

2 February, 2026

LLANELLI RURAL COUNCIL

Minute Nos: 336 - 342

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, 2 February, 2026 at 4.45 p.m.

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

Cllrs.

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| M. V. Davies | S. N. Lewis |
| S. L. Davies | J. Lovell |
| E. M. Evans | K. Morgan |

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

336. APOLOGIES FOR ABSENCE

No apologies for absence were received.

337. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. L. Davies declared a personal interest in Minute No. 340 as she was in the process of responding to the development proposal in her capacity as a county councillor.

338. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows: -

| Application No. | Location | Development |
|------------------------|--|---|
| PL/10392 | CT ECO Ltd Land at Picton Sports Heol Aur Dafen | Storage container development and associated works. |

Recommendation – no objection.

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| Application No. | Location | Development |
|------------------------|--|---|
| PL/10419 | Mrs A James 51 Brynawelon Llanelli | To change steps on a principal elevation to an access ramp for a disabled person. It was currently a hard surface with some patio slabs forming steps. Drainage was located on the corner of the elevation which would be utilised for surface water, as now. |

Recommendation – no objection.

339. 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/10356 | Mr M Westcott Llanelli Tennis and Squash Club Denham Avenue Llanelli | The proposed development comprised the installation of two open-air padel courts at Llanelli Tennis and Squash Club, Denham Avenue, Stradey Park, Llanelli. The works included the removal of the existing disused tennis court surfacing and the construction of new engineered foundations and a reinforced concrete playing slab, together with steel-framed and tempered glass court enclosures. Low-level, directional LED lighting would be installed to illuminate the playing surface while minimising glare and light spill to surrounding areas. The development was contained within the footprint of the existing courts and would not result in any changes to site access or parking arrangements. |

Recommendation – no objection.

RESOLVED that the information be noted.

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340. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) ('THE 1990 ACT') THE DEVELOPMENT OF NATIONAL SIGNIFICANCE (WALES) REGULATIONS 2016 (AS AMENDED) ('THE DNS REGULATIONS') THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016 (AS AMENDED) ('THE DNS PROCEDURE ORDER') DNS CAS-04012-T8Y8D2 – LAND TO THE EAST OF PENDDERI ROAD, PENDDERI, LLANELLI.

Cllr. S. L. Davies declared a personal interest in the following item as she was in the process of responding to the development proposal in her capacity as a county councillor.

Further to Minute No. 125 members received correspondence from the Welsh Government following the submission of a planning application by Windel Solar 11 Ltd. for the installation of a solar farm comprising ground mounted solar PV panels with generating capacity of up to 35MW, for a temporary period of 40 years, including associated infrastructure as well as the demolition of the existing farm buildings.

Members carefully considered the accompanying document bundle including the Design and Access Statement and the Pre-Application Consultation (PAC) report. The PAC report responded to the initial points made by the council alongside other stakeholders and consultees during the pre-application stage of the DNS process. The Clerk led members through the various documents, highlighting the mitigating measures put forward by the company in direct response to the consultation exercise.

Following discussion, it was

RESOLVED to write to:

1. Welsh Government conveying the council's views regarding the following points and observations as follows:

- The council supports the principle of solar farm development.
- The council's pre-application concerns had been recognised and was satisfied with the proposed mitigation measures now making up the formal planning application, particularly regarding removing solar panels in their entirety from fields 4, 11 and 15 respectively, to create a wider buffer zone between the solar farm and residential properties on the western perimeter of the site.
- The council was also pleased that the scheme had been carefully refined to address the perceived negative impacts on Brynteg Farm.
- The importance of regularising the reinstatement of the site upon decommissioning of the solar farm, via a planning condition should planning permission be granted. Furthermore, whether any form of indemnity ought to be pursued should the operator cease operations/trading and was unable to decommission the site by default.
- The council intended contacting the company regarding how and the extent of its community benefit contribution.

2. Windel Solar 11 Ltd about how and to what extent the company intended delivering a community benefit contribution outside the formal planning process.

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341. THE COUNTY OF CARMARTHENSHIRE (WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD) (WAITING RESTRICTION AND STREET PARKING PLACES) CONSOLIDATION (VARIATION NUMBER 43) ORDER 2026.

Members received correspondence from Carmarthenshire County Council regarding the creation of new disabled badge holders’ parking bay outside number 164 Sandy Road, Pwll, Llanelli and to revoke the existing parking bay outside 27 Bryngwyn Road, Dafen, Llanelli.

RESOLVED that the proposals set out in the Order be supported in so far as they impacted arrangements withing the council’s administrative area.

342. PLANNING APPEAL DECISION – PL/07246 – CAS-03726-H7D4Y3 – TY CLYD, FIVE ROADS.

Further to Minute No. 230 members received correspondence from Carmarthenshire County Council informing of an appeal decision against the refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted. The appeal had been dismissed by the Planning and Environment Decision Wales Inspectorate.

RESOLVED that the information be noted.

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The meeting concluded at 5.16 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 10 February, 2026, adopted by the Council.