

20 July, 2026

LLANELLI RURAL COUNCIL

Minute Nos: 111 - 116

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, 20 July, 2026 at 4.45 p.m.

Present: Cllr. S. R. Bowen (Vice Chairman (in the chair))

Cllrs.

S. L. Davies	J. Lovell
T. M. Donoghue	K. Morgan
A. Evans	S. K. Nurse
S. N. Lewis	A. J. Rogers

Absent: S. T. M. Ford.

111. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. V. Davies, E. M. Evans (Cllr. A. J. Rogers deputising) and R. E. Evans (Cllr. S. N. Lewis deputising).

112. MEMBERS' DECLARATIONS OF INTEREST

The following members declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
113 PL/10919	S. L. Davies	Personal and prejudicial interest – she was a neighbouring landowner and known to the applicant.
113 PL/11091	S. R. Bowen	Personal interest – he rented a unit in the same building.

113. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
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Cllr. S. L. Davies declared a personal and prejudicial interest in respect of the following matter (PL/10919) as she was a neighbouring landowner and known to the applicant.

PL/10919	Mr D. & Mrs C. Saunders Gee Gee Business Lliedi Fach Cynheidre Llanelli	Erection of a hay and implement shed – land part of Lliedi Fach.
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Recommendation – no objection

PL/10926	C K Supermarkets Former Filling Station Cwmfelin Road Bynea Llanelli	Retrospective planning application for new convenience store and associated parking.
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Recommendation – no objection.

PL/10961	Mr and Mrs C Waters 31 Carnhywel Llanelli	Attic conversion with dormers.
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Recommendation – no objection provided:

1. The Local Planning Authority was satisfied that the proposal complies with Policies GP1, GP6, EQ4 and EP3 of the Carmarthenshire Local Development Plan.
2. The development proposal was not regarded as an incongruous form of development when compared to other properties in the immediate street scene.
3. The council requested that any consent should secure the biodiversity enhancement measures recommended in the submitted bat survey, including the proposed bat box, bird nesting provision and native planting, and that appropriate surface water drainage arrangements were addressed.

Cllr. S. R. Bowen declared a personal interest in respect of the following matter (PL/11091) as he rented a unit in the same building.

PL/11091	Mr and Mrs J Thorne Amiad House Units 1-2 Heol Rhosyn Dafen Llanelli	Change of use of part of offices to a dance studio with the retention of two gymnasiums.
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Recommendation – no objection

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114. PLANNING APPLICATION 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/10910	Ms S Jenkins 136 Maes y Glo Llanelli	Outbuilding built for the purpose of a garden room, gym, additional storage and office.

Recommendation – no objection provided:

The Local Planning Authority was satisfied that the proposal complied with Policies GP1 and GP6 of the Carmarthenshire Local Development Plan in addition to the following criteria:

1. There was no detrimental impact on the property's garden amenity space.
2. The proposal did not hamper, obstruct, or interfere with general access along the public right of way at the rear property boundary.
3. The application had been submitted retrospectively following the discovery that permitted development rights had been removed from the property. Should planning permission be granted, an appropriate condition should be imposed confirming that the ancillary domestic garden room shall remain ancillary to the enjoyment of the existing dwellinghouse and shall not be occupied as a separate unit of residential accommodation

PL/10918	Mr L Jenkins Plas Bach Five Roads Llanelli	Single-storey extension to existing dwellinghouse.
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Recommendation – no objection provided:

1. The Local Planning Authority being satisfied that the proposal complied with Policies GP1, GP6, EQ4 and EP3 of the Carmarthenshire Local Development Plan.
2. Any consent secured the ecological enhancement measures recommended in the bat survey, including the bat box and biodiversity improvements.
3. Appropriate drainage and Welsh Water advisory requirements were addressed.

RESOLVED that the information be noted.

115. PROHIBITION OF WAITING AT ANY TIME – ISCOED, LLANELLI

Correspondence was received from Carmarthenshire County Council informing of a request that had been received for the introduction of an extension to the Prohibition of Waiting at Any Time at Iscoed, Llanelli.

The proposed No Waiting at Any Time restrictions were considered necessary to protect a newly constructed footway in the interest of road safety. They helped maintain adequate visibility,

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prevented obstruction, and supported the safe and free flow of traffic, considering existing property accesses and nearby junctions.

RESOLVED that the correspondence be noted.

**116. TOWN AND COUNTRY PLANNING ACT (1990) - PLANNING APPEALS
– GATEWAY HOLIDAY PARK, BYNEA, LLANELLI
(1) ENF/00557– AP-7871**

Members received correspondence from Carmarthenshire County Council informing of an appeal that had been lodged with the Planning Inspectorate by the applicant regarding the alleged breach of planning permission of the erection of glamping pods and associated infrastructure.

(2) ENF/02199 – AP-7868

Members received correspondence from Carmarthenshire County Council informing of an appeal that had been lodged with the Planning Inspectorate by the applicant regarding the alleged breach of planning permission of the stationing of static caravans and associated infrastructure.

(3) ENF/02649– AP-7870

Members received correspondence from Carmarthenshire County Council informing of an appeal that had been lodged with the Planning Inspectorate by the applicant regarding the alleged breach of planning permission to allow the material change of use from agricultural to caravan site and associated infrastructure.

(4) ENF/02914 – AP-7878

Members received correspondence from Carmarthenshire County Council informing of an appeal that had been lodged with the Planning Inspectorate by the applicant regarding the alleged breach of planning permission for the extension to the club house and underpass.

RESOLVED that the correspondence be noted and it was agreed to confirm the council's objection to the planning application to Planning and Environment Decisions Wales (PEDW) in further support of Carmarthenshire County Council's decision to refuse planning permission for the proposal.

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The meeting concluded at 4.52 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 8 September, 2026, adopted by the Council.