

22 December, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 293 - 298

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, 22 December, 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: E. M. Evans, S. M. T. Ford, S. K. Nurse

293. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. A. Evans.

294. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

295. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows: -

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Application No.	Location	Development
PL/10203	Clews Homes Land at Pen y Fai Llanelli	Proposed demolition of existing dwelling and proposed residential development with associated works.
Recommendation – objection on the grounds:		
1.	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 previously circulated with the Pre-Application Consultation pack; wherein 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. However, the council continued to hold the view 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.	
2.	Moreover, 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. The council had it in mind to create a growing space forming part of a larger recreational and leisure scheme in the Furnace area on a parcel of land near the cricket ground and any proceeds derived from a Section 106 agreement would be put towards developing this project.	
PL/10284	Mr Cooper 4 Clos Dan y Lan Llanelli	Conservatory to the rear elevation.
Recommendation – no objection		
PL/10294	Llanelli Motor Company Globe Row Dafen Llanelli	Re-development of car showroom to accommodate speculative commercial units (Class B1, B2, B8 and A1, A3 uses)

Recommendation – no objection provided the proposed change of use represented a sensitive alternative use of the current building and had no detrimental impact on the character and appearance of the surrounding area or nearby residential amenity. In this regard the council did not believe under the B2 classification that heavy machinery or manufacturing would blend in with current site operations as they would potentially give rise to an increase in noise pollution and the production of industrial waste when the site was made up of commercial units.

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**296. PRE-APPLICATION CONSULTATION UNDER ARTICLE 2C:
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012 (AS AMENDED) PARC PENPRYS
LLANELLI**

Members received correspondence from Barty Power Limited regarding the proposed outline development at Parc Penprys, Llanelli, for the provision of an overspill car park and landscaped office park (Use Class E(g)). The Pre-Application Consultation period ran from 10 December, 2025 – 9 January, 2026 (inclusive).

Following discussion, it was

RESOLVED that the members views and observations be forwarded at this stage of the planning process indicating that the development proposal was generally supported in principle but subject to provisions namely:

- (1) The development was sympathetic and conducive to its sensitive location and surroundings. To this end an appropriate screening and landscaping scheme was to be submitted at the reserved matters stage of the planning process to screen/hide the business park from the crematorium buildings and grounds.
- (2) The landscaping scheme also needed to mitigate against the impact the development had on local biodiversity.
- (3) The overspill car park was designed and constructed to meet the needs of the crematorium.
- (4) Highways access to the site was accommodated by the provision of two entrances, one in proximity to the proposed overspill car park and another located in the southeastern corner of the site to be used as the main entry point to the site off the roundabout on the main road.

**297. INDUSTRY BEST PRACTICE INFORMAL PRE-APPLICATION
ENGAGEMENT CONSULTATION**

Members received correspondence from WHP Telecoms Limited regarding the proposed works at the existing telecommunications installation near Cae-Mawr Farm, Felinfoel Llanelli. Vodafone Limited in conjunction with Cornerstone had proposed upgrading the existing electronic communications site at the above address which was managed by Cellnex Limited. The writer informed that the installation upgrade was regarded as permitted development which did not require planning permission, and it was

RESOLVED that the information be noted.

298. SEASONAL GREETINGS

The Chairman wished members and staff a Merry Christmas and a Happy New Year.

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The meeting concluded at 4.59 p.m.

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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 13 January, 2026, adopted by the Council.