

29<sup>th</sup> September, 2021

**Minutes of the Planning Committee meeting of Llandybie Community Council held at the Llandybie Bowls and Tennis pavilion on Wednesday 29<sup>th</sup> September, 2021 at 8.00 pm**

**Present**

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

**Apologies** D. Hopkins

**970.**

APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE CHAIR OF COUNCIL'S PLANNING COMMITTEE AND CLERK ACTING WITH PLENARY POWERS ON THE 31<sup>ST</sup> AUGUST 2021, THE DECISIONS WERE CONFIRMED AT THE MEETING HELD ON THE 29<sup>th</sup> SEPTEMBER, 2021.

**B3178/PL02257** New stable and covered store at Cae Grug, Wernddu Road, HEOL DDU

- FULL PLANNING

Observations: No observation to make

**B3179/PL02379** Proposed detached dwelling at 3 Glanrhyd, Waterloo Road, CAPEL HENDRE

- FULL PLANNING

Observations: No observation to make

**B3180/PL01750** To build a small distillery within the grounds of the property of The Farmers Arms at 1 Norton Road, PENYGROES

- FULL PLANNING

Observations: No observation to make

**B3181/PL02415** Double storey extension to dwelling house at Brynllwchwr, Glynhir Road, LLANDYBIE

- HOUSEHOLDER PLANNING

Observations: No observation to make

**B3182/PL02478** Proposed replacement dwelling and detached double garage at Greenhill, Black Lion Road, CAPEL HENDRE

- FULL PLANNING

Observations: No observation to make

**971.**

**Pre planning application for the proposed development of residential homes, highways access, parking, landscaping and associated infrastructure works on land South of Kings Acre , Llandybie.**

Minutes of the June 2021 planning meeting refer to this application when the Council had previously been consulted prior to this pre planning application. The Chair had agreed that the same comments should be resubmitted due to the short timescale involved since the original response, and no change in the content of the application.

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Chair

29<sup>th</sup> September, 2021

*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 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?*

A response had been received from Richard Bowen – Director at Asbri Planning :-

*I note some of the concerns raised which we have relayed to the applicants for their review.*

*However, on the issue of traffic, I would respond in so far as a review of the LDP proposals maps identifies the site is located within the settlement boundary and is allocated for residential development under the reference GA3/h30 for 22 dwellings. The scheme seeks to develop the site for 24 units and prior to undertaking this consultation a pre-application request for advice was made to the LPA whom did not raise any concerns with the traffic generation from the site following liaison with their internal Highways Dept. The Highways dept of the Council are also consulted at PAC stage but no comments have been received to date.*

*The scheme as set out is for a local registered social landlord (RSL) who will be seeking to provide affordable housing for the entire 24 units and we will clarify the form of tenure in due course.*

*As regards your query in respect of the previous phases this is a matter to be raised with the LPA as the applicant was not party to the development of those previous phases and as such does not hold such information.*

**972.**

**APPLICATIONS FOR PLANNING PERMISSION RECEIVED FROM THE LOCAL PLANNING AUTHORITY FOR CONSIDERATION AT THE COUNCIL'S PLANNING COMMITTEE MEETING HELD ON THE 29<sup>th</sup> SEPTEMBER, 2021 ACTING WITH PLENARY POWERS**

**B3183/PL02444** Two storey rear extension and detached garage at 50 Penygroes Road, Caerbryn, BLAENAU  
- HOUSEHOLDER PLANNING

Observations: No observation to make

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Chair

29<sup>th</sup> September, 2021

- B3184/PL02623** Retrospective planning application for the update of an existing extraction flue to a more modern spec regulated installation of extraction flue at rear of café at 3 High Street, LLANDYBIE  
- FULL PLANNING
- Observations: No observation to make
- B3185/PL02199** Rear single storey extension forming granny annex with minor alterations at 15 Llwyn y Bryn, BONLLWYN  
- HOUSEHOLDER PLANNING
- Observations: No observation to make
- B3186/PL02574** Single storey link and double storey extension to dwelling house at Cilcoll, King's Road, LLANDYBIE  
- HOUSEHOLDER PLANNING
- Observations: No observation to make
- B3187/PL02603** Variation of condition 2 on E/39661 (Plans) at plot adjacent to The Gables (No 10) Saron Road SARON  
- REMOVAL / VARIATION OF CONDITION
- Observations: No observation to make
- B3188/PL02572** Construction of a new bungalow on land formerly part of Brooklands Penygroes Road, BLAENAU  
- FULL PLANNING
- Observations: No observation to make
- B3189/PL02654** Rear single storey extension and single garage at 181 Penybanc Road, PENYBANC  
- HOUSEHOLDER PLANNING
- Observations: No observation to make
- B3190/PL02683** Proposed detached dwelling (Resubmission of PL/01298) at land adjacent to 54 Ammanford Road, LLANDYBIE  
-OUTLINE PLANNING - ALL MATTERS RESERVED
- Observations: No observation to make

**973.**

**Pre application consultation for land at Tirychen Farm, Dyffryn Road prior to a full application for residential development of 37 affordable dwellings together with new access, parking, roads, drainage infrastructure, landscape planting and associated works.**

The application had been sent to the planning committee for comments during the recess as the date of reply had been set as the 25<sup>th</sup> September, 2021.

There has been long-held opposition to development here given the size of the development and disproportionate effect it would have on the community and amenities should the development be realised.

The link to the consultation documents provided by Amity Planning is incorrect. Therefore, the information provided in its Site and Neighbour notice is inaccurate and does not direct consultees to the documents. The pre-consultation process should start again.

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Chair

29<sup>th</sup> September, 2021

The Council recommend that the application for development across the entire site is done as one application. Only then will consultees be able to fully appreciate the extent and impact on the locality.

The Transport Assessment only considers the impact of the first 37 dwellings, yet the full development will create a much higher volume of traffic on the approaching roads and site itself. The proposed entrance to the site is too close to a sharp bend and on a section of road which is notorious for speeding motorists. The full site potentially has 289 properties, and with an average of 2 cars per family it creates a huge volume of traffic on to a road which will not be fit for purpose at the entrance to the site.

Llandybie Community Council has previously recommended to decline the variation of conditions application on the full site in 2019 when insufficient details were provided.

**974.**

As there were no other matters to discuss, the Chair brought the meeting to a close at 8.30 p m.