

# PLANNING COMMITTEE

THURSDAY, 22 JUNE 2023

**PRESENT:** Councillor W.T. Evans (Chair)

**Councillors (In Person):**

S.M. Allen	J.M. Charles	P. Cooper	J.K. Howell
M.J.A. Lewis	B.D.J. Phillips	E. Skinner	R. Sparks
G.B. Thomas	M. Thomas	D.E. Williams	

**Councillors (Virtually):**

T. Davies	M. Donoghue	N. Evans	J.P. Jenkins
A.C. Jones	A. Leyshon		

**Also Present (In Person):**

S. Murphy, Senior Solicitor;  
H. Rice, Senior Development Management Officer;  
J. Thomas, Senior Development Management Officer [Aman Gwendraeth];  
A. Eynon, Principal Translator;  
R. Morris, Members Support Officer;  
M.S. Davies, Democratic Services Officer;

**Also Present (Virtually):**

I.R. Llewelyn, Forward Planning Manager;  
P. Roberts, Development Management Officer;  
M. Evans Thomas, Principal Democratic Services Officer;  
S. Hendy, Member Support Officer.

**Chamber, County Hall, Carmarthen and remotely: 10.00 am - 12.10 pm**

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. DECLARATIONS OF PERSONAL INTERESTS**

There were no declarations of personal interest.

**3. DETERMINATION OF PLANNING APPLICATIONS**

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

<b>PL/05353</b>	<b>Formation of a new combined Pedestrian and Cycle Path between Ysgol Bro Dinefwr, Ffairfach and Nantgaredig, plus associated engineering and landscaping works (Tywi Valley Path - Eastern Phase) at Land along route of former railway line with minor deviations between Nantgaredig and Ffairfach, Llandeilo, Carmarthenshire;</b>
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Note: These minutes are subject to confirmation at the next meeting.

**3.2 RESOLVED that the following planning application be approved, contrary to the Head of Place and Sustainability’s recommendation to refuse, for the reasons indicated below and subject to the completion of a Section 106 agreement to control the future sale of the property as affordable housing and the imposition of appropriate landscaping conditions:-**

- (1) Local Needs basis;**
- (2) the location and setting of the proposed dwelling was deemed to be appropriate.**

<b>PL/05786</b>	<p><b>Construction of dwelling for local needs eligibility – policy at Plas Newydd, Llangain, Carmarthen, SA33 5AY;</b></p> <p>A representation was received from the local member in support of the application on a Local Needs basis, the fact that the footprint of the dwelling had been reduced since the original application and was deemed to be acceptable, and that suitable screening would mitigate concerns regarding the the site.</p> <p>The Senior Development Management Officer responded to the issues raised.</p>
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**3.3 RESOLVED that the withdrawal of the following applications from the agenda be noted:**

<b>PL/05042</b>	<p><b>Proposed are a total of 4no Glamping pods with private seating areas to the front of the units, along with a services hut, a parking and turning area and recycling/waste amenities and a secure bike store. The pods are well-spaced throughout the site. Also intended are associated footpaths and landscaping of the site, please refer to the proposed site plan for further details. The glamping pods will be the Glasgwym pod provided by Quality Pods Wales. The plot is situated near the A483, within close proximity to Cilycwm and Llandovery. The proposed glamping site will provide subtle and discreet countryside accommodation for tourists visiting these areas attractions on short breaks and weekend stays and is proposed to be all year-round at Brynllan, Cilycwm, Llandovery, SA20 0SY;</b></p>
<b>PL/05354</b>	<p><b>Retention of detached dwelling at Pantbach, Heol Treventy, Cross Hands, Llanelli, SA14 6TE.</b></p>

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

#### 4. **APPEALS**

The Committee considered a report detailing the following information relating to planning appeals:-

- A description of the appeal stages;
- The role and responsibilities of the parties;
- How to comment on an appeal;
- The appeal timescales;
- Appeals Lodged as at 12/06/2023;
- Appeals in Progress as at 12/06/2023;
- Appeals Determined between 01/04/2023 and 12/06/2023.

**UNANIMOUSLY RESOLVED that the report be received.**

#### 5. **MINUTES - 25TH MAY 2023**

**RESOLVED that the minutes of the meeting of the Committee held on the 25<sup>TH</sup> May, 2023 be signed as a correct record.**

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**CHAIR**

\_\_\_\_\_  
**DATE**

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