PLANNING COMMITTEE

Thursday, 27 May 2021

PRESENT: Councillor A. Lenny (Chair)

Councillors:
S.M. Allen, J.M. Charles, D.M. Cundy, I.W. Davies, J.A. Davies, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, M.J.A. Lewis, K. Madge, B.D.J. Phillips and J.E. Williams

The following Officers were in attendance:
G. Noakes, Senior Development Management Officer [East];
J. Thomas, Senior Development Management Officer [South];
Z.M. James, Development Management Officer [South];
H. Rice, Development Management Officer;
P. Roberts, Development Management Officer;
K. Byrne, Assistant Solicitor;
M. Evans Thomas, Principal Democratic Services Officer;
K. Thomas, Democratic Services Officer;
J. Owen, Democratic Services Officer.

Virtual Meeting - 10.00 am - 1.00 pm

[Note: The meeting was adjourned for 15 minutes between 11:45am and 12:00pm to enable the Chair to obtain legal advice.]

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor G. B. Thomas.

2. DECLARATIONS OF PERSONAL INTERESTS

Councillor	Minute Number	Nature of Interest
M. Charles	3. Area East - Determination of Planning Applications - [E/32703]	Member of Llanegwad Community Council.

3. AREA EAST - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY RESOLVED that the following planning application be granted subject to the conditions detailed within the Report of the Head of Planning and or reported at the meeting:-

[**Note:** Councillor M. Charles, having earlier declared an interest in the following application as a member of Llanegwad Community Council, made a representation as the Local member, but did not take part in the deliberations or voting thereof.]

E/32703	**CONSTRUCTION, INSTALLATION AND OPERATION OF A SINGLE 100KW WIND TURBINE UP TO 47M TO TIP, A LONGWITH SUBSIDIARY INFRASTRUCTURE WHICH INCLUDES AN ACCESS TRACK AND A CONNECTION TO THE LOCAL ELECTRICITY DISTRIBUTION NETWORK AT PENCAU LANDS, NR LLWYNGWYN FARM, FELINGWM, CARMARTHEN, SA32** A representation was received from the Local Member objecting to the application on behalf of the Community Council and those residents therein re-iterating the points detailed within the Head of Planning's written report and included concerns regarding the implications on the habitat and wildlife. The Development Management Officer responded to the issues raised

4. AREA SOUTH - DETERMINATION OF PLANNING APPLICATIONS

UNANIMOUSLY RESOLVED to defer consideration of the following planning application to enable the Committee to undertake a site visit. The site visit will be arranged subject to and in accordance with Welsh Government Covid Regulations/guidelines and following a risk assessment undertaken by this Authority.

PL/00588	**RESERVED MATTERS APPLICATION FOR 13 NO DWELLINGS AND ASSOCIATED DISCHARGE OF CONDITIONS 4, 5, 6, 7, 8, 9, 10, 11 AND 12 PURSUANT TO OUTLINE PERMISSION (REF: S/36817) - LAND AT THE FORMER NRW NATIONAL LABORATORY SERVICE, PEN Y FAI LANE, FURNACE, LLANELLI, SA15 4EL** Representations were received objecting to the application which re-iterated the objection points detailed within the Head of Planning's written report with the main concerns relating to:- • The integrity of the plans, • The adverse impact on amenity of surrounding residents • The change in levels as a result in the development being overbearing on adjacent properties causing a loss of privacy particularly in relation to plot 1. The Agent and the Development Management Officer responded to the issues raised. It was raised that some members had difficulty hearing the all the objector's points due to poor sound quality, the Chair, after receiving the representations from the objectors present by e-mail, afforded Committee Members with the opportunity to hear all objections by reading them audibly to the Committee.

	Following the concerns raised in relation to the objections regarding the loss of privacy and the elevation of the development, it was proposed that the Committee undertake a site inspection in order to gain a better understanding of the impact on the adjacent properties. This was duly seconded. In order to seek legal advice, the Chair adjourned the meeting for 15 minutes at 11:45am. At 12:00pm, the Committee reconvened and in light of the objections, it was proposed that the Committee undertake a site visit subject to the Welsh Government Covid/Regulations and following a risk assessment undertaken by this Authority.

5. DURATION OF MEETING

At 1.00 p.m., in accordance with Council Procedure Rule 9, the Chair drew members' attention to the fact that the meeting had been underway for 3 hours and proposed that the meeting stand adjourned until 1.30 p.m. However, several members had other meetings arranged for that afternoon and were unable to return at 1.30 p.m. It was therefore

RESOLVED that consideration of the following items be deferred to the next meeting of the Planning Committee to be held on Tuesday, 8th June, 2021 at 10:00am:-

- E/40650 – Demolition of school and residential development 6 no. dwellings, detailed design of the siting, design, external appearance and landscaping of the development at Nantygroes CP School, Milo, Llandybie, Ammanford, SA18 3NZ

- PL/01427 – Double storey extension to side of dwelling at 67 Pontardulais Road, Tycroes, Ammanford, SA18 3QA

- To sign as a correct record the minutes of the meeting held on the 29th April, 2021

_____ _____

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*.]