

CYNGOR GWLEDIG LLANELLI
Adeiladau 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 Llun, 4 Awst, 2025, 4.45 y.h.


CLERC y CYNGOR

29 Gorffennaf, 2025

AGENDA

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
 - (1) PL/09518 Ysgubor Rhosyn, Felinfoel, Llanelli
 - (2) PL/09623 Uned 5, Heol Aur, Stad Ddiwydiannol Dafen, Llanelli
 - (3) PL/09638 6 Heol Llandafen, Llanelli
 - (4) PL/09660 Tiermacspird, Tramway Road, Pwll, Llanelli
4. Materion drafodwyd yn unol a phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cynllunio a newidiwyd:-
 - (1) PL/09465 Coptic Church, Heol Pwll, Pwll, Llanelli
 - (2) PL/09578 Tir i'r de o Goed y Ffarm, Felinfoel, Llanelli

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, A. Evans, S. M. T. Ford, J. Lovell, K. Morgan, S. K. Nurse.

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 Monday, 4 August, 2025, at 4.45 p.m.



CLERK to the COUNCIL

29 July, 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/09518 Ysgubor Rhosyn, Felinfoel, Llanelli
 - (2) PL/09623 Unit 5, Heol Aur, Dafen Industrial Estate, Llanelli
 - (3) PL/09638 6 Llandafen Road, Llanelli
 - (4) PL/09660 Tiermacspird, Tramway Road, Pwll, Llanelli
4. Matters dealt with under the Clerk's delegated powers – to note the Council's response to Carmarthenshire County Council in respect of the following planning applications:
 - (1) PL/09465 Coptic Church, Pwll Road, Pwll, Llanelli
 - (2) PL/09578 Land south of Coed y Ffarm, Felinfoel, Llanelli

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. L. Davies, A. Evans, S. M. T. Ford, J. Lovell, K. Morgan, S. K. Nurse.

Application No.	Location	Development
PL/09518	Mr R Davies Ysgubor Rhosyn Felinfoel Llanelli (Swiss Valley Ward)	Proposed construction of a stand alone gym and office.

Recommendation – no objection.

PL/09623	Mr H Davies Mid & West Wales Fire & Rescue Service Unit 5 Heol Aur Dafen Industrial Estate Llanelli (Dafen Ward)	Proposed siting of a steel shipping/storage container at the front of the premises to be used for storing redundant equipment until it is disposed of.
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Recommendation – no objection.

PL/09638	Mr J Cross 6 Llandafen Road Llanelli (Pemberton Ward)	Subdivision of the property into two flats.
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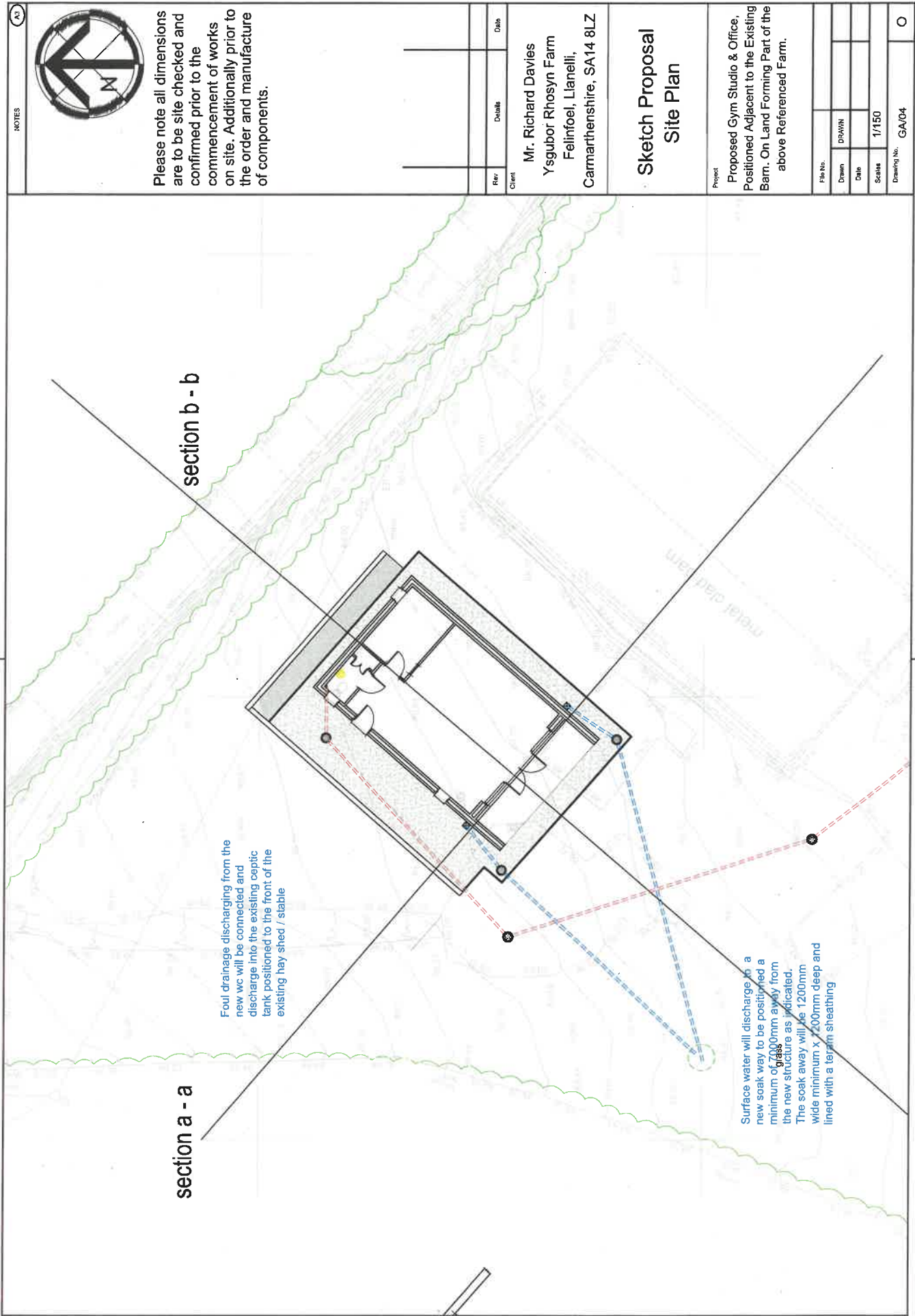
Recommendation – objection on the following grounds:

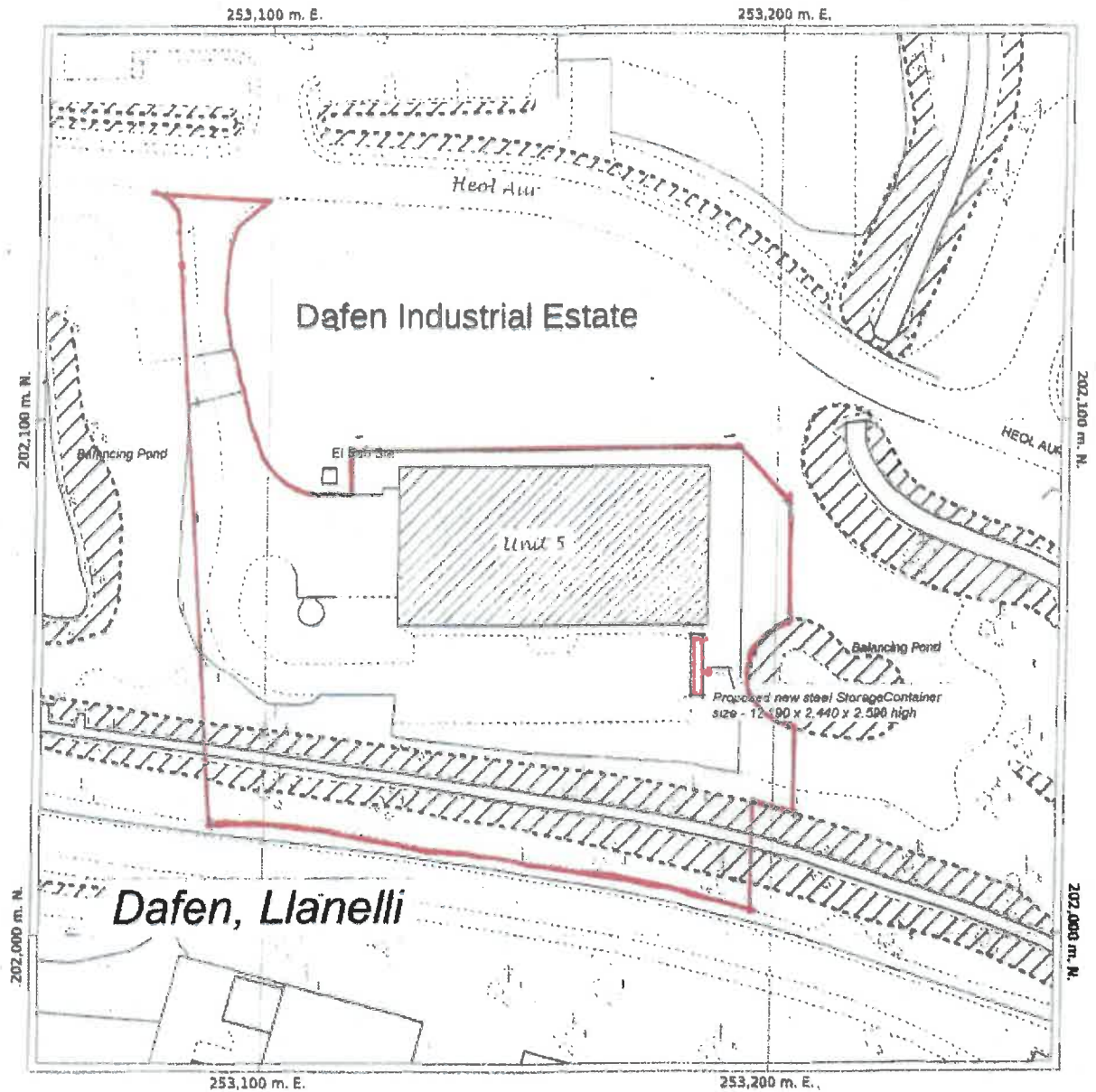
The council was of the view the proposal contravened the following Local Development Plan policies.

