

Minutes of the Planning Committee meeting of Llandybie Community Council held on Microsoft Teams on Wednesday 26th January, 2022 at 8.00 pm

Present

Councillors P.H Roberts A.J. Evans Mrs K.D.L Davies
R.A Davies

Apologies Mrs J.E. Collins E.W. Nicholas D. Nicholas

1037. Applications for Planning Permission received from the Local Planning Authority for consideration at the Council's planning committee meeting held on the 26th January, 2022 having been considered by the Chair and Clerk during recess.

B3200/PL03123 Proposed rear single storey kitchen/dining room extension at 3 Clos Emily, PENYGROES
- HOUSEHOLDER PLANNING

Observations: No observation to make

B3201/PL03134 Retention of Use of part dwelling house as a self contained holiday-let accommodation at Glanlash, Caerbryn SA18 3EJ
-FULL PLANNING

Observations: No observation to make

B3202/PL03199 Proposed reinstatement of agricultural access and construction of portal frame agricultural building (Resubmission of PL/01975) on land at Thornhill Road, CWMGWILI
-FULL PLANNING

Observations: No observation to make

B3203/PL03244 Proposed side and rear extension to existing dwelling at Cwmcleddau Farm , HEOL DDU
- HOUSEHOLDER PLANNING

Observations: No observation to make

B3204/PL03236 Double garage at Spienddu, Spien road,, PENYGROES
- HOUSEHOLDER PLANNING

Observations: No observation to make

B3205/PL03192 New dwelling house and detached garage at 62 Ammanford Road, LLANDYBIE
- FULL PLANNING

Observations: No observation to make

Applications for Planning Permission received from the Local Planning Authority for consideration at the Council's planning committee meeting held on the 26th January, 2022 acting with plenary powers.

B3206/PL03226 10 x 24 metre extension off the front elevation of the existing building at Unit 3b Clos Fferws, CAPEL HENDRE.
- FULL PLANNING

Observations: No observation to make

26th January, 2022

- B3207/PL03281** Proposed new dwelling house at land adjacent to 67 Wernddu Road, HEOL DDU.
-FULL PLANNING
- Observations: No observation to make
- B3208/PL03300** Change of use of existing domestic garage to hairdressers at 42 Dol Y Dderwen, BONLLWYN
- FULL PLANNING
- Observations: Parking arrangements in this residential area should be considered before approval.
- B3209/PL02790** Two 2.5m for electronic gated access at Cysgod yr Ysgol, Caerbryn Road, PENYGROES
- HOUSEHOLDER PLANNING
- Observations: No observation to make
- B3210/PL03326** Conversion and adaption of stable to form a residential unit at Cae Grug, Wernddu Road, HEOL DDU
- FULL PLANNING
- Observations: The property is outside the current Local Development Plan and the criteria for change of use should be met in full.
- B3211/PL03330** Three bedroom dwelling (two previous extant permissions) with new access and parking to be created. Access to be considered in separate application at Blaenau Villa, Penygroes Road, CAERBRYN.
- OUTLINE PLANNING
- Observations Due consideration of the decline conditions for PL/01490 recently advised to the applicants should be considered.

1038.

Proposed residential development comprising 45 dwellings and associated infrastructure work at land off Maespoide, Llandybie, Carmarthenshire

A pre planning consultation had been received from Asbri Planning with a response date of the 24th February, 2022. The Clerk had asked the planning committee for their observations and sent them on to planning consultants for their records.

Llandybie Community Council have concerns relating to the extra potential vehicular traffic from the site. With 135 parking spaces available, the volume of traffic especially at peak times will result in a large increase in traffic flow on to the Llandybie - Penygroes road, and create further congestion on Llandybie square which is already a very busy crossroads. The transport plan's figures of 15 cars per hour leaving the site between 8am and 9pm are unrealistic.

The Council are also concerned at the education provision for what is likely to be a large increase in primary age school children who will move to the site. Despite a new school potentially being built by 2025 (consultation not yet started), the Council are concerned that even with the extra places available in the new school, an extra 45 houses on this site and a recently agreed planning application for 24 in the village will soon result in the new school being over populated.

1039.

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

Chair