

27 October, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 204 - 207

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, 27 October, 2025 at 4.45 p.m.

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

Cllrs.

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

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

204. APOLOGIES FOR ABSENCE

No apologies for absence were received.

205. MEMBERS' DECLARATIONS OF INTEREST

Cllrs. S. L. Davies declared a personal and prejudicial interest in Minute No. 206 (PL/09993) as she was a personal friend of the applicant. Cllr. A. Evans declared a personal interest in Minute No. 206 (PL/09993) as he knew the applicant.

206. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows: -

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Application No.	Location	Development
PL/09949	B Morgan 154A Sandy Road Llanelli	Variation of Condition 2, 4, 5 and 7 on PL/07628 (conversion of the application property to a 10-bed Care Home).

Recommendation – objection on the following grounds:

1. The conversion of the property into a residential care home represented a highly vulnerable development of the site and the land surrounding it was an area prone to flooding.
2. The applicant had failed to demonstrate that the care home residents could be integrated into the community with ready access to a GP surgery and access to shops which in the council's opinion contravened Local Development Plan Policy H6 – Residential Care Facilities.
3. Suitable and sufficient parking was not available within the curtilage of the site to accommodate sufficient space for care home stakeholders, staff and visitors including delivery vehicles, to service a ten-bedroom care facility and in the council's opinion, this contravened Local Development Plan H3 - Conversion or Sub Division of Existing Dwellings. This would be exacerbated with the retention of the rear outbuilding, which was supposed to be demolished to accommodate the on-site parking spaces approved under application PL/07628.
4. There were highway safety concerns when accessing and egressing the property site. When vehicles exit the property, visibility would be impeded from the on-coming traffic from the East heading towards Burry Port in the West because of the proximity of on-street resident parking bays on Sandy Road. Conversely accessing the site from the West would impede traffic flow and create traffic tailbacks and queues for the high volume of traffic heading towards Llanelli town centre.

Cllr. S. L. Davies declared a personal and prejudicial interest in the following item as she was a friend of the applicant and left the meeting before discussion commenced. However, to facilitate Cllr Davies' participation in the remainder of the business annotated on the agenda this item was considered as the last item of business. Cllr. A. Evans declared a personal interest in the following item as he knew the applicant.

PL/09993	Chef Smith Catering Ltd Waun Wyllt Inn Horeb Five Roads Llanelli	Demolition of the existing outbuilding and construction of one holiday let unit (Use Class C6) with indoor swimming pool and associated infrastructure works.
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Recommendation – no objection and that the application be supported.

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207. 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/09956	Mr R Charles 21 Graigwen Llwynhendy Llanelli	Rear two storey extension and front porch.
Recommendation – no objection.		
PL/09965	Ms D Evans 55 Elgin Road Pwll Llanelli	New entrance and stairs to the first floor, first floor balcony, new patio doors, front extension over existing one.

Recommendation – no objection provided the first-floor balcony had no detrimental impact on the amenity and privacy of the rear gardens of neighbouring dwellings.

RESOLVED that the information be noted.

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The meeting concluded at 5.04pm

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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 11 November, 2025, adopted by the Council.