

28th July, 2021

Minutes of the Planning Committee meeting of Llandybie Community Council held on Microsoft Teams on Wednesday, 28th July, 2021 at 7.35 p.m.

Present

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

Apologies D. Nicholas D. Hopkins P. H Roberts

945.

In the absence of Councillor P.H. Roberts, Councillor R.A. Davies chaired the meeting.

946.

Declaration of Interest

There were none.

947.

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:

B3170/PL01346 Proposed residential dwelling and garage at Plot 1 adjacent to 83 Capel Hendre Road CAPEL HENDRE
- OUTLINE WITH SOME MATTERS RESERVED

Observations: No observations to make

B3171/PL02057 Variation of Condition 4 on E/26447 (to allow life extension of existing wind turbine) at a field south west of Blaenau fuel depot, Pantyblodau Road, BLAENAU
- VARIATION OF CONDITION

Observations: The application should be declined. Concerns remain regarding shadow flicker zones on many of the houses which are impacting on many of the local residents. There is also concern that not all residents received the original consultation letter, and that subsequent planning notices were not placed in prominent positions to raise awareness of the proposals. The benefit of extending the term has no benefit to the local community, only a real concern that an ageing turbine will cause further distress to the local residents.

B3172/PL02098 Erection of single storey extension to existing bungalow at Meadowbrook, Waterloo Road PENYGROES
- HOUSEHOLDER PLANNING

Observations: No observations to make

Chair

B3173/PL02239 Integral garage conversion to be made into additional living space. Front main garage door to be replaced with large window and rear facing door replaced with patio door at 13 Parc Y Mynydd SARON
- HOUSEHOLDER PLANNING

Observations: No observations to make

B3174/PL02167 Construction and operation of inert waste recycling facility waste processing and associated works to include the construction of a screening bund at Cilyrychen Quarry LLANDYBIE
- FULL PLANNING

Observations: The application should be declined. Members remain hugely concerned at the increased level of traffic likely to be evidenced through the village of Llandybie. It is acknowledged that the transport statement highlights the good safety record of the road near the proposed facility, but fails to understand that most hauliers would need to pass through Llandybie which already has a very busy village crossroads, and passes through a 20 mph speed zone for the local primary school. The Council has been informed by a previous office worker at the quarry that when previously fully operational it had 70 lorries per day transporting stone from there, and the developer's comment that the facility 'will generate traffic similar in nature to that of the former quarrying operation' will create a real issue on the local road network.

Members are also concerned at the increased level of noise and dust which will undoubtedly be created from such a facility. There are nearby local residents which will be greatly impacted and the proposed noise attenuation bund is deemed inadequate and a 'token gesture' to prevent increased dust and noise which the developers acknowledge will occur. The constant vibration caused by the crusher is a huge source of annoyance.

Environmentally, Members are very concerned for the local bird population and despite some proposals from the developers to provide some nest boxes, including some for peregrine falcons, the disturbance to their natural habitat is unwelcome. Similarly, there is likely to be a large impact on the current dormice and bat population known to populate the area.

Members are also concerned on the impact on the neighbouring Carmel nature reserve, a site designated as a Site of Special Scientific Interest (SSSI). The areas are geologically linked and heavy industrial work on the proposed new facility could have a detrimental effect on the SSSI.

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B3175/PL02140 Provision of a new 15x8m porous tarmac play area, 4x3m concrete hardstanding for a shed, footpath links, Swale for SAB paving, steps, dwarfbrick walls and ramps adjacent to recently built single storey classroom at Saron CP School, SARON

- FULL PLANNING

Observations: No observations to make

B3176/PL02234 New standalone care facility to the rear of the existing Glanmarlais Residential Care Home (Partially Retrospective) at former Glanmarlais Care Home Maespiode LLANDYBIE

- FULL PLANNING

Observations: Fully supported due to increased employment opportunities and improved local care facilities

B3177/PL01490 Three bedroom dwelling (two previous extant permissions) with new access and parking to be created at Blaenau Villa, Caerbryn, BLAENAU

- OUTLINE PLANNING

Observations: No observations to make

948.

Revised Local Development Plan (LDP) 2018-2033

Work on the LDP is currently delayed due to Natural Resources Wales having issued interim planning guidance on addressing phosphate levels in Riverine Special Areas of Conservation. As a result, Carmarthenshire County Council has had to reassess its position and consider its implications, but currently there are no revised dates for progressing with the LDP timetable.

949.

August recess

It was **resolved** that the Committee allow the Committee Chair and Clerk to consider applications received for Planning Permission submitted during the August recess.

Applications of a contentious nature would be deferred to the meeting scheduled for the 29th September 2021.

950.

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