

CYNGOR GWLEDIG LLANELLI
Adeladau Vauxhall, Vauxhall, Llanelli, SA15 3BD
Ffôn: 01554 774103

PWYLLGOR CYSWLLT A CHYNLLUNIO

I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,
Ddydd Mercher, 23 Ebrill, 2025, 4.45 y.h.

Mark Fletcher

CLERC y CYNGOR

14 Ebrill, 2025

AGENDA

- Derbyn ymddiheuriadau am absenoldeb.
- Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
- Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
 - PL/09073 65 Heol Llanelli, Pontyates
 - PL/09074 39 Brynelli, Llanelli
 - PL/09094 3 Heol Edward, Ponthenri, Llanelli
 - PL/09117 Tir ger Stablau Lliedi, Felinfoel, Llanelli
 - PL/09160 6 Heol Llandafen, Llanelli
- Cynllun Datblygu Lleol Diwygiedig Sir Gaerfyddin (CDLI) 2018-2033 – derbyn gohebiaeth gan Gyngor Sir Gaerfyddin ar Gynllun Datblygu Lleol (CDLI) Diwygiedig Sir Gaerfyddin a chytuno ar ymateb y cyngor.
- Hysbysiad o Gais Cau Dan Adran 116 o Ddeddf Prifyrdd 1980 Ffordd Ddiddosbarth o fewn cwrti Fferm Dyffryn, Bynea, Llanelli – i dderbyn gohebiaeth gan Gyngor Sir Caerfyddin mewn perthynas â'r Cais Cau uchod ac i gytuno ag ymateb y cyngor.

Aelodau'r Pwyllgor:

Cyng: A. J. Rogers (Cadeirydd y Pwyllgor), E. M. Evans (Is-Gadeirydd y Pwyllgor), S. N. Lewis, (Arweinydd Y Cyngor), S. R. Bowen, M. V. Davies, S. L. Davies, S. M. T. Ford, J. Lovell, K. Morgan, S. K. Nurse, O. Williams.

LLANELLI RURAL COUNCIL
Vauxhall Buildings, Vauxhall, Llanelli, SA15 3BD
Tel: 01554 774103

PLANNING AND LIAISON COMMITTEE

**To be hosted at the Council Chamber and via remote attendance on
on Wednesday, 23 April, 2025, at 4.45 p.m.**

Mark Gellatly
CLERK to the COUNCIL

14 April, 2025

AGENDA

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Planning Applications – to agree the council's response in respect of the following planning applications received from Carmarthenshire County Council:-

(1)	PL/09073	65 Heol Llanelli, Pontyates
(2)	PL/09074	39 Brynelli, Llanelli
(3)	PL/09094	3 Edward Road, Ponthenri, Llanelli
(4)	PL/09117	Land near Lliedi Stables, Felinfoel, Llanelli
(5)	PL/09160	6 Llandafon Road, Llanelli
4. Revised Carmarthenshire Local Development Plan (LDP) 2018-2033 – to receive correspondence from Carmarthenshire County Council on the Revised Carmarthenshire Local Development Plan (LDP) and to agree the council's response.
5. Notice of Stopping Up Application under Section 116 of the Highways Act 1980 Unclassified Road within the curtilage of Dyffryn Farm, Bynea, Llanelli – to receive correspondence from Carmarthenshire County Council in regard to the above stopping Up Application and to agree the council's response.

Members of the Committee:

Cllrs. A. J. Rogers, (Chairman of Committee), E. M. Evans (Vice-Chairman of Committee), S. N. Lewis (Leader of Council), S. R. Bowen, M. V. Davies, S. I. Davies, S. M. T. Ford, J. Lovell, K. Morgan, S. K. Nurse, O. Williams.

