

# PLANNING COMMITTEE

Thursday, 14 October 2021

**PRESENT:** Councillor A. Lenny (Chair)

**Councillors:**

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

**Also in attendance:**

Councillor T. Higgins who addressed the Committee in respect of Planning Application number PL/02500

Councillor P.M. Hughes who addressed the Committee in respect of Planning Application number PL/00978

Councillor H.B. Shepardson who addressed the Committee in respect of Planning Application PL/02390

Mr G. Morgan, Transport Planner with Atkins Framework

**The following Officers were in attendance:**

I.R. Llewelyn, Forward Planning Manager

G. Noakes, Senior Development Management Officer [Tywi Taf]

J. Thomas, Senior Development Management Officer [Aman Gwendraeth]

S. Murphy, Senior Solicitor

G. Glenister, Development Management Officer

K Phillips, Development Management Officer

P. Roberts, Development Management Officer

Z.A. Evans, Senior Technician [Planning Liaison]

E. Evans, Principal Democratic Services Officer

M. Evans Thomas, Principal Democratic Services Officer

K. Evans, Assistant Democratic Services Officer

E. Bryer, Democratic Services Officer

K. Thomas, Democratic Services Officer

S. Rees, Simultaneous Translator

**Virtual Meeting - 10.00 am - 5.55 pm**

**(NOTE:** At 12.50 p.m. the Committee broke for lunch reconvening at 1.45 p.m.)

**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor I.W. Davies.

**2. DECLARATIONS OF PERSONAL INTERESTS**

Councillor	Minute Number	Nature of Interest
C. Jones	3: PL/02307 – Redevelopment of Oriel Myrddin Gallery to include extension into 26/27 King Street to form new shop, café, social, office and ancillary	Trustee of Oriel Myrddin

	spaces and 'art hub' at Oriel Myrddin, Church Lane, Carmarthen, SA31 1LH	
C. Jones	3: PL/02317 – Redevelopment of Oriel Myrddin Gallery to include extension into 26/27 King Street to form new shop, café, social, office and ancillary spaces and 'art hub' at Oriel Myrddin, Church Lane, Carmarthen, SA31 1LH	Trustee of Oriel Myrddin
J. Gilasbey	3: PL/02390 - Creation of one additional family traveller pitch with one residential static unit, touring caravan, utility/day room (disabled friendly) using approved agricultural access (S/33780) at Caravan, Melden Stables, Pembrey, Llanelli, Burry Port, SA16 0JS	Close friend lives in the area
D. Cundy	3: S/40505 - Retention of change of use of dwelling house to a residential care facility at 7 Pwll Road, Pwll, Llanelli, SA15 4BG	Had pre-determined views
H.I. Jones	3: S/00313 - Demolition of two sub-standard cottages and erection of two new cottages plus 3 glamping pods for holiday let at Sarnisel, Bronwydd, Carmarthen, SA33 6HT	Knows the applicant
Mr I. Llewellyn (Forward Planning Manager)	3: PL/02057 - Variation of Condition 4 on E/26447 (to allow life extension of existing wind turbine) at field south west of Blaenau Fuel Depot, Pantyblodau Road, Blaenau, Ammanford, SA18 3BX	Member of Llandybie Community Council

### 3. DETERMINATION OF PLANNING APPLICATIONS

**3.1 RESOLVED that the following planning applications be granted subject to the conditions detailed within the Report/Addendum of the Head of Planning and / or reported at the meeting:-**

<b>S/40505</b>	<p><b>Retention of change of use of dwelling house to a residential care facility at 7 Pwll Road, Pwll, Llanelli, SA15 4BG.</b></p> <p>(NOTE: Councillor D. Cundy having earlier declared an interest in this item, re-declared that interest and left the meeting during its consideration)</p> <p>Representations were received objecting to the</p>
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	<p>application which re-iterated the points detailed within the Head of Planning's written report and included concerns in relation to:-</p> <ul style="list-style-type: none"> <li>• Credibility and accuracy of the information provided</li> <li>• Use of a room within the building as an office, including its use by the company director</li> <li>• Query on the level of sleeping accommodation provision for night staff</li> <li>• The availability of the number of existing on-street parking provision had been reduced by the number of vehicles required at the development. It was contended that the development required 6 car parking spaces, yet up to 8-11 spaces were regularly occupied by staff and visitors to the development to the detriment of other local residents</li> <li>• query on the need for the home in its current location and the resultant pressure on local services</li> <li>• lack of consultation</li> <li>• a request for residents parking had not been granted.</li> <li>• Illegal parking was occurring on double yellow lines in the area</li> <li>• noise and anti-social behaviour from the development impacted on the amenity of local residents and the enjoyment of their rear gardens</li> <li>• the premises was operating as a business and not a home</li> </ul> <p>The applicant's agent, Senior Development Management Officer (South) and the Senior Technician (Highways Planning Liaison) responded to the issues raised</p>
<p><b>PL/00313</b></p>	<p><b>Demolition of two sub-standard cottages and erection of two new cottages plus 3 glamping pods for holiday let at Sarnisel, Bronwydd, Carmarthen, SA33 6HT.</b></p> <p>(NOTE: Councillor H.I. Jones declared an interest in this item and left the meeting during its consideration)</p> <p>A representation was received accepting the proposed cottage element of the application but objecting to the glamping pods. The objection re-iterated the points detailed within the Head of Planning's written report and included:</p> <ul style="list-style-type: none"> <li>• the siting of glamping pods within a residential area and their proximity to adjacent residential properties</li> </ul>

