

Minutes of the Planning Committee meeting of Llandybie Community Council held on Microsoft Teams on Wednesday, 30th June, 2021 at 7.20 p.m.

Present

Councillors	P. H Roberts	D. Nicholas	R. A. Davies
	Mrs K.D.L Davies	D. Hopkins	E.W. Nicholas
	Mrs J.E. Collins		

926.

Declaration of Interest

Councillor R. A Davies declared an interest in planning application PL000837 as his property neighbours the proposed development.

927.

Applications for planning permission considered by the Committee

The Committee, acting with plenary powers, considered the following applications for planning consent received by the Local Planning Authority and **resolved** that the observations shown should be forwarded to Carmarthenshire County Council:

B3164/PL/01998 Extension to existing vehicle servicing garage- CJ Autos, Plasgwyn Road PENYGROES
- FULL PLANNING

Observations: No observation to make

B3165/PL/01975 Proposed reinstatement of agricultural access and construction of portal frame agricultural building on land at Thornhill Road, CWMGWILI
- FULL PLANNING

Observations: No observation to make

B3166/PL/01952 Proposed change of use of land from agricultural to tourism and leisure (Alpaca Sanctuary) to include the construction of steel framed building; creation of additional/extended access tracks and hardstanding area (for parking) and enclosed (fenced off field paddock) picnic area at Coed Y Garn Farm (formerly Blaengweche Farm) Kings Road Llandyfan LLANDYBIE
- FULL PLANNING

Observations: Application should be declined. The proposed development is unsuitable for the locality as the road network leading to Llandyfan is unsuitable for this type of facility. An assumption that planning permission would be granted has been evident with preparatory building work undertaken, and social media advertising clearly indicating a new business venture on the site. The Council are concerned regarding the impact about the ecological sensitivity of the area and that County Council policy considerations on such a development can be met in full.

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B3167/PL02028 Proposed single storey rear extension, demolish existing garage and build new garage at 4 St David's Way PENYGROES

- HOUSEHOLDER PLANNING

Observations: No observation to make

B3168/PL00837 Outline planning consent for the development of 4 residential dwellings and detached garages on land at Midway Garage, 124 Ammanford Road, LLANDYBIE

- OUTLINE PLANNING

Observations: The criteria set in out in the flood report needs to be considered in full.

B3169/PL00147 Proposed engineering works to create a noise attenuation bund with associated works on land at Cilyrychen Quarry, LLANDYBIE

- AMENDED PLANS

Observations: Application should be declined as the proposed bund is linked to the pre planning application recently considered by the Council for an inert waste recycling facility at the quarry. Increased dust, noise and earth movement to create the bund is unacceptable to local residents. Increase of vehicular traffic to the site through the village remains a particular concern. The Councillors need to consider together with the full details of the new planning application.

928.

Parc Emlyn Brickworks, Penygroes

Lightwater TPC had written to inform the Clerk that they are proposing to engage with the local community on emerging proposals for a residential led development at the former Parc Emlyn brickworks site at Penygroes.

This was reported for information only.

929.

Proposed construction and operation of inert waste recycling facility, waste processing and associated works at Cilyrychen Quarry

A letter of response had been received from Asbri Planning following the questions raised by the Council in the pre planning process. It was **recommended** that the contents of the letter be published on the Council website and that further comment should be considered on receipt of the Full Planning application when submitted.

930.

Pre application consultation (PRE/00392) for proposed full planning application for up to 24 residential dwellings on land south of King's Acre, Llandybie.

The consultation refers to 24 dwellings, with social rent accounting for 20 and 4 low cost houses available for private purchase. Planning already exists on the

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proposed development area for 22 houses granted in 2011.

Members expressed concern at the potential increase in traffic volumes through an already well established housing development, with many of the homes having small children as residents and road safety being a particular concern. Whilst social housing is welcomed on any development, having over 83% of the houses in this category is excessive and needs to be reviewed.

Members would like to know what % of social housing were included in phase 1 and 2 of the development when they were built? Has the total social housing requirement for the whole site been allocated to phase 3 alone?

931.

As there were no other matters to discuss, the Chair brought the meeting to a close at 8.00 p.m.