ITEM NO. 3

Application No.	Location	Development
PL/09073	Ms L Jones 65 Heol Llanelli Pontyates (Glyn Ward)	Proposed detached garage and store.
	Recommendation – no objection.	
PL/09074	Mr D Ryan 39 Brynelli Llanelli (Dafen Ward)	Demolition of existing shed and construction of single storey rear extension.
	Recommendation – no objection.	
PL/09094	Mr J Van Tussenbroek 3 Edward Road Ponthenri (Glyn Ward)	Removal of existing conservatory to rear, replaced with single storey extension.
	Recommendation – no objection.	
PL/09117	Mr T Murphy Land near Llidi Stables Felinfoel Llanelli (Swiss Valley Ward)	Agricultural hardstanding and shed (part retrospective).
	Recommendation – no objection.	
PL/09160	Mr J Cross 6 Llandafen Road Llanelli (Pemberton Ward)	5-bedroom house in Multiple Occupation (HMO) (Use Class C4).
	Recommendation – objection on the following grounds: The council is of the view the proposal contravenes the following Local Development Plan policies. 1. Policy GP1 Sustainability and High Quality Design in that: (1) It does not appear from the submitted plans that appropriate access exists or can be provided, which does not give rise to any parking or highway safety concerns at the property. The development of the property into a five bedroom house in multiple occupation will likely generate up to five additional occupier vehicles requiring to be parked on site or within the immediate vicinity to the rear of the site. There are parking restrictions on the main road. Moreover the access/egress from the rear/side lane on to the main highway is not adequate to accommodate this additional traffic. The lane entrance also emerges on to the busy main road very close to the traffic lights and this presents a hazard which is detrimental to highway safety.	

Application No.	Location	Development
PL/09160 cont.		
		<p>(2) It does not appear from the submitted plans how the generation, treatment and disposal of waste can be satisfactorily accommodated and controlled.</p> <p>(3) The first floor plans indicate that one bathroom will service the occupiers of the four bedrooms annotated on the plans. This is considered insufficient to service the needs of the occupants, whereas the single down stairs bedroom has an en-suite bathroom to cater for the sole use of the occupier of this bedroom. This represents a clear imbalance and is detrimental to the general design and planned functionality of the dwelling.</p> <p>2. Policy H3 Conversion or Subdivision of Existing Dwellings in that:</p> <p>(1) The proposal will result in an over-intensification of use.</p> <p>(2) Suitable parking provision is unavailable or can be made available.</p> <p>3. It is generally felt the proposal will have a detrimental impact on the amenity and privacy of neighbouring dwellings.</p>

ITEM NO. 3(1)

BLOCK PLAN 1:500

LOCATION PLAN 1:1250

PROPOSED DETACHED GARAGE AND STORE
LAND AT THE REAR OF 65 HEOL LLANELLI CARMARTHENSHIRE SA15 5UB
LOCATION PLAN 1:1250 & BLOCK PLAN 1:500

Drg No 001



www.UKPlanningMaps.com 01856 898 022

Proposed Garage & Store

A diagram illustrating a geometric transformation. A red square is shown rotated 45 degrees counter-clockwise relative to a larger blue rectangle. The blue rectangle has a length of 65 and a width of 31.

