

31 March, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 392 - 400

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 Monday, 31 March, 2025 at 4.45 p.m.

Present:

Cllrs.

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

392. APPOINTMENT OF CHAIRMAN PRO-TEMPORE

RESOLVED that Cllr. S. R. Bowen be appointed Chairman Pro-tempore.

393. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. E. M. Evans (Cllr. R. E. Evans deputising) S. M. T. Ford, A. J. Rogers (Cllr. N. Evans deputising) and O. Williams.

394. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 396, as she had responded to the application in her capacity as a county councillor. Cllr. S. K. Nurse declared a personal interest in Minute No. 396 as she had submitted a street name suggestion to Carmarthenshire County Council.

395. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/08224	Mr K Strelley Gateway Holiday Park Bynea Llanelli	Use of land for the siting of glamping pods (40 units) (part retrospective) and communal amenity area.
Recommendation – no objection provided: 1. The recommendations set out in the accompanying ecological appraisal were met in full. 2. There was no detrimental impact on local biodiversity.		
PL/09021	Mrs L Peters Beauty Salon 1 Luton Terrace New Road Llanelli	Remove existing window to allow for a door.
Recommendation – no objection.		
PL/09033	Mr B Rees 5 Isfryn Pwll Road Pwll Llanelli	Single storey extension to the rear of a semi detached property.
Recommendation – objection unless the local planning authority was of the view that the length and scale of the proposed single storey extension was not considered excessive and was subordinate to the footprint of the original dwelling.		
PL/09036	Trustees Soar Welsh Baptist Chapel Land north of Soar Chapel Llwynhendy Llanelli	Variation on condition 1 on PL/00151 (Housing development consisting of four no. plots).
Recommendation – no objection.		
PL/09066	ALF Holdings Ltd Land at Ty Berwig Bynea Business Park Bynea	Construction of industrial workshop units.

Recommendation – no objection.

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396. DEVELOPMENT OF A NEW SITE WITH 70 NEW ADDRESSES AND ONE STREET NAME – SNN/01911

Cllr. S. L. Davies declared a personal interest in the following item, as she had responded to the application in her capacity as a county councillor. Cllr. S. K. Nurse also declared a personal interest in the following item as she had submitted a street name suggestion to Carmarthenshire County Council.

Members considered correspondence sent from Carmarthenshire County Council in regards the above development. The suggested name was Waun Groes and members wanted more information on the connection of the name to the local area.

RESOLVED that more information be requested on the origins of the suggested name Waun Groes and the relevance to the local area.

397. WILDLIFE AND COUNTRYSIDE ACT 1981 SECTION 53 - DEFINITIVE MAP MODIFICATION ORDER 2025 AND STATEMENT – PUBLIC FOOTPATH 36/141, TAN Y GRAIG, LLANELLI – RW2/36-141/MO/KS

Members considered correspondence from Carmarthenshire County Council in regard to the Modification Order under Section 53 of the Wildlife and Countryside Act 1981 in respect of public footpath 36/141, Tan y Graig, Llanelli.

RESOLVED that the Modification Order be supported.

398. PROHIBITION OF WAITING AT ANY TIME AT JUNCTION OF BRYNHEULOG, DAFEN

Members received correspondence from the Carmarthenshire County Council in regards to the placing of double yellow lines at the junction of Brynheulog, Dafen, and it was

RESOLVED that the proposal be supported in the interest of highway safety.

399. LLANELLI INTERCHANGE PUBLIC CONSULTATION – 17 MARCH, 2025 – 18 APRIL, 2025

Correspondence was received from the Modernising Transport Co-ordinator at Carmarthenshire County Council outlining the creation of a multi-modal interchange facility to the south of Llanelli Railway Station, off Copperworks Road.

RESOLVED that the Interchange be supported in the interest of highway safety.

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**400. TOWN AND COUNTRY PLANNING ACT (1990)
APPEAL DECISIONS**

(1) CAS-02292-G1X7P1 – LAND PART OF LLIEDI FACH FARM, FIVE ROADS, LLANELLI

Members received correspondence from Carmarthenshire County Council regarding the outcome of an appeal decision in respect of the change of use of land and buildings from a mixed use of agriculture, for equine and private stables to a mixed use of agriculture, forestry, equine, private stables, resident commercial livery and dressage training facility at land part of Lliedi Fach Farm, Five Roads, Llanelli. The enforcement action had been quashed and the appeal subsequently upheld.

(2) CAS-03832-Z4K0T5 – PL/06879 – LAND ADJACENT TO TIR ONNEN, FIVE ROADS, LLANELLI

Members received correspondence from Carmarthenshire County Council informing of an appeal decision, against the county council’s decision to refuse planning permission in regard to the conversion of an existing outbuilding into separate accommodation (new dwelling), including new access and driveway. The appeal had been dismissed.

RESOLVED that the information be noted.

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The meeting concluded at 5.07 pm

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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 8 April, 2025, adopted by the Council.