

Pembrey and Burry Port Town Council
Planning Committee Meeting Minutes

Tuesday 12th October 2021

Present: Councillors Moira Thomas (Chair), John Hedley-Jones, Karen Morris, Sharon Thomas, Bob Walpole and Mary Wenman.

Absent: Councillor Karen Trimble

Minute taker: Kevin Williams (Projects Manager)

(Zoom Meeting, 10:00 am. – 11:00 m.)

1. Apologies for absence.

None had been received

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

None received.

**3. To confirm the minutes of the Planning Committee meetings held on:
Tuesday 20th July**

Cllr Moira Thomas **PROPOSED**, seconded by Cllr John Hedley Jones that the minutes were an accurate record of the meeting. **RESOLVED**.

Tuesday 10th August

Cllr Karen Morris **PROPOSED**, seconded by Cllr Sharon Thomas that the minutes were an accurate record of the meeting. **RESOLVED**.

Tuesday 14th September 2021

Cllr Sharon Thomas **PROPOSED**, seconded by Cllr Karen Morris that the minutes were an accurate record of the meeting. **RESOLVED**.

4. To consider whether training in planning should be a requirement for members of this Committee (referral from Finance, Governance and Personnel Committee 14/09/21)

Cllr. Moira Thomas supported the referral and informed the committee that training is currently being offered by One Voice Wales. Both Cllrs. Bob Walpole & Moira Thomas have attended courses previously, but it was felt that for all to attend en-bloc would be cost prohibitive.

Cllr. Moira Thomas is scheduled to attend another meeting next week, after which she will feed back to the rest of the committee. Meanwhile, the Project manager was asked to look at alternative training providers and costs.

5. To consider the following planning applications: -

<u>Application No.</u>	<u>Date</u>	<u>Site Address</u>	<u>Description of Application</u>
PL/02639	14/09/2021	Land adjacent to Brynheulog, The Graig, Burry Port, SA16 0DP	Removal/Variation of a condition: Variation of Condition 2 on S/37752 (Substitute three years for six years for the submission of reserved matters)
Members raised no objections to the application and recommend			APPROVAL
PL/02652	16/09/2021	Hafan (Formerly Bronllys), Heol Y Mynydd, Pembrey, Burry Port, SA16 0AJ	Full planning permission: Demolition of house and build of new house, parking and associated works
Members discussed the application and could find no grounds on which to recommend refusal. It was recommended however that if approval be granted that the building be positioned further South on the plot so as to allow for future maintenance to the rear of the property and to not infringe on the "Right to Light" at the bottom of the garden on the properties behind.			
PL/02689	20/09/2021	Land at Seaview Terrace, Burry Port, SA16 0EN	Discharge of Condition 16 (Construction Traffic Management Plan) on PL/00330
Members raised no objections to the application and recommend			APPROVAL
PL/02679	20/09/2021	Land at Seaview Terrace, Burry Port, SA16 0EN	Discharge of Condition 3 on PL/00330 (Material Samples)
Members raised no objections to the application and recommend			APPROVAL
PL/02651	21/09/2021	Glan Yr Afon, Heol Dandorlan, Burry Port, SA16 0RA	Proposed outline application for a single detached dwelling
Members raised no objections to the application and provided that the requirements and recommendations of Statutory Bodies are adhered to, recommend			
PL/02296	20/09/2021	Plasbach, The Links, Pembrey, Llanelli, SA16 0HU	Householder planning permission: Removal and replacement of existing roofs (to habitable areas) and replacement to form a Dormer Bungalow. Design incorporates ground floor areas for disabled relative and carer
Members raised no objections to the application and recommend			APPROVAL
PL/02609	30/09/2021	7 Bryn Avenue, Burry Port, SA16 0SG	Householder planning permission: Front garden fence
Members felt that they could not make an informed decision due to the poor quality of plans and conflicting information submitted. Provided the works comply with Planning Regulations, the Committee recommend			
PL/02481	08/10/2021	Land part of former Goodig Hotel, Pwll Road, Burry Port, SA16 0TA	Removal/Variation of a condition, Variation of Condition No. 2 of S/36993 (approved plans)

Members discussed the application and concerns were raised regarding the omission of the previously approved retaining wall. Provided the new design has been approved by County Engineers, the Committee raise no objection and recommend APPROVAL

PL/02774	04/10/2021	19 Tanycoed, Pwll Road, Burry Port, SA16 0SY	Single storey front extension and a double storey rear and side extension
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Members raised no objections to the application and recommend APPROVAL

PL/02814	08/10/2021	Former Pumphouse, Pembrey, Llanelli, SA16 0EJ	Change of use of land to provide 14 tourist lodges with associated works as part of a larger holiday complex development
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As this application related to a previous application (PL/02262) the committee would reiterate their previous comment in that members recommend REFUSAL of the application. The proposals fail to comply with the County Council's Policy TSM1 as it falls outside the Development Limits for Pembrey. As it stands, it is possible that the development of chalets could proceed and the one aspect that may allow the development under TSM1 viz. the conversion and extension of the existing derelict pump house; may not take place for years, if at all. That would lead to the development failing to comply with TSM1.

However, if the development could be phased, with the pump house conversion being phase 1 and the chalet park as phase 2 WITH A PLANNING CONDITION that Phase 2 can NOT be implemented until phase 1 is complete, this would safeguard its compliance with the exception to TSM1.

Previous concerns regarding the ability of the current drainage system to cope with the additional waste generated would also be exacerbated by the additional units and there are concerns that the site may become a residential rather than a tourist site.

Meeting ended 11.00am.