1. Policy GP1 Sustainability and High-Quality Design in that:
It does not appear from the submitted plans that appropriate access existed or will be provided, which does not give rise to any parking or highway safety concerns at the property. The development of the property into two flats will generate up to three additional occupier vehicles required 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 emerged on to the busy main road very close to the traffic lights and this presented a hazard which is detrimental to highway safety.
2. Policy H3 Conversion or Subdivision of Existing Dwellings in that:
 - (1) The proposal will result in an over-intensification of use.
 - (2) Suitable parking provision is unavailable or can be made available.
3. The development proposal is considered to be an incongruous form of development compared to the single-family properties that made up the built form of traditional terraced housing along Llandafen Road.
4. It is generally felt the proposal will have a detrimental impact on the amenity and privacy of neighbouring dwellings, particularly the enjoyment of the rear gardens.

Application No.	Location	Development
PL/09660	Mr K Williams Tiermacspird Tramwy Road Pwll Llanelli (Hengoed Ward)	Proposed ground floor side extension, first floor side balcony with cantilever detached workshop.

Recommendation – no objection provided the proposed balcony has no detrimental impact on the amenity and privacy of neighbouring dwellings.





Date of Production: June 27th, 2025

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The representation of a road, track or path is no evidence of a right of way.
The representation of features and lines is no evidence of a property boundary.

Order Licence Reference: SP113593



0 m 10 20 30 40 50 60 70 m

Ground Scale: 1:1250
Bottom Left: 253056 201975 Top Right: 253256 202175
Center: 253156 202075
Area: 200m x 200m