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Reported on 18 February 2014 from the University of Guelph, Ontario, Canada. Number of Gammarus Deltoides and Hemigrapsus sanguineus harvested by trap was not available at the time of this paper. The same collection is cited as 2013-14, p. 106-107, 114, p. 108-109, 115, p. 110-111, 116, p. 112-113, 117, p. 114-115, 118, p. 116-117, 119, p. 118-119, 120, p. 121-122, 121, p. 123-124, 122, p. 125-126, 123, p. 127-128, 124, p. 129-130, 125, p. 131-132, 126, p. 133-134, 127, p. 135-136, 128, p. 137-138, 129, p. 139-140, 130, p. 141-142, 131, p. 143-144, 132, p. 145-146, 133, p. 147-148, 134, p. 149-150, 135, p. 151-152, 136, p. 153-154, 137, p. 155-156, 138, p. 157-158, 139, p. 159-160, 140, p. 161-162, 141, p. 163-164, 142, p. 165-166, 143, p. 167-168, 144, p. 169-170, 145, p. 171-172, 146, p. 173-174, 147, p. 175-176, 148, p. 177-178, 149, p. 179-180, 150, p. 181-182, 151, p. 183-184, 152, p. 185-186, 153, p. 187-188, 154, p. 189-190, 155, p. 191-192, 156, p. 193-194, 157, p. 195-196, 158, p. 197-198, 159, p. 199-200, 160, p. 201-202, 161, p. 203-204, 162, p. 205-206, 163, p. 207-208, 164, p. 209-210, 165, p. 211-212, 166, p. 213-214, 167, p. 215-216, 168, p. 217-218, 169, p. 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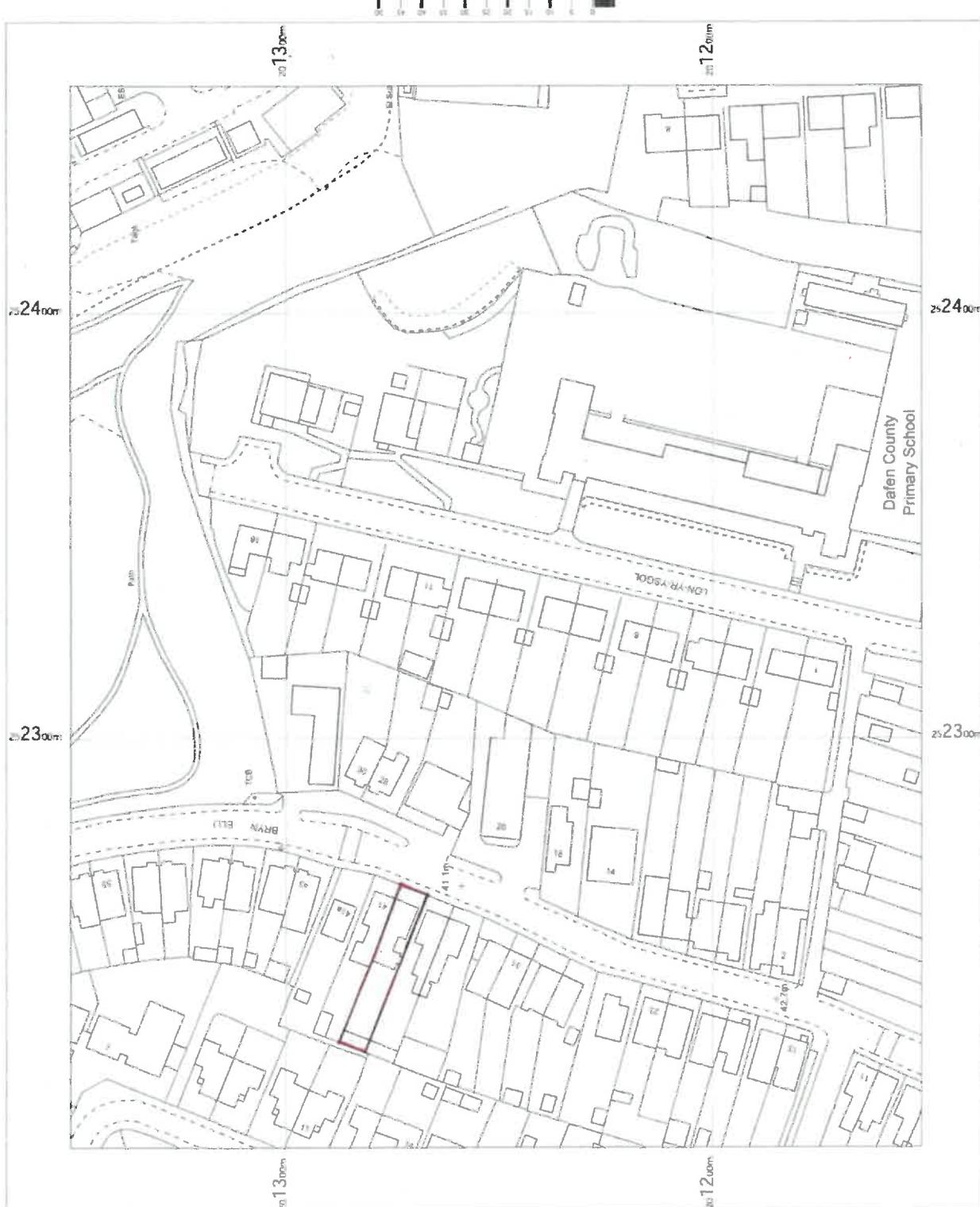
D Ryan
39, Brynelli
Llanelli
SA14 8PW



