

4 August, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 117 - 120

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, 4 August, 2025 at 4.45 p.m.

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

Cllrs.

M. V. Davies	J. Lovell
N. Evans	K. Morgan
S. N. Lewis	A. G. Stephens

Absent: S. R. Bowen, A. Evans, S. M. T. Ford, S. K. Nurse

117. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. L. Davies (Cllr. A. G. Stephens deputising) and E. M. Evans (Cllr. N. Evans deputising).

118. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

119. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows: -

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

Recommendation – no objection.

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Application No.	Location	Development
PL/09623	Mr H Davies Mid & West Wales Fire & Rescue Service Unit 5 Heol Aur Dafen Industrial Estate Llanelli	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.

Recommendation – no objection.

PL/09638	Mr J Cross 6 Llandafen Road Llanelli	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 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 two flats would 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 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. 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. The development proposal was considered 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 was generally felt the proposal would have a detrimental impact on the amenity and privacy of neighbouring dwellings, particularly the enjoyment of the rear gardens.

PL/09660	Mr K Williams Tiermacspird Tramway Road Pwll Llanelli	Proposed ground floor side extension, first floor side balcony with cantilever detached workshop.
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Recommendation – no objection provided the proposed balcony had no detrimental impact on the amenity and privacy of neighbouring dwellings.

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120. PLANNING APPLICATIONS DETERMINED UNDER THE CLERK'S DELEGATED POWERS

Members were informed that the Clerk had dealt with the following planning applications under the scheme of delegated powers.

Application No.	Location	Development
PL/09465	Coptic Church Pwll Road Pwll Llanelli	Submission of amended plans further consultation. 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.

Recommendation – no objection provided the comments received from Historic Buildings and Places case officer were met in full by the applicants.

PL/09578	Mr J & J Smith & Families Land south of Coed y Ffarm Felinfoel, Llanelli	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.

RESOLVED that the information be noted.

Arising out of general discussion of the above, Cllr. J. Lovell commented that regarding PL/09465, he had been contacted by several residents objecting to the application. Furthermore, there had been considerable local opposition to the application. This was duly acknowledged and the Clerk reminded committee members about the historical context and background associated with the application. The detail of which which had been previously communicated and explained to members, and prior to responding to the local planning authority, under the scheme of delegated powers. It was also acknowledged that local assertions had been made about the extent of the works annotated in the application and moreover, claims of unauthorised works. These assertions and claims were a matter for Planning Enforcement Officers at Carmarthenshire County Council to possibly consider and subsequently investigate. This council had fulfilled its role in its capacity as a stakeholder consultee. Its consultation response in support of the application had been influenced by the consultation response recorded on the

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planning portal website received from Historic Buildings and Places. The organisation was generally supportive of the application, subject to certain matters being subsequently confirmed or agreed by the applicant with the county council case officer dealing with the application.

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The meeting concluded at 5.00 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 9 September, 2025, adopted by the Council.