	<ul style="list-style-type: none"> <li>• it was estimated that between 20-25 people could stay at the accommodation at any one time which could detrimentally impact on the amenity of local residents and the enjoyment of their rear gardens by reason of noise</li> <li>• the proposed accommodation could be block booked for Hen and Stag parties</li> <li>• concern at the lack of management of the site on a daily basis as the applicant lived outside of the County</li> <li>• the proposal constituted the development of a camping site in the middle of a residential area</li> </ul> <p>The Development Management Officer responded to the issues raised</p>
<p><b>PL/00977</b></p>	<p><b>Variation of Condition 2 (approved plans) and Condition 3 on S/40401 (rebuilding of storm damaged barn – retrospective) to allow the building to be used for the assembly of timber frame buildings for a period of 18 months at Myrtle Hill, Five Roads, Llanelli, SA15 5AJ</b></p> <p>(NOTE at 12.50 p.m. during consideration of this item the committee adjourned for lunch and reconvened at 1.45 p.m. in order to allow technical difficulties to be resolved)</p> <p>Representations were received objecting to the application which re-iterated the points detailed within the Head of Planning’s written report and included:</p> <ul style="list-style-type: none"> <li>• the development constituted an industrial use within an agricultural area</li> <li>• concern for cyclists and pedestrians using the lane from large Heavy Goods Vehicles visiting the site</li> <li>• the operation of the premises over the previous 18 months was having a detrimental impact on the amenity of local residents and enjoyment of their rear gardens</li> <li>• Whilst it was stated one worker would be employed at the premises and one lorry visit per day, it was contended up to 2-3 staff could be working at any one time. Additional traffic was also generated by the farm in the form of tractors and HGV’s</li> <li>• Noise nuisance arising from the continuous use of industrial equipment such as saws and nail guns</li> <li>• If granted, could the application be conditioned so that no further industrial use of the premises would be permitted after June 2022</li> </ul> <p>The Senior Development Management Officer (South) responded to the issues raised</p>

<p><b>PL/00978</b></p>	<p><b>An application for full planning permission for the provision of a new access road from Tenby Road; erection of a new petrol filling station with sales building; forecourt including fuelling provision for domestic and HGV's and underground fuel tanks; three jet washes and car care facilities; electric vehicle charging hub and supporting infrastructure; car parking and cycle parking; landscaping including small outside seating area and other associated works. Land at St Clears Roundabout, St Clears, Carmarthen, SA33 4JW</b></p> <p>A representation was received from the local member expressing concern with the application which re-iterated the points within the Head of Planning's written report and included the points detailed below. A request made for the Committee to undertake a site visit was not granted:-</p> <ul style="list-style-type: none"> <li>• Concern that vehicles exiting the proposed development may travel through St Clears in lieu of accessing the A40 roundabout</li> <li>• Concern at the lack of pavements along Tenby Road</li> <li>• The recent granting of consent for the adjacent Mc Donalds and Greggs restaurant and food outlets could adversely impact on traffic levels on the A40 roundabout</li> <li>• Concern with traffic levels</li> <li>• The proposed development could affect the economic viability of the existing petrol station</li> <li>• Concern on the developments potential impact on residents of Tenby Road by virtue of noise, light and air pollution</li> </ul> <p>The Development Management Officer responded to the issues raised</p>
<p><b>PL/02057</b></p>	<p><b>Variation of Condition 4 on E/26447 (to allow life extension of existing wind turbine) at field south west of Blaenau Fuel Depot, Pantyblodau Road, Blaenau, Ammanford, SA18 3BX</b></p> <p>(NOTE: Mr I. Llewellyn having earlier declared an interest in this item re-declared that interest and left the meeting during its consideration)</p> <p>A representation was received objecting to the application which re-iterated the points detailed within the Head of Planning's written report and included</p> <ul style="list-style-type: none"> <li>• A condition of the planning consent in 2016 required mitigation measures be undertaken to</li> </ul>