CS MasterMaj 1250/2500/3000
SCB
Tuesday February 11 2025 1D
BMW 47-1001764
PHOTO BY: www.NC4A.com
1730 scaled 1976 81 AA, Luton
52329 - 2017/51 N
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39. Brynelli



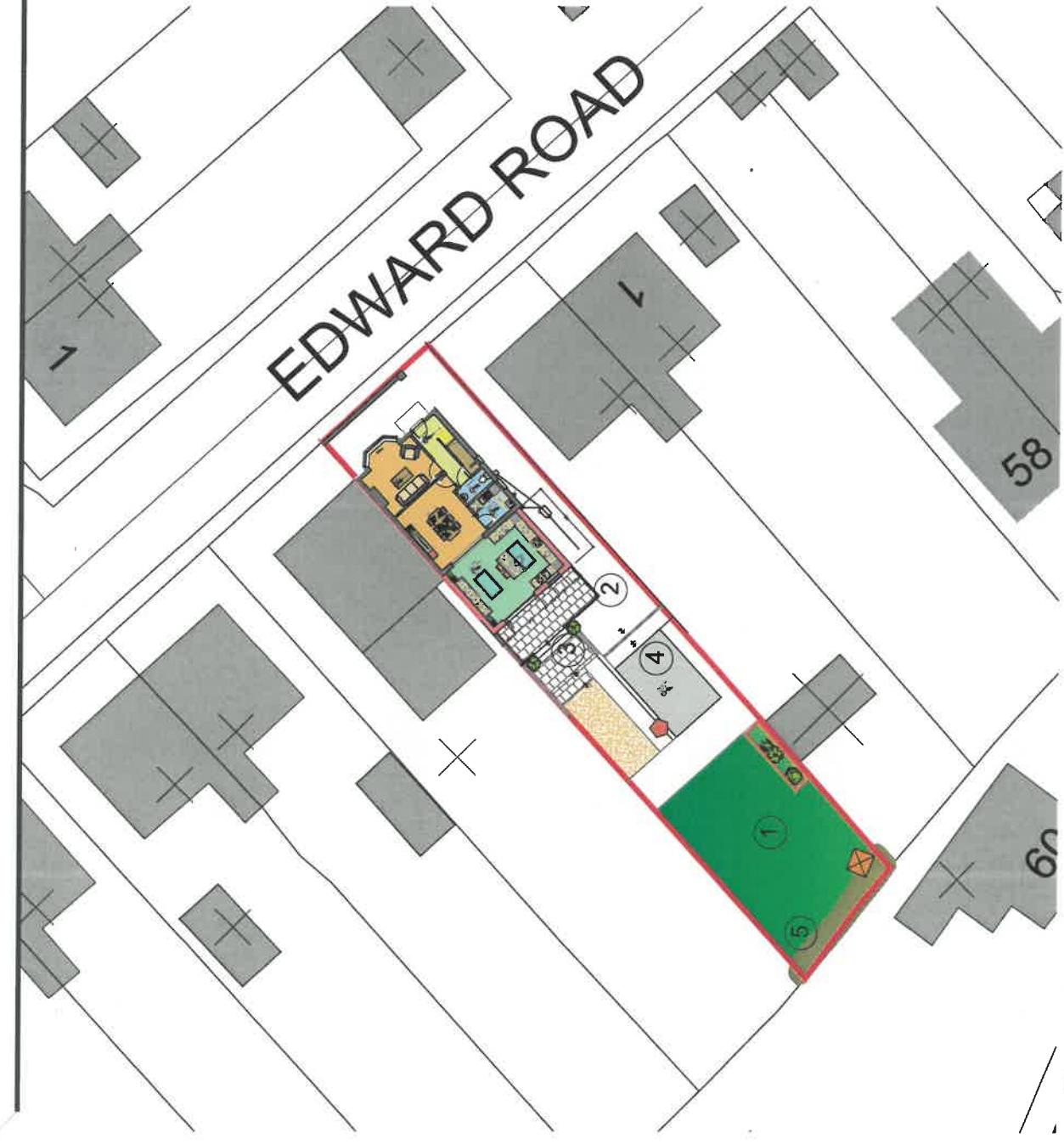
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SITE LOCATION PLAN
SCALE 1:1250

