

**17 November 2025**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 226 - 230**

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, 17 November, 2025 at 4.45 p.m.

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

**Cllrs.**

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

**Absent:** S. M. T. Ford, S. K. Nurse

**226. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. S. L. Davies, E. M. Evans (Cllr. N. Evans deputising).

**227. MEMBERS' DECLARATIONS OF INTEREST**

No declarations of interest were made.

**228. PLANNING APPLICATIONS**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows: -

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Application No.	Location	Development
<b>PL/10027</b>	Mrs A Kenyon-Thomas 9 Clos y Deri Dafen Llanelli	Proposed first floor extension to the side of existing dwelling.
Recommendation – no objection.		
<b>PL/10036</b>	Heineken Halfway Hotel 33 Glyncoed Terrace Llanelli	Replace an existing portacabin /modular building, that was in a poor condition, currently used for storage with a new steel container that would be used for the same purpose.
Recommendation – no objection.		
<b>PL/10053</b>	Mr R Jones 55 Stryd Bennett Llanelli	Installation of prefabricated studio in the rear garden of the property for sports massage business.
Recommendation – no objection provided:		
<ol style="list-style-type: none"><li>1. The proposed business use had no detrimental impact on the amenity and privacy of neighbouring dwellings.</li><li>2. The business use had no detrimental impact on highway safety and car parking provision in the immediate area brought about by clientele vehicles parking indiscriminately when attending appointments.</li></ol>		
<b>PL/10056</b>	Mr L Putemicki 1 Clos y Berllan Llwynhendy Llanelli	Retrospective planning permission for the erection of a small timber children's playhouse, located within the rear garden of the property. The structure was a lightweight, wooden playhouse designed purely for recreational use by children. It had no services, no insulation, and was entirely unsuitable for habitation. Its sole purpose was to provide a safe, dedicated space for children to play outdoors.

Recommendation – objection on the following grounds:

While the council wouldn't normally object to retrospective planning permission being granted for the construction of a children's playhouse in a garden, the council was of the opinion that:

1. The playhouse contravened Local Development Plan Policy GP1 Sustainability and High Quality Design in that it did not conform with or enhanced the character and appearance of the site or immediate area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing.

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<b>PL/10056 cont.</b>		
<p>2. The development had a significant impact on the amenity of adjacent land uses, properties, residents and the community. In particular the positioning and nature of use had the potential to cause unacceptable nuisance to pedestrians using the footpath/pavement running alongside the development because it sat at height above the boundary wall with windows opening outwards directly above the footpath/pavement.</p> <p>3. The development's proximity to the property boundary wall was an incongruous form of development compared to the immediate street scene.</p> <p>4. The development was likely to have a detrimental impact on the amenity and privacy of neighbouring dwellings.</p>		
<b>PL/10069</b>	Courtside Padel Limited Land part of Calsonic Sports Field Felinfoel	Installation of two padel courts, with perimeter fencing and associated equipment storage.
Recommendation – no objection.		
<b>PL/10083</b>	Eco Rust Proofing Brynhawddgar Cynheidre, Llanelli	Commercial workshop.
Recommendation – no objection provided:		
<p>1. The commercial use and development were appropriate in terms of scale and form and was not considered detrimental to the character and appearance of the immediate surrounding area.</p> <p>2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings in terms of the extent of screening of the containers/building structure and noise pollution generated from site operations as a direct result of the cleaning and repair processes associated with the commercial use.</p> <p>3. There was no detrimental impact on the environment and local biodiversity associated with the chemical cleaning processes and waste residue generated from site operations.</p> <p>4. If retrospective planning permission was granted, the extent of site operations and general activities should be regularised and controlled with appropriate conditions included within the permission to curtail and prevent expansion or growth beyond the current commercial enterprise, with such conditions being held in perpetuity.</p>		
<b>PL/10094</b>	Llanelli Company Globe Row Dafen, Llanelli	Siting of modular building to facilitate a customer sales office and implementation of additional security measures in the form of palisade fencing and security gates.
Recommendation – no objection.		

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**229. 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.

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Application No.	Location	Development
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PL/10040	Mr J Cross 6 Llandafen Road Llanelli	Four-bedroom House in Multiple Occupation (HMO) (Use Class C4).

Recommendation – objection as 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:

- (1) It did not appear from the submitted plans that appropriate access existed or could be provided, which did not give rise to any parking or highway safety concerns at the property. The development of the property into a four-bedroom house in multiple occupation was likely to generate up to four additional occupier vehicles requiring to be parked on site or within the immediate vicinity to the rear of the site (this did not include additional vehicular traffic brought about by visitors which would exacerbate the present limited parking arrangements further still). 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) A higher number of occupants would generate more waste. It did not appear from the submitted plans how the generation, treatment and disposal of waste could be satisfactorily accommodated and controlled.
- (3) The plans indicated that one communal living room and one bathroom would service the occupiers of the four bedrooms annotated on the plans. This was considered insufficient to service the needs of the occupants and represented a clear imbalance and was considered detrimental to the general design and planned functionality of the dwelling. Moreover, the proposal to accommodate four unrelated individuals in a small, terraced property with these limited communal facilities constituted overdevelopment. The proposed level of occupancy was considered excessive for the size and layout of the property and failed to provide adequate facilities for basic daily living.

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. It was generally felt the proposal would have a detrimental impact on the amenity and privacy of neighbouring dwellings particularly increased noise and disruption.

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Application No.	Location	Development
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**PL/10040 cont.**

4. HMOs required enhanced fire safety measures, including fire doors, smoke alarms, and safe escape routes. Upon examination of the current set of plans it was unclear whether the property could be suitably adapted to provide a safe escape route for all occupants without significant structural changes. Furthermore, the proposed layout might not meet the minimum space and amenity standards required for licensed HMOs, particularly in relation to shared facilities and room sizes. This could result in substandard living conditions.
5. The applicant had not provided a green infrastructure statement to demonstrate how biodiversity could be generally promoted or safeguarded.

**RESOLVED** that the information be noted.

**230. TOWN AND COUNTRY PLANNING ACT (1990) – PLANNING APPEAL  
– CAS-03726-H7D4Y3 - AP-7373 – TY CLYD, FIVE ROADS, LLANELLI**

Further to Minute No. 471 (PL/07246) (29 April, 2024, refers) members received correspondence from Carmarthenshire County Council informing that an appeal had been lodged with the Planning Inspectorate by the applicant in regard to the county council’s decision to refuse to allow the access arrangements, particularly retention of the construction kerbs and associated gravelled area as it was deemed this would create a significant danger to road users due to their position causing potential highway obstruction and a hazard to drivers.

**RESOLVED** that the information be noted.

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The meeting concluded at 5.00pm

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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 December, 2025, adopted by the Council.