	<p>alleviate 'flicker' from the turbine blades. That action had not been implemented to date</p> <ul style="list-style-type: none"> <li>• The turbine had a 25 year life span, the application sought to increase its operation for a further 15 years to 2055 and local residents queried the need for the extension</li> <li>• The proposed extension of time would not benefit the local community</li> <li>• Concern was expressed at the positioning of site notices by the Local Planning Authority advertising the development</li> <li>• No evidence had been provided to the company's claim letters had been sent to local residents. It was contended those letters had not been received by the residents most affected by the turbine.</li> <li>• The applicant had not heeded previous enforcement action</li> </ul> <p>The applicant's agent and Development Management Officer responded to the issues raised</p>
<b>PL/02142</b>	<b>Variation of Condition No. 3 of S/33461 at land adjacent to 12 Penllwynrhodyn Road, Llanelli, SA14 9NL</b>
<b>PL/02307</b>	<p><b>Redevelopment of Oriel Myrddin Gallery to include extension into 26/27 King Street to form new shop, café, social, office and ancillary spaces and 'art hub' at Oriel Myrddin, Church Lane, Carmarthen, SA31 1LH</b></p> <p>(NOTE:  1. Councillor C. Jones having earlier declared an interest in this item re-declared that interest and left the meeting during its consideration;  2. Consent is granted subject to CADW approval)</p>
<b>PL/02317</b>	<p><b>Redevelopment of Oriel Myrddin Gallery to include extension into 26/27 King Street to form new shop, café, social, office and ancillary spaces and 'art hub' at Oriel Myrddin, Church Lane, Carmarthen, SA31 1LH</b></p> <p>(NOTE:  1. Councillor C. Jones having earlier declared an interest in this item re-declared that interest and left the meeting during its consideration;  2. Consent is granted subject to CADW approval.)</p>
<b>PL/02390</b>	<b>Creation of one additional family traveller pitch with one residential static unit, touring caravan, utility/day room (disabled friendly) using approved agricultural access (S/33780) at Caravan, Melden Stables, Pembrey, Llanelli, Burry Port, SA16 0JS</b>

(NOTE: Councillor J. Gilasbey having earlier declared an interest in this item re-declared that interest and left the meeting during its consideration)

Representations were received objecting to the application which re-iterated the points detailed within the Head of Planning's written report and included:

- Planning consent granted in 2016 for one caravan stipulated no commercial activity should be undertaken, yet there was a 3.5t lorry on site
- Hard core had been deposited on the site
- HGV's and scrap metal were on site
- It was considered the application was retrospective
- A Stop Notice had been issued yet, unauthorised activities continued on the site
- The additional static caravan had already been delivered to the site and had not been sited in accordance with the submitted plans
- Noise levels from operations at the site and from HGV's were adversely impacting on the amenity of local residents and their right to a quiet life
- Unsightly appearance of the site
- The siting of an additional caravan will result in increased traffic movement
- The Head of Highways had no objection to the development but advised any further intensification of the site should be avoided
- The site was situated outside defined development limits and within a special landscape area
- The site was visible from the nearby highway
- If planning were to be granted residents requested that all commercial activity at the site ceased; the hardcore was removed and the site restored to agricultural land; the dwelling should be sited in accordance with the submitted plans and all planning conditions should be met in full
- The existing site was subject to enforcement action and there was a concern further flouting of planning conditions would continue
- It was considered the development would be detrimental to the amenity of local residents

The applicant's agent and Senior Development Management Officer (South) responded to the issues raised

**PL/02500**

**Sprinkler pump house at land to the north of Tycroes RFC, Penygarn Road, Tycroes, Ammanford, SA18 3NY**

	<p>A representation was received from the local member on behalf of local residents which re-iterated the points detailed within the Head of Planning's written report and included concerns in relation to:</p> <ul style="list-style-type: none"> <li>• The application being retrospective</li> <li>• The design of the building was not in keeping with the area</li> <li>• Potential noise disturbance</li> <li>• The building should have been sited at an alternative location within the development</li> <li>• Proximity to a neighbouring property</li> <li>• Residents had requested the committee undertake a site visit to assess the building's impact on residents</li> </ul> <p>The Senior Development Management Officer (South) responded to the issues raised</p>
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**3.2 RESOLVED that the following application be deferred to enable the Head of Planning to assess additional information received:-**

<b>PL/00895</b>	<b>Rural enterprise dwelling with associated agricultural shed at land at Derwen Fawr, Crugybar, Llandeilo</b>
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**3.3 RESOLVED that the following planning application be refused contrary to the Head of Planning's recommendation of approval and that the proposer and seconder to refuse the application be required to provide material planning reasons for the refusal of the application to the Head of Planning within a period of one week**

<b>PL/00489</b>	<p><b>A One Planet Development which will comprise of one timber-framed single storey dwelling and ancillary buildings in addition to horticultural areas, Willow plantation, forest gardens and a wildflower meadow at land between Caegroes and Cwmwern, Penybanc, Llandeilo.</b></p> <p>The Committee in considering the application expressed concern on the applications viability having regard to the limited acreage to support a family of three and also on the need to live on site as part of a One Planet Development. Comments were also made in relation to the provisions of policies 4.15- 4.23 of Technical Advice Note 6 and to the applicant's ability to comply with points 3.18 and 3.21 of the management plan. Concerns were also expressed on the arrangements for the monitoring of the management plan</p>
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**4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 16TH SEPTEMBER 2021**

**UNANIMOUSLY RESOLVED** that the minutes of the meeting of the Committee held on the 16<sup>th</sup> September, 2021 be signed as a correct record.

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**CHAIR**

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**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.]*