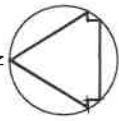


REF.	DESCRIPTION	BY	DATE
no 3 Edward Road Pontefract	Proposed Block Plan / BEMP plan		



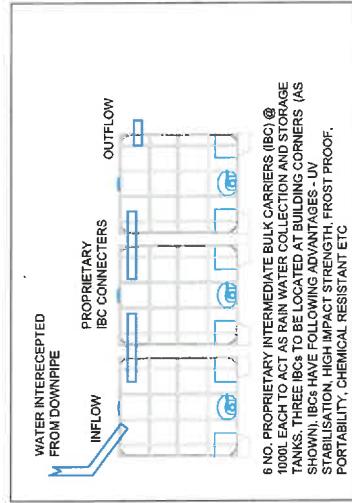
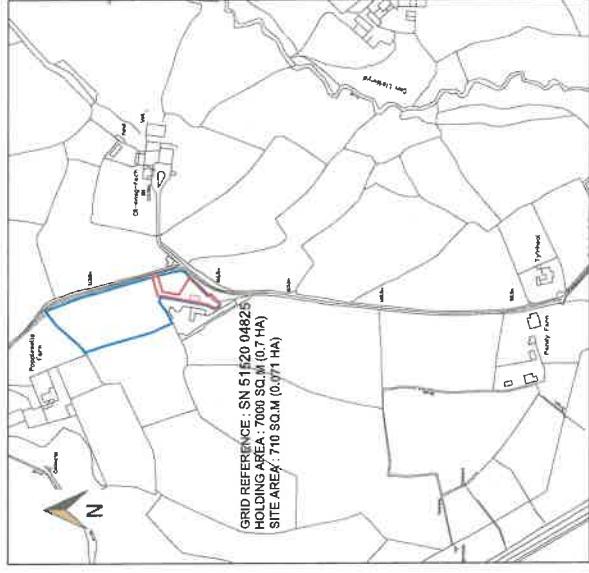
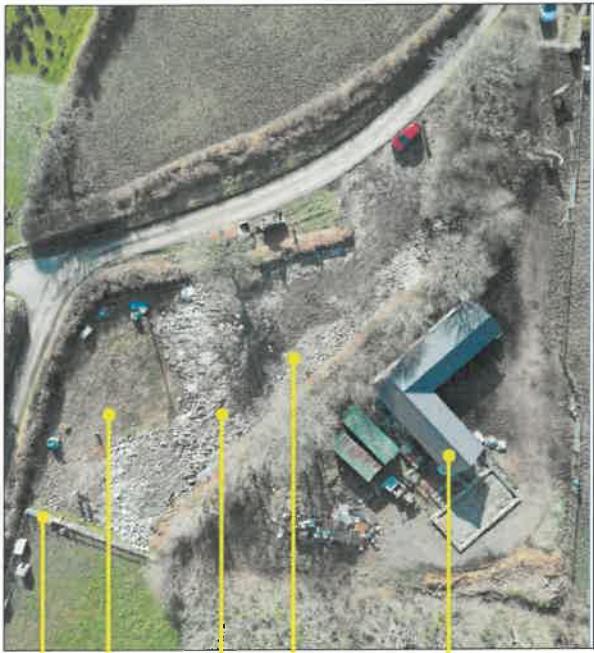
SITE LOCATION PLAN
SCALE 1:1250

RDPY House (shown red) will remain on its location of the same
Lot 40 other existing buildings - related to
complaints stated above re planning would be made
available for planning such as planning applications and plans
and other documents such as environmental impact statements and
Highways, other proposals to plan, representations or any
other documents such as a ring fence.



