Cyngor Tref Rhydaman
Ammanford Town Council

Minutes of the Emergency Meeting of the Asset Management, Planning and Environment Committee of Ammanford Town Council on Monday 24th April 2023 at 08:00 Held remotely via MS Teams

Meeting commenced at 08:06

Members of the Committee Present
Cllr Lyn Brodrick (LB)
Cllr Sara Murray (SM)
Cllr Emyr John (EJ)

Members of Council not on the Committee Present
Cllr Llio Davies (LD)
Cllr Anthony Jones (AJ)

Also Present:
Technical Officer - Mr Wynne Jones (WJ)
Minute Taker – Mrs Clare Hope (CH) – CH was in attendance as a Member of the Public. As Cllr Sara Murray was required to participate as a Member in order to reach quorum, the Chair asked CH if she would take the minutes of the meeting to enable the meeting to go ahead.

The Chair opened the meeting and clarified the reason for calling the Emergency Meeting and thanked those that had attended at such short notice. He stated the consultation period was due to close at 3pm today and due to the overwhelming public feeling regarding the matter, it was vital that Ammanford Town Council submit a response, as a statutory consultee in this process. He reminded the Members present that the delegations of the Committee, allow them to submit a response on behalf of the Council.

1. **Apologies and reasons for absence**

There were no apologies for absence received prior to the meeting. Cllr Heulwen Howells messaged Cllr Sara Murray to advise she had tried to attend the meeting but encountered technical details.

DRAFT

2. **Declarations of interest**

None Noted

3. **To discuss planning application PL/05597 -** ***Erection of a freestanding drive thru/restaurant, car parking, landscaping and associated works, including Customer Order Displays (COD), Play Frame and minor works to Tesco car park, including relocation of trolley bay and white line changes.***

The Chair asked Members of the Public present for any comments they might have:

Mrs Carol Jones (CJ) stated she felt it was really important that Ammanford Town Council submitted a response. CJ attended the public meeting held on Thursday 20th April 2023 in the Pensioner's Hall. CJ recalled that there were many concerns raised including: Rise in congestion and air pollution; the disruption to the residents of Carregaman; light pollution from the branded signage.

Another Member of the Public (MOP1), mentioned his concerns regarding the 150m litter picking regime and felt this should cover a much wider area. He lives nine miles away from the nearest McDonald's and regularly witnesses and picks up rubbish originating from the outlet. He has concerns over the lack of bins at the site in Cross Hands and feels the addition of litter bins around the site is paramount. He also has concerns about rubbish that might be dumped in Betws Park which has just undergone a major transformation.

The Chair asked the Councillors for their views on the matter.

EJ stated he was also in attendance at the public meeting and has read comments already submitted. He noted there is a degree of support for the application and is personally still sitting on the fence.

EJ stated that the Council should include within its' response that if the application is successful, the following conditions should be included; not a 24-hour site so there is less disruption to nearby properties; litter picking should cover a wider area.

SM stated that she also attended the public meeting, which was heated at times. One resident had carried out substantial research and stated that there was no other McDonald's in the UK within 50 metres of dwellings. It was mentioned that a coal seam runs underneath the car park. The types of bins were discussed as they are usually open and are accessible to birds. Anti-social behaviour was noted as extremely concerning. One resident had mentioned that when the Tesco store was moved, one of the reasons was to allow more parking and this would mean a reduction of 150 spaces. The light pollution caused by a huge McDonald's yellow sign was worrying as were overnight deliveries. Residents stated they already endure 4am deliveries to Tesco, disturbing their sleep. She recalled that there were some pros as some people thought it would bring employment opportunities, particularly for young people. The consensus seemed that people were not averse to McDonald's coming to Ammanford, it was simply the wrong site.

LD noted that the location was a big concern for the residents in Betws and the Carregaman estate and the car park would be made smaller. LD had spoken to some

DRAFT

young people that she works with who felt the outlet would give them somewhere to meet up.

