PLANNING COMMITTEE

THURSDAY, 18 AUGUST 2022

PRESENT: Councillor W.T. Evans (Chair)

Councillors:

S.M. Allen	J.M. Charles	T. Davies	J.D. James
J.P. Jenkins	A.C. Jones	M.J.A. Lewis	D. Owen
B.D.J. Phillips	E. Skinner	G.B. Thomas	M. Thomas
D.E. Williams			

Also Present:

Councillor N. Lewis who addressed the Committee in respect of Planning Application number PL/00832.

The following Officers were in attendance:

R. Griffiths, Head of Place and Sustainability
S. Murphy, Senior Solicitor
J. Thomas, Senior Development Management Officer [Aman Gwendraeth]
H. Rice, Senior Development Management Officer
Z.A. Evans, Senior Technician [Planning Liaison]
E. Evans, Principal Democratic Services Officer
K. Evans, Assistant Democratic Services Officer
J. Owens, Democratic Services Officer [Minute Taker]
S. Rees, Simultaneous Translator

Virtual Meeting - 10.00 am - 12.42 pm

1. APOLOGIES FOR ABSENCE

Apologies for absence was received from Councillors M. Donoghue, N. Evans, K. Howell and R. Sparks.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. DETERMINATION OF PLANNING APPLICATIONS

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/00832	**Housing development for up to 7 residential units at land to the rear of Garth, Rhydargaeau, Carmarthen, SA32 7HY** A representation was received objecting to the application which re-iterated the objection points detailed within the Head of Place and Sustainability's written report. In the main, the concerns related to the substantial development within the area in recent years, the strain placed on the education provision within the locality and adverse impact on the Welsh Language. In addition, issues related to the local sewerage pumping station which would further exacerbate and overload the system and the loss of privacy for neighbouring properties was noted. Highway safety concerns were also raised due to the close proximity of the proposed development to a junction on the brow of a hill. In this regard it was considered that the development would add to the already high the volume of traffic on the A485, visibility issues and speeding vehicles. The applicant's agent and the Senior Development Management Officer responded to the issues raised. A representation was received from the local member who reiterated the concerns expressed by local residents as set out in the Head of Place and Sustainability's written report and which related to highway safety matters caused by vehicles exceeding the speed limit, together with the loss of privacy, particularly as a result of the requirement to reduce vegetation within neighbouring properties. The Senior Development Management Officer responded to the issues raised during consideration of the report.
PL/02491	**Change of use from Recreational/Open Space to D1 Classification for the proposed relocation of the History Shed Experience Community Interest Community to include the construction of an Exhibition Building and offices, four cottages, two pole barns and public toilets at land adjacent to Car Park off Bridge Street, (Land at Glan yr Afon, adjacent to Trinity Methodist Church), Kidwelly, SA17 4UU.** Representations were received objecting to the application which re-iterated the objection points detailed within the Head of Place and Sustainability's written report. In the main, the concerns related to the loss of public open space, noise and protection issues, the adverse implications on town vitality, and the associated accessibility issues as a result of the car park being needed for use by elderly and disabled residents.

	Reference was made to the land being subject to a covenant and the detrimental impact on the ecology of the site and area by virtue of the development and the disturbance the development would bring. It was also expressed that the application was inadequately documented, with inaccurate floorspace measurements noted, and that additional information by way of a report on the impact on the setting of the castle and the other designated historic assets was required to enable a balanced decision to be taken. Furthermore, reference was made to what was considered to be the poor execution of the Town Council's consultation process. The applicant's agent and the Senior Development Management Officer responded to the issues raised.
PL/04147	**Proposed detached dwelling at plot adjacent 1 Bay View, Pwll, Llanelli, SA15 4BE**

4. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 28TH JULY 2022

RESOLVED that the minutes of the meeting of the Committee held on the 28th July 2022 be signed as a correct record.

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CHAIR **DATE**