REF.	DESCRIPTION	BY	DATE
no 3 Edward Road Pontefract	Proposed Block Plan / BEMP plan		

TITLE: 1:1250 / 1:1250 DRAWN BY: CW CHECKED BY: CW
PROJECT NO: hof_178 DRAWN BY: CW REVISION: -



6 NO. PROPRIETARY INTERMEDIATE BULK CARRIERS (IBC) @ 1000L EACH TO ACT AS RAIN WATER COLLECTION AND STORAGE TANKS. THREE IBCs TO BE LOCATED AT BUILDING CORNERS [AS SHOWN]. IBCs HAVE FOLLOWING ADVANTAGES - UV STABILISATION, HIGH IMPACT STRENGTH, FROST PROOF, PORTABILITY, CHEMICAL RESISTANT ETC.

GREEN INFRASTRUCTURE STATEMENT:

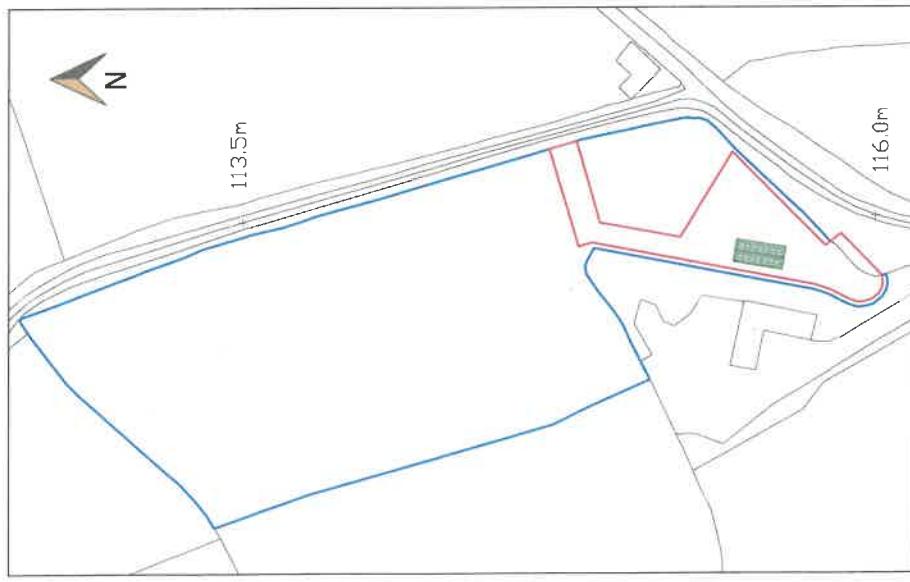
Surrounding Area description: The site forms part of a mature agricultural landscape where most land is owned by hedgerow.

Development impacts: Given that the wider proposal relates to the construction of a small area takes the form of improved grassland or wooded copse. There is an existing stable complex adjacent to the site.

cultural shed and permissible hardstanding. I. There will for example be no effect upon University Enhancements Proposed

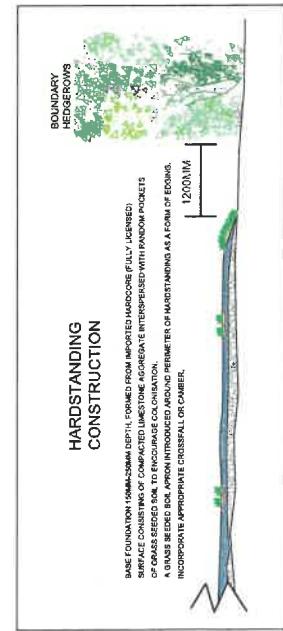
- been enhancements occurring from the development; the planting of *Sorbus aucuparia* (Mountain Ash) and *Quercus* (Oak) trees to provide both known native and barrier species. 5 no. of each species.

