

6 October, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 171 - 174

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, 6 October, 2025 at 4.45 p.m.

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

Cllrs.

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

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

171. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. E. M. Evans.

172. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

173. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows: -

Application No.	Location	Development
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PL/09648	Mrs H Davies 2 Pentrepoeth Road Llanelli	Change of use from a D1 to a C3 for a residential dwelling.

Recommendation – objection on the grounds that the property was located on the flood plain.

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Application No.	Location	Development
PL/09884	Mr S Dembowicz 77 Brynawelon Llanelli	Two storey rear extension.
Recommendation – no objection.		
PL/09902	Mr S Sharp 3 Heol Beili Glas Llanelli	Extension for the installation of a toilet.
Recommendation – no objection.		
PL/09907	Carys Jackman 9 Denham Avenue Llanelli	Demolition of single storey rear elements for replacement with two storey rear extension.
Recommendation – no objection provided: 1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings. 2. According to Natural Resources Wales the property was in a high-risk area of flooding from rivers whereby the chance of flooding is greater than 1 in 30 (3.3%). Therefore, it was recommended that the applicant prepared a flood consequence assessment report to demonstrate that the risk of flooding could be mitigated against and effectively managed in the development proposals.		
PL/09921	Mr G Quinnell 3 Clos Penyfai Llanelli	Proposed rear balcony and alterations to the existing conservatory.
Recommendation – no objection provided the proposed balcony had no detrimental impact on the amenity and privacy of neighbouring dwellings.		
PL/09932	Mr J Cronin Tyle Teg 30 Rehoboth Road Five Roads Llanelli	Alterations and extensions to bungalow.
Recommendation – no objection provided the scale of the extension was subordinate to the original dwelling.		

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174. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S DELEGATED POWERS

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

Application No.	Location	Development
PL/09661	WINS Sports Holdings Limited Former Calsonic Marelli Offices Llethri Road Felinfoel Llanelli	Change of use of part of office suite to day nursery.

Recommendation – no objection.

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The meeting concluded at 4.54 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 14 October, 2025, adopted by the Council.