

**Minutes of the Planning Committee meeting of Llandybie Community Council  
held via Microsoft Teams on Wednesday 2<sup>nd</sup> September, 2020 at 7.15 pm**

**Present**

Councillors	R.A Davies	W.D. Evans	Mrs K.D.L Davies
	Mrs J.E Collins	D. Nicholas	

**Apologies**

Councillors	E.W. Nicholas
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**756.**

**Declaration of Interest**

Councillor D. Nicholas declared an interest in Planning application B3115/PL00244 as a friend of the applicant, and his niece was an ex wife of the applicant.

**757.**

**APPLICATIONS FOR PLANNING PERMISSION RECEIVED FROM  
THE LOCAL PLANNING AUTHORITY FOR CONSIDERATION AT  
THE COUNCIL'S PLANNING COMMITTEE MEETING HELD ON  
2<sup>nd</sup> SEPTEMBER 2020 ACTING WITH PLENARY POWERS**

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| <b>B3112/PL00137</b> | Single storey rear extension with flat roof at 65 King's Road, LLANDYBIE.<br>- HOUSEHOLDER PLANNING PERMISSION   |
| Observations:        | No observation to make   |
| <b>B3113/PL00138</b> | Variation of condition 2 on E/25528 (erection of 3 two storey four bed houses). Amended plans proposed at Plot 13 Llys y Nant King's Road, LLANDYBIE.<br>- VARIATION OF CONDITION  |
| Observations:        | No observation to make   |
| <b>B3114/PL00245</b> | Change of use of former Apostolic Church School to care home (Use Class 2), double storey front extension, entrance canopy, together with parking turning and other ancillary works at Apostolic Church School, Bryn Road, PENYGROES.<br>- FULL PLANNING |
| Observations:        | Due regard to be taken of the road access and parking facilities available.  |
| <b>B3115/PL00244</b> | Change of use from dwelling house( Use Class C3) to Residential Care Facility ( Use Class C2) at 33 Maiden's Grove, LLANDYBIE.<br>- FULL PLANNING  |
| Observations:        | The Community Council note with concern the siting of the proposed Care Home within a predominantly residential area with a proportion of residents within the older demographic.  |

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The siting of this Care Home, and locating the care home residents in such an area raises profound concerns not simply in relation to the amenity of local residents, but to their feeling of safety and security in their homes. It is clear that such use will have a negative impact on how residents feel about the area within which they live and their sense of personal safety.

The introduction of the use in the areas had little or no regard to the village nature of the settlement. Nor does it have any regard to its suitability as an appropriate area to accommodate its needs. Whilst the Council recognise that the village is served by basic facilities, they are often orientated towards local sports clubs and provision for younger children in the form of playgrounds. The village is not well served by facilities which would best serve the needs of the proposed residents. In this respect, the activity proposed, and the interests of its residents would be best served through being located within a town with access to leisure facilities and activities associated with the age groups proposed. In our opinion, there is little or no rehabilitation value in locating them without the appropriate leisure or community activities best suited to teenage occupants. The inevitable consequence will through lack of access to facilities be boredom and lack of focus again to theirs and the detriment of the area.

The Council recognise the importance of providing such facilities in aiding rehabilitation, however, we must also recognise the duty of care needed to the community and the residents in the area. As such the proposal must be viewed within the context of its wider impact. It is essential that the views of the community are fully considered and that the potential effects are fully understood in reaching any decision, and the Council firmly believes that a balanced view would indicate that the location (as opposed to simply the merits of the property) is not appropriate for the proposed use and that a more suitable alternative should be sought.

**B3116/PL00256** Construction of a porch on the front of the property at 15 Clos  
Coed Derw, PENYGROES.  
- FULL PLANNING  
Observations: No observation to make

**758.**

As there were no other matters to discuss, the Chair brought the meeting to a close at 7.40 p m.

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Chair