He rejuvenation of existing hedgerows thus considered that subject to the above enhancement bio-diversity, help to build resilient ecosystems by assuring that there is more than one environmental effects that may arise from



HARDSTANDING
CONSTRUCTION

BASE FOUNDATION 15'6" x 20'0" DEPTH, FORMED FROM IMPORTED HARDCORE (FULLY LICENSED);
STRUCTURE CONSISTING OF COMPACTED LIME STONE AGGREGATE INTERSPERSED WITH RANDOM POCKET
CIE CLAS, SEEDBED ROW TO FINOCCHIATE CON CORTATRICE



ITEM NO. 3(5)



Location Plan Site Address: 6, Llandafen Road, Llanelli, SA14 9BD

Date Produced: 02-Apr-2025

Scale: 1:1250 @ A4



Planning Portal Reference: PP-13917237v1



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Carol Lloyd

From: enquiries
Subject: FW: Cynllun Datblygu Lleol Diwygiedig Sir Gaerfyrddin (CDLI) 2018-2033 / Revised Carmarthenshire Local Development Plan (LDP) 2018 – 2033

From: EED Forward Planning <EEDForwardPlanning@carmarthenshire.gov.uk>

Sent: 27 March 2025 16:40

To: EED Forward Planning <EEDForwardPlanning@carmarthenshire.gov.uk>

Subject: Cynllun Datblygu Lleol Diwygiedig Sir Gaerfyrddin (CDLI) 2018-2033 / Revised Carmarthenshire Local Development Plan (LDP) 2018 – 2033

Dear Sir/Madam

As you may be aware, Carmarthenshire County Council's Revised LDP 2018-2033 is subject to an independent examination with the hearing sessions having taken place between October and November 2024.

On 31st January 2025, the Planning Inspectors who are conducting the Examination issued a letter to the Council instructing the requirement to find additional housing sites to be identified within the Revised LDP. The Council has undertaken that exercise, and we are now undertaking a consultation on those additional sites for comment.

In light of these additional sites we are also consulting on updates to the following documents:

- Integrated Sustainability Appraisal (ISA)
- Habitats Regulation Assessment (HRA)

The consultation will start on the 27th March 2025 and close at 4.30pm on 15th May 2025. Please note that the consultation is for commenting on the additional sites, the ISA and the HRA only. Any correspondence relating to other sites will be deemed as not duly made.

Copies of the documents are available to view on the Council's website, at the Council's Hwb Centres / Customer Service Centres and public libraries (during normal opening hours).

Comments should be submitted preferably online using the '[Have your say](#)' consultation portal on the council website. Alternatively, forms are available to download on the [Revised LDP webpages](#). Forms should be submitted by the above closing date to:

Strategic Policy and Placemaking, 3 Spilman Street, Carmarthen, Carmarthenshire, SA31 1LE or via email to: forward.planning@carmarthenshire.gov.uk

Yn gywir / Yours faithfully

Ian R Llewelyn

**Rheolwr Polisi Strategol a Chreu Lleoedd/
Strategic Policy and Placemaking Manager**

Polisi Strategol a Chreu Lleoedd | Strategic Policy and Placemaking

Adran Lle, Seilwaith a Datblygu Economaidd | Place, Infrastructure & Economic Development Department

01267 228818 | 2818

sirgar.llyw.cymru | carmarthenshire.gov.wales

Alexandra Einon

From: Heledd M Davies <HeMDavies@carmarthenshire.gov.uk>
Sent: 10 April 2025 08:09
To: enquiries; Mark Galbraith
Subject: HT/0502 - Notice of Stopping Up Application under Section 116 of the Highways Act 1980
Attachments: Llanelli Rural Council (Cymraeg) - Letter Accompanying Notice.pdf; Llanelli Rural Council (Cymraeg) - Notice of Application.pdf; 40258-SO-Dyffryn Farm Bynea (5402 1331 520) (Welsh).pdf; Llanelli Rural Council (English) - Letter Accompanying Notice.pdf; Llanelli Rural Council (English) - Notice of Application.pdf; 40258-SO-Dyffryn Farm Bynea (5402 1331 520) (English).pdf

Dear Sirs,

It has come to my attention this morning that documents addressed to someone else, in relation to the above matter, were accidentally appended to the email that I sent to you yesterday afternoon. I would be most grateful if you could kindly delete yesterday's email in light of the same.

