

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, 27 Hydref, 2025, 4.45 y.h.



CLERC y CYNGOR

21 Hydref, 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/09949 154A Heol Sandy, Llanelli
 - (2) PL/09993 Waun Wyllt Inn, Horeb, Pum Heol, 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/09956 21 Graigwen, Llwynhendy, Llanelli
 - (2) PL/09965 55 Heol Elgin, Pwll, 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, 27 October, 2025, at 4.45 p.m.



CLERK to the COUNCIL

21 October, 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/09949 154A Sandy Road, Llanelli
 - (2) PL/09993 Waun Wylt Inn, Horeb, Five Roads, 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/09956 21 Graigwen, Llwynhendy, Llanelli
 - (2) PL/09965 55 Elgin Road, Pwll, 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/09949	B Morgan 154A Sandy Road Llanelli (Hengoed Ward)	Variation of Condition 2, 4, 5 and 7 on PL/07628 (conversion of the application property to a 10-bed Care Home).

Recommendation – objection on the following grounds:

1. The conversion of the property into a residential care home represents a highly vulnerable development of the site and the land surrounding it is an area prone to flooding.
2. The applicant has failed to demonstrate that the care home residents can be integrated into the community with ready access to a GP surgery and access to shops which in the council's opinion contravened Local Development Plan Policy H6 – Residential Care Facilities.
3. Suitable and sufficient parking is not available within the curtilage of the site to accommodate sufficient space for care home stakeholders, staff and visitors including delivery vehicles, to service a ten bedroom care facility and in the council's opinion, this contravened Local Development Plan H3 - Conversion or Sub Division of Existing Dwellings. This is exacerbated with the retention of the rear outbuilding, which was supposed to be demolished to accommodate the on site parking spaces.
4. There are highway safety concerns when accessing and egressing the property site. When vehicles exit the property, visibility will be impeded from the on-coming traffic from the East heading towards Burry Port in the West because of the close proximity of on-street resident parking bays on Sandy Road. Conversely accessing the site from the West will impede traffic flow and create traffic tailbacks and queues for the high volume of traffic heading towards Llanelli town centre.

PL/09993	Chef Smith Catering Ltd Waun Wylt Inn Horeb Five Roads Llanelli (Glyn Ward)	Demolition of the existing outbuilding and construction of one holiday let unit (Use Class C6) with indoor swimming pool and associated infrastructure works.
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Recommendation – no objection.

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View No. 02
Site plan
1:500

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View No. 01
Location Plan
1:1250

