

Pembrey and Burry Port Town Council
Planning Committee Meeting Minutes

Tuesday 14th September 2021

Present: Councillors Karen Morris, Karen Trimble, Sharon Thomas, Mary Wenman and Andrew Phillips (in substitution for Cllr Moira Thomas).

Non-members present: Councillor Peter Freeman.

Members of the public: Present.

Apologies: Councillors Moira Thomas, John Hedley Jones, Bob Walpole

Minute taker: Kevin Williams (Projects Manager)

(Zoom Meeting, 10:00 am. – 10:45 am.)

1. To elect a substitute in the absence of the usual Chair

Due to the absence of Cllr. Moira Thomas, a substitute Chair was required. It was **PROPOSED** by Cllr. Karen Morris that Cllr. Mary Wenman be elected, seconded by Cllr. Andrew Phillips. **RESOLVED**

2. To approve the minutes of previous meetings.

As insufficient members were present, approval of the minutes was deferred until the next meeting.

3. Apologies for absence.

Councillors Moira Thomas, John Hedley Jones, Bob Walpole

4. To receive members' declarations of interest in respect of the business to be transacted.

None declared

5. To consider the following planning applications:

<u>Application No.</u>	<u>Date</u>	<u>Site Address</u>	<u>Description of Application</u>
PL/01624	10/08/2021	Former Goodig Hotel, Pwll Road, Pwll, Llanelli, SA16 0TB	Non-Material Amendment to S/36993 (Substitution of House Types and Re- modelling of Ground Levels to Plots 43 to 50)
Members discussed the application and felt that the proposals were not out of keeping with the development and recommend APPROVAL.			
PL/02284	09/08/2021	Fairview Farm, Pembrey Road,	Change of use from agricultural land to additional camping pitches by forming

		Pinged, Burry Port, SA16 0JR	parking spaces and access track, adding 24 pitches to the existing 6 pitches
After discussion and looking at the response from Carmarthenshire County Council Highways department, the committee were in agreement with the County Council in that the site is unsuitable due to restricted visibility and could pose a risk to road users and as such unanimously recommended REFUSAL.			
PL/02348	09/08/2021	Cae Delyn, Waun Cae Philip, Pembrey, Burry Port, SA16 0JX	Proposed change of use of redundant Greenway Feeds and first floor residential flat to storage unit/business and office (B8 Use) & replacement dwelling (Partly Retrospective)
Comments from the Coal Authority was noted by members in that the site raises “Fundamental Concerns” and as such, the applicant needs to submit a Coal Mining Risk Assessment, or an equivalent report, to support the new build dwelling element of the planning application. To date, no relevant information has been submitted. Members also raised concerns regarding the fact that some of the works had already started and the application was partly retrospective. It was also felt that insufficient information was provided as to what would be the purpose of the storage facilities and whether or not it would have a detrimental effect on what is fundamentally a rural area. The committee unanimously recommended REFUSAL			
PL/02390	10/08/2021	Caravan Melden Stables, Pembrey, Llanelli, Burry Port, SA16 0JS	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)
Members discussed the application and raised concerns that the applicant was already in breach of planning permission granted on S/33780. Meetings have taken place between local residents and both Town & County Councillors where it has been apparent that the applicant has breached a number of the conditions attached to their previous application. It appears that the applicant is flagrantly flouting the law with no concern as to the detriment to the local area. Councillors also raise concerns as to the legality of the application as there seems to be a dispute as to whether the applicant actually owns all of the land in question. Due to a number of concerns, members felt that they could not support the application and unanimously recommended REFUSAL Members RESOLVED unanimously to request the Town Clerk send a letter to the County Council raising awareness of the non-planning related concerns noted during the meeting.			
PL/01829	16/08/2021	134, Elkington Road, Burry Port, SA16 0AD	Raised decking from the rear of the existing conservatory and part replaces the existing and old/decrepit platform and steps
Members discussed the application, raised no objection and recommend APPROVAL.			
PL/02469		19 Parc Tyisha, Burry Port, SA16 0RR	Lawful development: Proposed use. Adaptations to existing conservatory
Members discussed the application, raised no objection recommend APPROVAL.			
PL/01843	08/09/2021	Land between 6 and 12 Colby Road, Burry Port, SA16 0PT	Full planning permission: Proposed 3-bedroom two storey dwelling
Members discussed the application and felt that the proposals were not out of keeping with the area and recommend APPROVAL.			

Meeting ended 10:45 am.