

26 August, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 121 - 127

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 Tuesday, 26 August, 2025 at 4.45 p.m.

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

Cllrs.

S. R Bowen	S. N. Lewis
S. L. Davies	J. Lovell
K. Morgan	

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

121. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. V. Davies and E. M. Evans.

122. MEMBERS' DECLARATIONS OF INTEREST

Cllrs. S. R Bowen declared a personal interest in Minute No. 123 (PL/09705) as he ran a business from the site. Cllr S. L. Davies declared a personal interest in Minute No. 125 as she had responded to the pre-application consultation in her capacity as a county councillor.

123. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows: -

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Application No.	Location	Development
PL/09671	Miss A Boyce Verge to the north of Parc y Scarlets, Llanelli	Construction and operation of a micro energy storage project.

Recommendation – no objection.

Cllr. S. R Bowen declared a personal interest in PL/09705 below as he ran a business from the site.

PL/09705	The Welsh Ministers Dafen Employment Site Land off Heol Rhosyn Dafen Llanelli	Hybrid planning application comprising: 1. Full planning permission for the construction of new access roads, associated infrastructure (including drainage) and engineering works to form the plots (Total Site Area 5.14ha): 2. Outline Planning Permission (all matters reserved – apart from access) for new industrial units on the plots – Class B1/B2/B8 use (Outline Site Area 2.65ha).
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Recommendation – no objection.

PL/09726	Carmarthenshire County Council Ysgol Gyfun Y Strade Sandy Road, Llanelli	Demolition of caretaker's house and demountable classroom and construction of a detached, two-storey classroom to accommodate a Welsh Immersion Centre.
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Recommendation – no objection.

PL/09731	Mr & Mrs C & R Thomas 73 Pwll Road Pwll, Llanelli	Proposed new build house.
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Recommendation – objection on the following grounds:

1. The scale and massing of the proposed dwelling was considered excessive for the plot and in comparison to neighbouring dwellings.
2. The proposed scale of the dwelling would leave the site with insufficient external amenity/garden space for the occupiers' general enjoyment of the proposed dwelling.
3. There would be a detrimental impact on the amenity and privacy of neighbouring dwellings brought about by the amount of fenestration depicted on the plans for the dwelling (particularly the rear elevation) and moreover the first-floor balcony would overlook neighbouring dwellings.
4. There were highway safety concerns associated with the proposed access/egress arrangements. Visibility upon exiting the plot was restricted by resident car parking bays in close proximity to the east and west of the entrance. Vehicles exiting to the west would need to edge out carefully

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Application No.	Location	Development
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PL/09731 continued

towards the centre of the road to avoid collisions with oncoming eastbound traffic because of inadequate visibility.

5. The application did not specify that surface water was separated from foul water and disposed of via soakaways or similar to prevent it from entering the sewer system and causing hydraulic overload of the sewer network.
6. The surrounding area was over-developed to the detriment of local infrastructure and constructing a new dwelling of this scale would exacerbate the situation.

PL/09740	Mr Cooper 4 Clos Dan y Lan Llanelli	Conservatory to the rear elevation.
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Recommendation – no objection

124. 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
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PL/09661	Mr G Molyneux Harbour View Herberdeg Road Pontyates Llanelli	Overall sizes of extension and external glazing design amended from previously submitted application PL/06713. Retrospective planning approval required for air source heat pump to the rear of the property.
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Recommendation – no objection.

PL/09673	Bevans Developments Ltd 4 Stradey Hill Pwll Llanelli	Variation of condition 2 on PL/05322 (include new side facing windows/door and first floor raised platform to side garden).
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Recommendation – no objection provided the raised platform had no detrimental impact on the amenity and privacy of neighbouring dwellings.

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Application No.	Location	Development
PL/09695	Mr C Townsend 58 Rehoboth Road Five Roads Llanelli	Proposed front porch, material alterations to dwelling, and improvement to access layout.

Recommendation – no objection.

RESOLVED that the information be noted.

125. 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

Cllr. S. L. Davies declared a personal interest in the following item as she had responded to the pre-application consultation in her capacity as a county councillor.

- (1) Community consultee notices – Articles 8 and 9(2)
- (2) Engagement with 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.

Generating up to 35 MW of electricity equated to enough electricity to serve the total power needs of around 10,689 average UK households per annum. In accordance with ‘Greenhouse gas reporting conversion factors 2024’ this would offset around 5,975 tonnes of CO2 per annum, and 239,000 tonnes over the life of the scheme.

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The proposed scheme would provide a significant amount of decentralised electricity and support the transition of electric vehicles and heating. It would also help to reduce Wales' reliance on imported fossil fuels and help gain more control over its energy provision and energy security.

The scheme had been sited and designed with consideration of the area's mining legacy. A small portion of the site lay within a Coal Development High Risk Area and contained one recorded mine entry. Despite these constraints, the layout avoided the densest concentrations of historic mining features and incorporated a robust landscaping strategy, including special-rich grassland and structural tree planting, which would enhance visual integration and deliver measurable biodiversity net benefit.

The site fell within Carmarthenshire County Council's administrative area. As such, policies contained within Carmarthenshire County Council Local Development Plan 2018 – 2033 were of relevance to the proposal.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 Act confirmed that the application should be determined in accordance with the Development Plan, unless material considerations indicated otherwise. Under Section 38(4) of the Act the Development Plan in Wales comprises the following:

- The National Development Framework for Wales;
- The Strategic Development Plan (SDP) for any strategic planning area that included all or part of that area: and
- The Local Development Plan (LDP) for that area.

Of relevance was the benefits of renewable and low carbon energy, as part of the overall commitment to tackle climate change and increase energy security, this was of paramount importance. The continued extraction of fossil fuels would hinder progress towards achieving overall commitments to tackling climate change.

The Strategic Regeneration Plan for Carmarthenshire 2015-2030 outlined the county's vision to become a component of the Swansea Bay City Region by 2030. The plan emphasised business growth retention, and specialisation; fostering a skilled and ambitious workforce; and maximising job creation. Integrating a solar farm aligned with these objectives by promoting sustainable energy solutions, attracting green investments, and creating employment opportunities, thereby contributing to the county's economic and environmental goals.

The proposals had been assessed against the relevant policies, and it was concluded that the proposed development was compliant with the Development Plan when taken as a whole. The public benefits of the proposal together with the economic and biodiversity benefits should weigh substantially in favour of granting permission.

Following careful consideration and discussion of the information bundle, including the Planning, Design and Access Statement, it was

RESOLVED that the council's initial general observations raised during the meeting discussion, 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

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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 findings of the Pre-Application Consultation (PAC) Report generated as a consequence of this initial community consultation, prior to deciding whether or not to support the application.

126. 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 Pen Y Fai 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, and it was

RESOLVED that the council's initial observations be relayed to the applicant's planning agents for consideration.

127. PROPOSED 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.

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Following discussion, it was

RESOLVED that the correspondence be noted.

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The meeting concluded at 5.40 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.