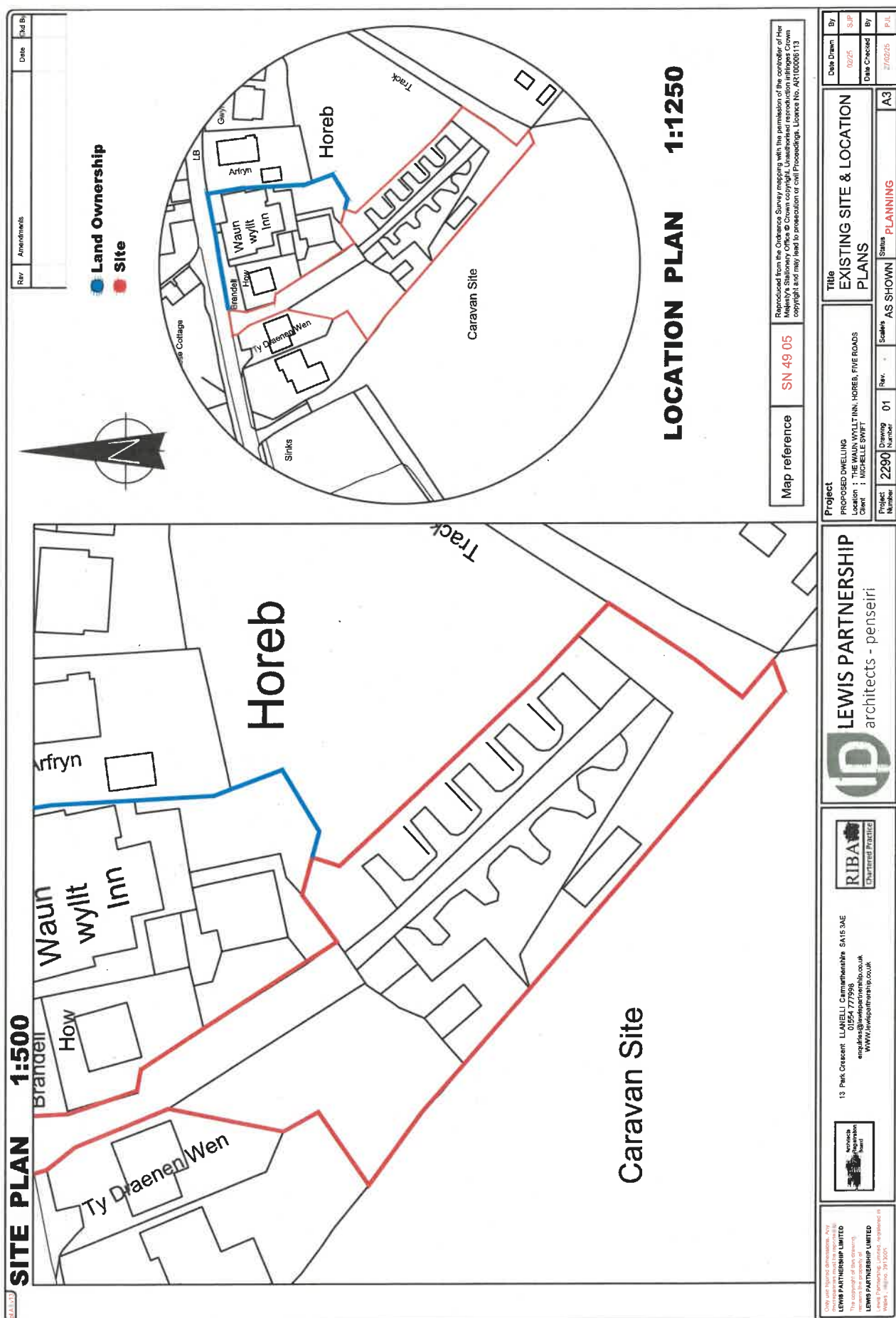
A2

All dimensions are in millimetres unless otherwise stated. For more information from the 'Drawing' Check, dimensions are in millimetres. Drawings are copyright of Pencaerneth Williams Architecture Ltd and must not be altered, reproduced or used in any way without the written consent of the firm.

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154a Sandy Road, Llanelli

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Site and Location plan
Ref: PWA-115 | Drawn: LJM
Date: 01/24/23 | Checked: Checker
Status: Concept | Plan No: A002
Revision: Scale: As indicated



Application No.	Location	Development
The following applications have been determined under the Clerk's delegated powers:		
PL/09956	Mr R Charles 21 Graigwen Llwynhendy Llanelli (Bynea Ward)	Rear two storey extension and front porch.
Recommendation – no objection.		
PL/09965	Ms D Evans 55 Elgin Road Pwll Llanelli (Hengoed Ward)	New entrance and stairs to the first floor, first floor balcony, new patio doors, front extension over existing one.

Recommendation – no objection provided the first-floor balcony had no detrimental impact on the amenity and privacy of the rear gardens of neighbouring dwellings.

Date Produced: 26-Sep-2025

Scale: 1:1250 @A4



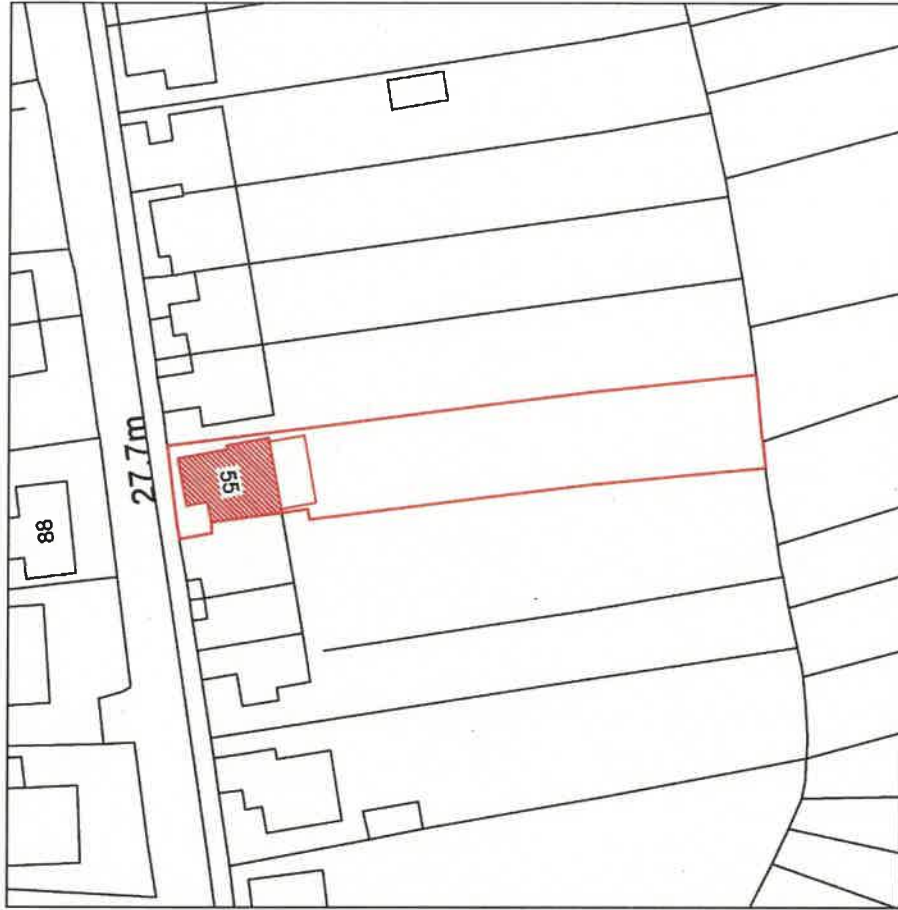
Planning Portal Reference: PP-14143835v1

ITEM NO. 4(1)





LOCATION MAP SCALE 1:1250



BLOCK PLAN SCALE 1:500

DO NOT SCALE FROM DRAWING!

Date	Changes

Client DEBBIE EVANS	Job Title REMODELLING WITH NEW ENTRANCES AND BALCONY	Job No 25-999
Site 55 EGLAIN ROAD PWLL LLANELLI SA15 4AF	Architect Nicole Jones Architect RIBA 6 Myrddin Crescent Carmarthen SA31 1DX Tel: 01287-230762	Date 04.09.2025 Scale 1:1250 & 1:500 Size A3 Drawn NJ
Drawing Title LOCATION / BLOCK PLAN		Drawing No A

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