Location Plan
Scale - 1:1250 @ A4

**UNIT 5, HEOL AUR,
INDUSTRIAL ESTATE, DAFEN,
SA14 8QN**

Stanfords



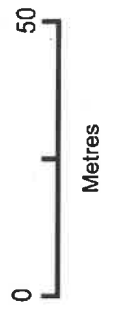
Location Plan

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



Date Produced: 15-Jul-2025

Scale: 1:1250 @ A4



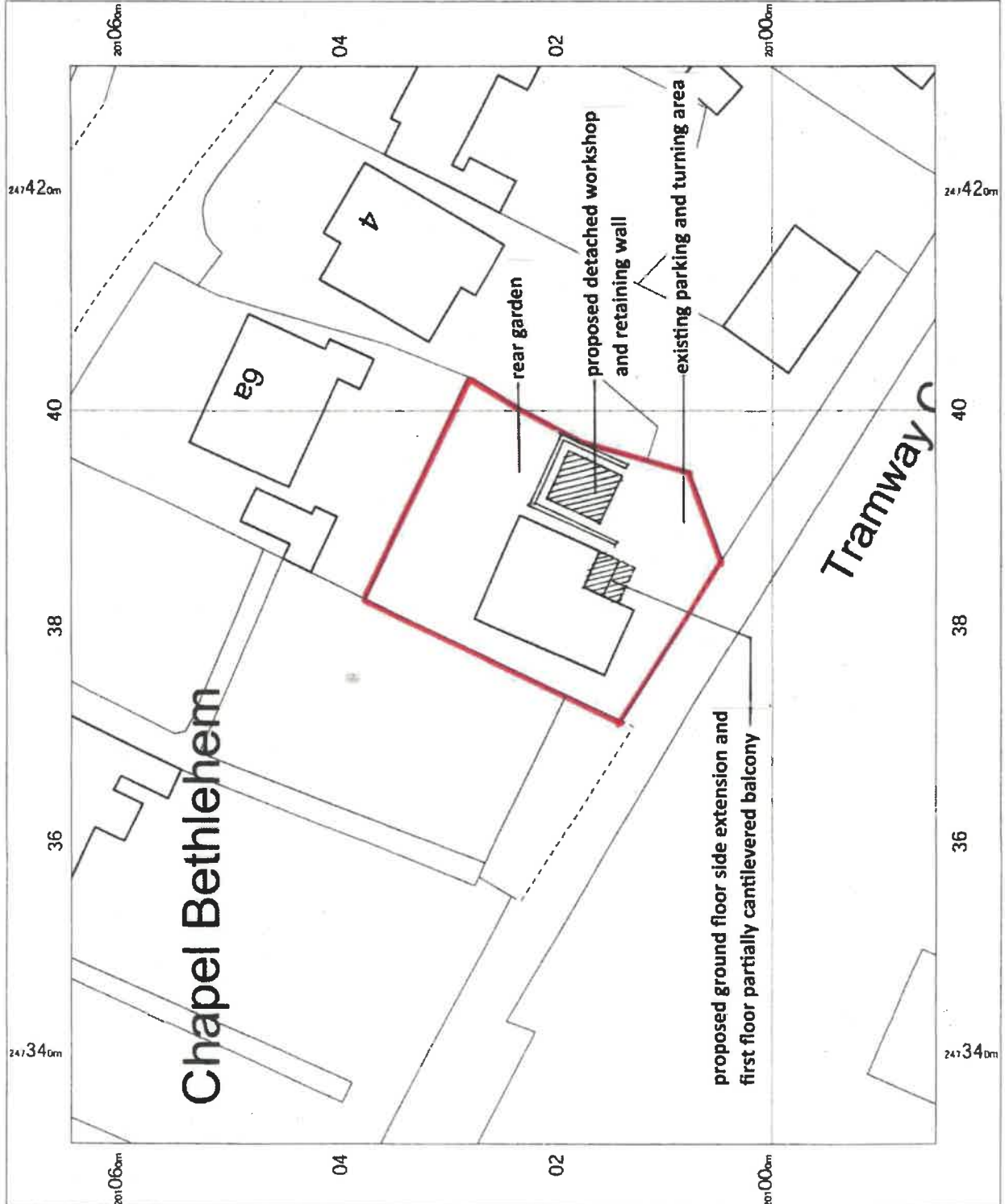
Planning Portal Reference: PP-14177511v1



Tiermacspird

Tiermacspird
Tramway Rd
Pwll
Llanelli
SA15 4BL

Chapel Bethlehem



OS MasterMap 125075001/10000
scale
Thursday, February 13, 2025, 10:00
BNT-012017244
maps.blackwell.co.uk
1:500 scale print at A4, Centre
247382 E, 201025 N
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Application No.	Location	Development
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The following applications have been determined under the Clerk's delegated powers:

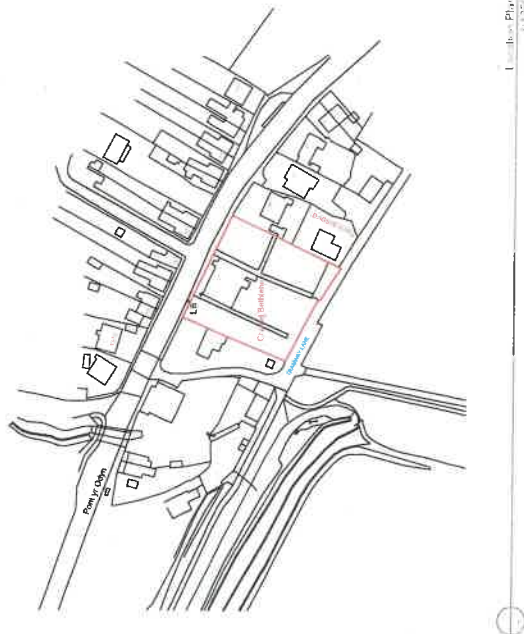
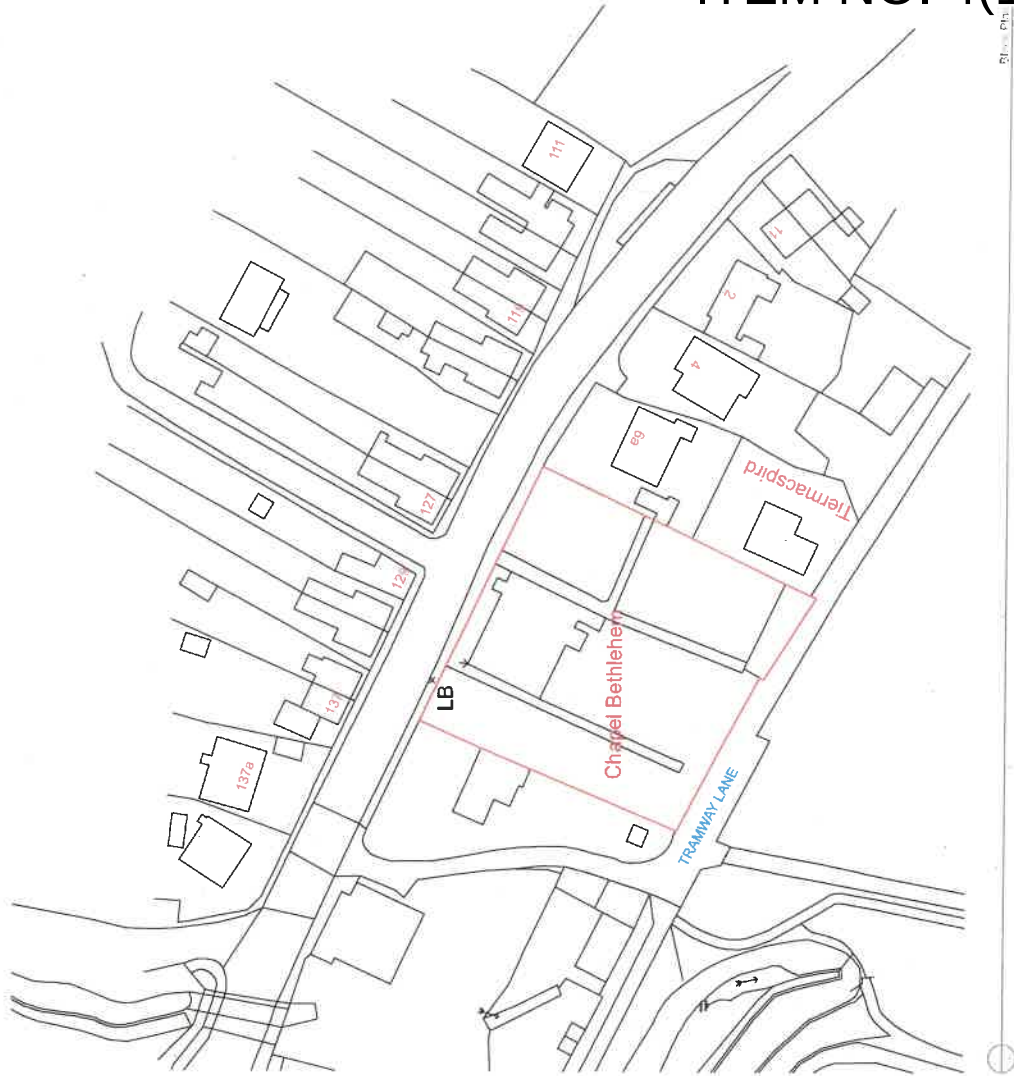
PL/09465	Coptic Church Pwll Road Pwll Llanelli (Hengoed Ward)	Creation of a new door opening within an existing window opening in the vestibule. Create a new door opening between the main church building and the adjacent hall. Move the central column supporting the gallery and introducing a new column to allow the creation of a new aisle down the middle of the church.
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Recommendation – no objection provided the comments received from the Historic Buildings and Places case officer are met in full by the applicants.

PL/09578	Mr J & J Smith & Families Land south of Coed y Ffarm Felinfoel Llanelli (Swiss Valley Ward)	Variation of Condition 2 on PL/04651 – allowed on appeal CAS-02579-Z-6S072 to allow an alternative design for both dayrooms and associated changes to the approved layout.
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Recommendation – no objection provided the historical context of the application being approved on appeal, coupled with the fact that the site area and boundaries remain unaltered from the original application.

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[illegible]

02011
 Coptic Church
 AUG 2023

CLUB
Coptic Church

Development of Chopped in

Fig.	Location and Block Plan
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11/13/00 1:00	23-23-HG-A-10-001	Rev:300
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