MOP1 suggested that a telephone line should be set up to allow members of the public to report McDonald's litter that is outside of the 150m radius.

EJ responded by stating it is not McDonald's fault, it is the behaviour of the consumer.

MOP1 noted that the Tesco sign can already be seen from afar and this would certainly be he case with the McDonald's sign. He also noted that this would allow a place for young people to gather in a warm and safe environment.

AJ has received feedback from residents who are both for and against the proposed site. AJ remined the Members they must consider how would this benefit our town? They must consider the residents living nearby.

AJ noted the impact on traffic, access, road safety and parking with current infrastructure would be inappropriate. Queuing vehicles would cause more pollution.

AJ stated that the location, scale, appearance and impact on surrounding area and adjoining neighbours will be detrimental to the wellbeing of residents and the Town with high volumes of traffic already an issue. The current infrastructure is unable to cope and the proposed site will result in loss of privacy for residents, impacting on the private space of residency.

AJ also noted that the noise and disturbance resulting from development will cause harm to the wellbeing and enjoyment of residents, from the 24-hour operation. He felt the proposed site is not appropriate for the location due to above concerns for the area.

AJ stated that employment provision maybe negative if other outlets close. Whilst popular with some, the reputation of such fast-food outlets is well documented from litter, noise, anti-social behaviour, the location is unacceptable for the Town. Should Planning be minded to approve, AJ suggests they request financial contributions to litter collections, to mitigate Taxpayer costs and environmental impact on the Town.

AJ stated that on balance and having given the matter considerable thought, he feels the location is totally inappropriate in its' current location.

AJ then proposed that Ammanford Town Council should object to the application.

LB confirmed the proposal which was seconded by SM.

LB stated there was also an environmental concern to the river which is close by. He was concerned for the nearby residents. This is already a busy route.

All members present remaining with the right to vote:

Resolved to respond to the planning department, objecting to the application noting the following concerns:

DRAFT

- Detrimental, life-changing affect to the wellbeing of the residents of Carregaman, including loss of privacy due to the close proximity of their homes.
- Increase in litter; litter picking radius is not wide enough and not often enough.
- Overnight deliveries, causing noise pollution.
- Increase in congestion and air pollution.
- Road safety concerns.
- Adverse light pollution from the large, branded signs.
- 24-hour opening – increased anti-social behaviour.
- Impact on the residents of Betws and the impact of litter in Betws Park.

AJ requested it was to be noted in the minutes that all points raised were a reflection of what had already been discussed in the previous meeting of this Committee.

EJ felt that the response should include the following conditions, should the application be approved: The 150m litter picking radius should be increased to 300m; The outlet should not be open 24 hours per day due to the impact on residents.

SM requested that EJ is to forward all previously agreed conditions to CH to include within the minutes.

(Consultation response to include that we are objecting on the basis of the proposed location but if CCC are mindful to grant consent we would expect the following to be conditioned in the approval as much as possible:- Not 24hr opening but closing time of maybe midnight; 2.5m high solid fence along railway line boundary to mitigate noise; the 3 daily litter patrols to be undertaken over a 300 wide area rather than the standard 150m; additional litter bins to be provided in this 300m area with every bin in the area emptied as part of the daily litter picks; any packaging issued through the drive through facility has car registration numbers printed on it; Section 106 / Community Infrastructure Levy money to be sought to fund additional bins / emptying of bins across the wider Community of Ammanford (parks etc) for next 10 years and also funds to subsidise car parking in all the CCC run car parks in Ammanford in order to recognise the loss of what is currently a free car parking facility in Ammanford - this being say a 50% reduction on current charges for the next 10 years!

AJ thanked the Chair for arranging this very important meeting and taking his responsibilities so seriously. He also thanked the Members of the Public and other Councillors for attending and CH for stepping in to take the minutes.

The Chair noted the next meeting of this committee will be held on 2nd May 2023 and thanked everyone for their attendance.

The Chair closed the meeting at 09:05

Signed ..... Date .....

(Chair)

DRAFT