

23 April, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 434 – 438

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli and via remote attendance on Wednesday, 23 April, 2025 at 4.45 p.m.

Present: Cllr. A. J. Rogers (Chairman)

Cllrs.

S. R. Bowen	E. M. Evans
M. V. Davies	S. N. Lewis
S. L. Davies	J. Lovell
K. Morgan	

Absent: S. M. T. Ford, S. K. Nurse

434. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. O. Williams.

435. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 436, PL/09160 as she had responded to the application in her capacity as a county councillor.

436. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
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PL/09073	Ms L Jones 65 Heol Llanelli Pontyates	Proposed detached garage and store.

Recommendation – no objection.

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Application No.	Location	Development
PL/09074	Mr D Ryan 39 Brynelli Llanelli	Demolition of existing shed and construction of single storey rear extension.
Recommendation – no objection.		
PL/09094	Mr J Van Tussenbroek 3 Edward Road Ponthenri	Removal of existing conservatory to rear, replaced with single storey extension.
Recommendation – no objection.		
PL/09117	Mr T Murphy Land near Lleidi Stables Felinfoel Llanelli	Agricultural hardstanding and shed (part retrospective).
Recommendation – no objection.		
<i>Cllr. S. L. Davies declared a personal interest in PL/09160 as she had responded to the planning application in her capacity as a county councillor.</i>		
PL/09160	Mr J Cross 6 Llandafen Road Llanelli	Five-bedroom house in Multiple Occupation (HMO) (Use Class C4).

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:

(1) It did not appear from the submitted plans that appropriate access existed or would be provided, which did 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 would generate up to five additional occupier vehicles required to be parked on site or within the immediate vicinity to the rear of the site. There were parking restrictions on the main road. Moreover the access/egress from the rear/side lane on to the main highway was 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 was detrimental to highway safety.

(2) It did not appear from the submitted plans how the generation, treatment and disposal of waste would be satisfactorily accommodated and controlled.

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Application No.	Location	Development
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PL/09160 cont.

- (3) The first floor plans indicated that one bathroom would service the occupiers of the four bedrooms annotated on the plans. This was considered insufficient to service the needs of the occupants, whereas the single down stairs bedroom had an en-suite bathroom to cater for the sole use of the occupier of this bedroom. This represented a clear imbalance and was detrimental to the general design and planned functionality of the dwelling.
2. Policy H3 Conversion or Subdivision of Existing Dwellings in that:
- (1) The proposal would result in an over-intensification of use.
- (2) Suitable parking provision was unavailable or could be made available.
3. It was generally felt the proposal would have a detrimental impact on the amenity and privacy of neighbouring dwellings.

**437. REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN (LDP)
2018-2033 – ADDITIONAL CANDIDATE SITES**

Members considered correspondence received from Carmarthenshire County Council in regard to the Revised Carmarthenshire LDP 2018-2033 and the need to include additional candidate sites for housing development, following an instruction from the Planning Inspectorate. Members were informed that four additional sites had been identified in the council's administrative area. During the discussion members expressed concerns over three of the sites on the grounds of flooding, highway safety, additional traffic volume, and the detrimental impact on key public services such as school provision places, and access to local dental and GP services, and it was

RESOLVED that an objection be lodged with Carmarthenshire County Council in regard to the potential inclusion of three of the four additional candidates sites identified for housing from within the council's administrative area in the revised Carmarthenshire Local Development Plan, namely:

- PrC2 (ii) Land at Cefncaeau, Llanelli – 91 units;
- PrC2 (iii) Land at Pendderi Road, Bryn – 35 units;
- PrC2 (v) Land off Heol Y Mynydd, Bryn – 80 units.

In regard to the fourth candidate site, which the council supported, it was noted that a planning application had been previously submitted for the construction of eight units at land adjacent to 91 Maes Yr Haf, Pwll, and that all of the units had been earmarked for affordable housing purposes.

During the discussion of the above item Cllr. S. L. Davies left the meeting.

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438. NOTICE OF STOPPING-UP APPLICATION UNDER SECTION 116 OF THE HIGHWAYS ACT 1980 UNCLASSIFIED ROAD WITHIN THE CURTILAGE OF DYFFRYN FARM, BYNEA, LLANELLI

Members considered correspondence from Carmarthenshire County Council regarding the Stopping-Up Application under section 116 of the Highways Act 1980 Unclassified Road within the curtilage of Dyffryn Farm, Bynea, Llanelli.

RESOLVED that the application be supported in the interest of effective highway management.

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The meeting concluded at 5.02 p.m.

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The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 13 May, 2025, adopted by the Council.