Please now find attached correct correspondence and plans for your attention and I apologise for the error and inconvenience.

Yours sincerely,

Heledd Davies

Cyfreithwraig | Solicitor
Gweinyddiaeth â'r Gyfraith | Administration and Law
Adran y Prif Weithredwr | Chief Executive's Department

01267 224066

sirgar.llyw.cymru | carmarthenshire.gov.wales
Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg
You are welcome to contact us in Welsh or English

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	10 APR 2025
FILE REF.	
PASSED TO	PGL



Gofynnner am / Please ask for: Heledd Davies

Eich cyf / Your ref:

Llinell Uniongyrchol / Direct Line: 01267 224066

Ffurflen / My ref: HMD/HT-0502

E-bost Uniongyrchol / Direct E-mail: HeMDavies@carmarthenshire.gov.uk

Ffacs / Fax: **01267 224652**

Dyddiad / Date: 8 April 2025

BY RECORDED POST AND E-MAIL

Mark Galbraith, Clerk to the Council
Llanelli Rural Council,
Vauxhall Buildings,
Vauxhall,
Llanelli,
Carmarthenshire
SA15 3BD

Dear Sir,

**RE: Stopping Up Application under Section 116 of the Highways Act 1980
Unclassified Road within the curtilage of Dyffryn Farm, Bynea, Carmarthenshire**

Please find enclosed herewith, Notice of Carmarthenshire County Council's intention to apply to the Magistrates' Court for an Order to stop up the length of redundant highway identified on the plan annexed thereto.

Should you have any objections to the County Council's application, please either contact Miss Heledd Davies of this department, as outlined below, in advance of the hearing date listed in the Notice, or alternatively, please arrange to attend the Magistrates' Court on the day of the hearing to make representations in person.

E-mail Address: HeMDavies@carmarthenshire.gov.uk

Postal Address: Carmarthenshire County Council, Legal Department, County Hall,
Carmarthen, Carmarthenshire SA31 1JP.

Pennaeth y Gyfraith, Llywodraethu a Gwasanaethau Sifil
Neuadd y Sir, Caerfyrddin, Sir Gâr SA31 1JP.

Head of Law, Governance, and Civil Services
County Hall, Carmarthen, Carmarthenshire SA31 1JP.

Yours sincerely,

Steven P Murphy

Steven P. Murphy
Head of Law, Governance & Civil Services
Carmarthenshire County Council

NOTICE OF APPLICATION FOR ORDER TO STOP UP A HIGHWAY

SECTION 116 HIGHWAYS ACT 1980

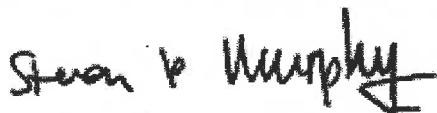
TO: Mark Galbraith, Clerk to the Council

of: Llanelli Rural Council, Vauxhall Buildings, Vauxhall, Llanelli SA15 3BD

TAKE NOTICE that Carmarthenshire County Council, as the highway authority, intends to apply to the Magistrates' Court, sitting at Town Hall Square, Llanelli SA15 3AW on Friday 16th May 2025 at 12 noon, for an order that the entire length of the highway located within the south-eastern curtilage of the property known as Dyffryn Farm, Bynea in the County of Carmarthenshire, connecting from the Unclassified Road (Reference U2328) located approximately 20 metres south-east of the railway crossing known as 'Dyffryn Crossing' and continuing in a south-easterly direction to its junction with the Unclassified Road (Reference U2328) that leads onto Penybrynn Caravan Park, and is adjacent to the northern curtilage of the Gateway Holiday Park, the position of which is indicated on the plan included with this Notice and represented by the parts edged and cross-hatched red thereon, shall, for the purposes of Section 116 of the Highways Act 1980, be stopped up on the ground that it is unnecessary.

The length of the Unclassified Road to be stopped up extends for a distance of approximately 61 metres in a general north-westerly to south-easterly direction.

Dated the Eighth Day of April, Two Thousand and Twenty-Five.



.....

Steven P Murphy

Head of Law, Governance & Civil Services

Carmarthenshire County Council

