

**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: -

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
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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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/09884</b>	Mr S Dembowicz 77 Brynawelon Llanelli	Two storey rear extension.
	Recommendation – no objection.	
<b>PL/09902</b>	Mr S Sharp 3 Heol Beili Glas Llanelli	Extension for the installation of a toilet.
	Recommendation – no objection.	
<b>PL/09907</b>	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.	
<b>PL/09921</b>	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.	
<b>PL/09932</b>	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.

<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/09661</b>	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.