

29 June, 2026

LLANELLI RURAL COUNCIL

Minute Nos: 80 - 86

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, 29 June, 2026 at 4.45 p.m.

Present: Cllr. E. M. Evans (Chairman)

Cllrs.

S. R. Bowen S. L. Davies
M. V. Davies T. M. Donoghue
R. E. Evans

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

80. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. A. Evans, J. Lovell and K. Morgan.

81. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. R. Bowen declared a personal interest in Minute No. 83, PL/10922, as he was an acquaintance of the applicant.

82. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/10759	Mr A Murray Land adjacent to 44 Tanygraig Road Bynea Llanelli	Proposed detached dwelling.

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Application No.	Location	Development
PL/10759 cont. Recommendation – no objection.		
PL/10904	Stoke Park Properties 84 Llwynhendy Road Llanelli	Change of use of dwelling house to HMO sui generis. Maximum seven persons.
Recommendation – objection on the following grounds:		
There was an inadequate level of supporting information submitted with the planning application, which prevented proper assessment. Solely based on the face of the application, it was considered that the proposal conflicted with the following LDP policies: Policy GP1, in that there was perceived harm to general residential amenity. Llwynhendy Road was a predominantly residential street characterised by single family dwellings. The proposed change represented a material intensification of use, introducing up to seven unrelated occupants. This was likely to result in increased noise levels from multiple occupiers, a greater frequency of vehicle movements at all hours, and increased general disturbance inconsistent with the existing residential character. Furthermore, there had been no noise impact assessment or management plan submitted to demonstrate that these impacts could be mitigated. Policy TR3, in that the proposal would have had a detrimental impact on parking and highway safety. A seven-person HMO would reasonably generate up to seven additional vehicles, thereby increasing competition for limited on-street spaces and further impairing or obstructing visibility and access along the road. The application failed to provide a parking layout for the property site. Policy TR3 required safe access and that development did not exacerbate parking congestion or highway hazards. Policy SP8 and Policy H2, in that the proposal represented overdevelopment and incompatibility with the area's character. Specifically, it represented overdevelopment of a single dwelling, intensifying occupancy beyond what was typical for the area. A seven-bedroom HMO in this location risked creating an imbalance in housing type by eroding the established family-based residential character, and it introduced a transient population that could weaken community cohesion. Moreover, the application failed to demonstrate that the size of this HMO was appropriate or needed in this specific location.		
PL/10966	Llanelli Tennis and Squash Club Denham Avenue Llanelli	Construction of two enclosed canopy structures over two previously approved padel courts, including associated structural supports, integrated rainwater drainage infrastructure and ancillary works.

Recommendation – no objection.

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Application No.	Location	Development
PL/10992	Mrs C Grennan 45 Llethri Road Felinfoel Llanelli	Two storey and single storey extension to the rear of the existing property.

Recommendation – no objection.

83. 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/10922	Mr J Phillips-James 6 Stradey Road Llanelli	Replace existing glass conservatory with extension and first storey extension over existing side elevation. Propose to clad the upper half of the side and front elevation.

Cllr. S. R. Bowen declared a personal interest in respect of the following matter (PL/10922) as he was an acquaintance of the applicant.

Recommendation – no objection provided the applicant submitted a flood consequences assessment because according to Natural Resources Wales's Flood Map the site was partially situated within flood zone 3 and flood zone 2 and because flood zone 3 also surrounded the perimeter of the site. The flood consequences assessment must explicitly prove the development would be safe over its lifetime and would not increase flood risk to surrounding properties in the immediate area or elsewhere.

PL/10924	Mr J Perrott 63 Oaklands Swiss Valley Llanelli	Proposed erection of a porch to front elevation.
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Recommendation – no objection.

PL/10939	Mr A Thomas 167 Bryn Uchaf	Proposed rear conservatory addition.
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Application No.	Location	Development
PL/10939 cont.	Bryn Llanelli	
Recommendation – no objection.		
PL/10962	Ms L Jones Penybryn Felinfoel to Llannon A476 Felinfoel Llanelli	Proposed roof renewal to include attic truss.

Recommendation – no objection provided the proposal was not regarded as an incongruous form of development when assessed against the original character of the dwelling and neighbouring properties.

RESOLVED that the information be noted.

84. TOWN AND COUNTRY PLANNING ACT (1990) – CAS-04735-W8M5C7-PL/09322 – 152 SANDY ROAD, LLANELLI

Further to Minute No. 414 (8 April 2026 refers), correspondence from Carmarthenshire County Council was received, informing of an appeal decision made by Planning and Environment Decision Wales to refuse planning permission in relation to the change of use from a domestic garage to a car/motorbike repair business. The appeal was dismissed.

RESOLVED that the information be noted.

85. CARMARTHENSHERE COUNTY COUNCIL'S REVISED LOCAL DEVELOPMENT PLAN 2018-2033 – DRAFT SUPPLEMENTARY PLANNING GUIDANCE

Members considered Carmarthenshire County Council's Revised Local Development Plan 2018–2033 consultation document on the supplementary planning guidance for affordable housing and planning obligations. Following general discussion, it was

RESOLVED that while no views were expressed regarding the content of the supplementary planning guidance, it was agreed that the Clerk would write to Carmarthenshire County Council on behalf of members to highlight concerns about the detrimental impact of large-scale development proposals on highways infrastructure, school place provision, libraries, and access to community services such as doctors and dentists, which were often overlooked within the Section 106 planning obligations framework.

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**86. PROPOSED COMMUNICATIONS INSTALLATION FOR EE LIMITED
AT GLYNGWERNEN UCHAF FARM, PENPRYS ROAD, FELINFOEL,
LLANELLI – NGR E:253910 N: 202615**

Members received, for information, correspondence from WHP Telecoms Limited regarding the proposal to install a new 10kVA generator on a new concrete foundation as part of plans to replace Airwave TETRA, the communications system used by the Emergency Services, with a new system called the Emergency Services Network.

RESOLVED that the information be noted.

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The meeting concluded at 5.07 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 14 July, 2026, adopted by the Council.