, Pontyates, Llanelli, SA15 5TB.	The applicant is known to him.

3. DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY 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/05488	CONVERSION OF ATTACHED DISUSED OUTBUILDING TO RESIDENTIAL ANNEX AT BARLEY MOUNT, LLANARTHNE, CARMARTHEN, SA32 8JX (NOTE: Councillor M. Charles having earlier declared an interest in this left the Chamber prior to the consideration of this item.)
PL/05490	CONVERSION OF EXISTING OUTBUILDING TO 2 NO HOLIDAY LET UNITS AT BARLEY MOUNT, LLANARTHNE, CARMARTHEN, SA32 8JX (NOTE: Councillor M. Charles having earlier declared an interest in this left the Chamber prior to the consideration of this item.)

RESOLVED that the following application be granted contrary to the Head of Place and Sustainability's refusal recommendation, subject to the inclusion of a condition that a S106 Affordable Housing contribution be imposed.

PL/05488	EXISTING DISUSED FARM HOUSE TO BE REDEVELOPED INTO AN AFFORDABLE THREE BEDROOM HOUSE TOGETHER WITH EXTERNAL WORKS AT TY ISAF, NAZARETH ROAD, PONTYATES, LLANELLI, SA15 5TB (NOTE: <ul style="list-style-type: none"> • Councillor W.T. Evans having earlier declared an interest in this left the Chamber prior to the consideration of this item.) • Councillor J.M. Charles presided the meeting as Vice Chair in the Chair for this item. A representation was received from the local member in support of the application which re-iterated the points detailed within the Head of Place and Sustainability's written report and included:-
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Note: These minutes are subject to confirmation at the next meeting.

	<ul style="list-style-type: none"> • that the proposal which she believed, conformed with the provisions of LDP Policy H8 Renovation of Derelict or Abandoned Dwellings, and Technical Advice Notes (TAN) 6 Planning for Sustainable Rural Communities and TAN20 Planning and the Welsh Language. • That the property had been in the applicant's family since 1900's; • That the applicant had agreed to confirm to S106 (in principle) • That the family were keen to restore what was classed as a ruin and turn it into a family home. <p>The Senior Development Management Officer [Aman Gwendraeth] and the Senior Development and Enforcement Manager responded to the issues raised during consideration of the report.</p> <p>Contrary to the Head of Place and Sustainability's refusal recommendation the Committee considered the application was acceptable in the context of Policies H8, TAN20 and paragraphs 2.11 and 2.12 of TAN6.</p> <p>It was proposed and duly seconded that the application should only be granted subject to the inclusion of a condition that the applicant would provide a S106 affordable housing contribution.</p> <p>The Senior Development and Enforcement Manager advised that should the Committee go against the officer's recommendation, a press notice would be issued and a departure period would commence. Following the departure period, a report setting out any comments received during the consultation would be brought to Committee for consideration.</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 17 February 2025.

In acknowledging Members wishes that they would like an opportunity to observe a future Planning Hearing, the Senior Development and Enforcement Manager informed the Committee of an upcoming opportunity, advising that there would be a Planning Hearing on 30th April 2025 taking place at the Selwyn Samuel Centre, Llanelli should they wish to attend and observe in person.

UNANIMOUSLY RESOLVED that the report be noted

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5. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 30TH JANUARY 2025

RESOLVED that the minutes of the meeting of the Committee held on the 30TH January 2025 be signed as a correct record.

CHAIR

DATE

[PLEASE NOTE: These minutes reflect the order of business itemised on the agenda for the meeting which may differ from that on any webcast recording as applications with members of the public attending to speak would have been dealt with first.]

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