

LLANELLI RURAL COUNCIL

MEETING NOTES

At a Planning and Liaison Committee Meeting hosted at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli and via remote attendance on Tuesday, 26 August, 2025, at 4.45 p.m.

PRESENT: Cllrs. S. R. Bowen, S. L. Davies, S. N. Lewis, J. Lovell, K. Morgan and A. J. Rogers (committee chairman).

ABSENT: Cllrs. A. Evans, S. M. T. Ford, S. K. Nurse.

Agenda Items:

1. Apologies for absence.

Cllrs. M. V. Davies and E. M. Evans.

2. Members' Declarations of Interest.

Cllr. S. R. Bowen Item 3(2) - personal interest
Cllr. S. L. Davies Item 5 – personal interest

3. Planning applications.

The committee agreed its response to be submitted to Carmarthenshire County Council in respect to the following planning applications:

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| (1) | PL/09671 | Verge to the north of Parc y Scarlets, Llanelli – no objection to the application. |
| (2) | PL/09705 | Dafen Employment Site, Land off Heol Rhosyn, Dafen, Llanelli - no objection to the application. |
| (3) | PL/09726 | Ysgol Gyfun Y Strade, Sandy Road, Llanelli – no objection to the application. |
| (4) | PL/09731 | 73 Pwll Road, Pwll, Llanelli – objection to the application on certain grounds. |
| (5) | PL/09740 | 4 Clos Dan y Lan, Llanelli – no objection to the application. |

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:

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| (1) | PL/09661 | Harbour View, Herberdeg Road, Pontyates, Llanelli – no objection to the application. |
| (2) | PL/09673 | 4 Stradey Hill, Pwll, Llanelli – no objection to the application subject to certain provisions. |
| (3) | PL/09695 | 58 Rehoboth Road, Five Roads, Llanelli – no objection to the application. |

Noted.

5. The Developments of National Significance (Procedure) (Wales) Order 2016 (As Amended) – Publicity and Consultation before Applying for Planning Permission Notice Under Articles 8 and 9 (2) at Pendderi Road Solar Farm, located on land east of Pendderi Road, Llanelli.

(1) Community consultee notices – Articles 8 and 9(2)

(2) Engagement with the local community

Correspondence was received from Lighthouse Development Consulting with regards to the above project. This was to provide the opportunity to comment directly to the developer on a proposed Development of National Significance (DNS) prior to the submission of a planning application to the Welsh Ministers.

The site area measured 50.06 hectares predominantly within agricultural fields separated by hedgerows located to the east of Bynea, Llanelli. The site also included a linear connection corridor extending south to Trostre Substation, Llanelli.

The application proposed a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 35MW, including permanent grid connection hub, mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping biodiversity net benefit and environmental enhancements for a temporary period of 40 years as well as the demolition of existing farm buildings on site.

Following consideration and discussion of the information bundle, including the Planning, Design and Access Statement, it was decided that the council's initial observations outlining the merits/demerits of the proposal be relayed to the planning agents dealing with the local consultation process and that a copy of the response be sent to Carmarthenshire County Council – the local planning authority, for general information. Furthermore, the council shall formally respond to the planning application as soon as the pre-application stage of the planning process had concluded and once the application had been submitted to Welsh Government Ministers, paying particular attention to the Pre-Application Consultation (PAC) Report generated because of this initial consultation before deciding whether to support or object to the application.

6. Consultation before applying for planning permission – land at Pen y Fai Lane, Llanelli.

Members received correspondence from GJP Planning and Development Consultancy representing Clews Homes regarding a pre-application consultation exercise in relation to the proposed demolition of an existing building and proposed residential development at land at Pen y Fai Lane, Llanelli.

During discussion of the information bundle prepared in support of the pre-application consultation exercise it was noted that the site adjoined a parcel of land that benefitted from a recent planning permission for 13 dwellings (Planning reference: S/36817) referred to as phase 1 in the Planning, Design and Access Statement. It was observed that given the principal of development had been established following approval of the phase

1 development and the fact that the planned phased 2 development proposal would be accessed using the phase 1 estate road and was located within settlement development limits, then it was likely the proposal would be looked upon favourably by the local planning authority, Carmarthenshire County Council when a formal planning application was eventually submitted. Nevertheless, members felt that Penyfai Lane was inadequate to cope with the increase in vehicular traffic brought about by the two development phases, particularly the junction point with Cwmbach Road, which was a general highway safety concern. Moreover, members expressed the view that if the planning application was ultimately approved by the county council, and given it was classed as major development, then a Section 106 Agreement should be entered into with Clews Homes, for local community benefit, the proceeds of which could be subsequently invested in green infrastructure projects in the Furnace area. It was agreed that these initial observations be relayed to the applicant's planning agents for prior consideration before the formal planning application was submitted.

7. Proposed Radio Base Station Upgrade at White Lion Garage, Pemberton Road, Llanelli

Correspondence was received from Avison Young representing Cornerstone (a mobile infrastructure services company) in relation to the proposed telecoms development works at the above location. The work entailed replacing an existing 15m monopole and six antennas with a 20m monopole, six new antennas and one new 300mm dish with associated ancillary works. The writer advised the proposed scheme constituted permitted development and so did not require a prior approval/planning application to be submitted to Carmarthenshire County Council, however, a notification letter would be issued to inform the county council of the operator's intention to utilise permitted development rights for the planned works.

The correspondence was noted.

The meeting concluded at 5.40 p.m.