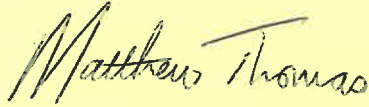


**CYNGOR GWLEDIG LLANELLI**  
Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD  
Ffôn: 01554 774103

**PWYLLGOR CYSWLLT A CHYNLLUNIO**

I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,  
Ddydd Mawrth, 1 Medi, 2026, 4.45 y.h.



**CLERC y CYNGOR**

25 Awst, 2026

**AGENDA**

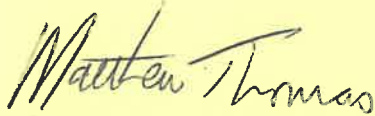
1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
  - (1) PL/11234 Panteg Service Station, Heol Panteg, Llanelli
  - (2) PL/11238 3 Aelybryn, Pwll, Llanelli
  - (3) PL/11244 The Harry Watkins, 2 Heol Millfield, Llanelli
  - (4) PL/11266 Former Pinoplis, Heol Sandy, Llanelli
4. Deddf Cynllunio Tref a Sir (1990) – CAS-04815-N4N9K4 – PL/10040 – 6 Heol Llandafen, Llanelli – yn dilyn Cofnod Rhif 393, (16 Mawrth, 2026), i nodi gohebiaeth gan Gyngor Sir Gaerfyrddin yn rhoi gwybod am benderfyniad apel i gellir caniatáu caniatâd cynllunio mewn perthynas â Tŷ 4-ystafell wely mewn Llogi Lluosog (HMO) (Dosbarth Defnydd C4). Gadawyd yr apel.

**Aelodau'r Pwyllgor:**

**Cyng.** E. M. Evans (Cadeirydd y Pwyllgor), S. R. Bowen (Is-Gadeirydd y Pwyllgor), T. M. Donoghue (Cadeirydd y Cyngor), M. V. Davies, S. L. Davies, A. Evans, R. E. Evans, S. M. T. Ford, J. Lovell, K. Morgan a S. K. Nurse.

**LLANELLI RURAL COUNCIL**  
**Vauxhall Buildings, Vauxhall, Llanelli, SA15 3BD**  
**Tel: 01554 774103**

**PLANNING AND LIAISON COMMITTEE**  
**To be hosted at the Council Chamber and via remote attendance on**  
**on Tuesday, 1 September, 2026, at 4.45 p.m.**



**CLERK to the COUNCIL**

25 August, 2026

**AGENDA**

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Planning Applications – to agree the council's response in respect of the following planning applications received from Carmarthenshire County Council:-
  - (1) PL/11234 Panteg Service Station, Llanelli
  - (2) PL/11238 3 Aelybryn, Pwll, Llanelli
  - (3) PL/11244 The Harry Watkins, Llanelli
  - (4) PL/11266 Former Pinoplis, Sandy Road, Llanelli
4. Town and County Planning Act (1990) – CAS-04815-N4N9K4 – PL/10040 – 6 Llandafen Road, Llanelli – further to Minute No. 393 (16 March, 2026 refers), to note correspondence from Carmarthenshire County Council informing of an appeal decision to allow planning permission in regard to 4-bedroom house in Multiple Occupation (HMO) (Use Class C4). The appeal was allowed.

**Members of the Committee:**

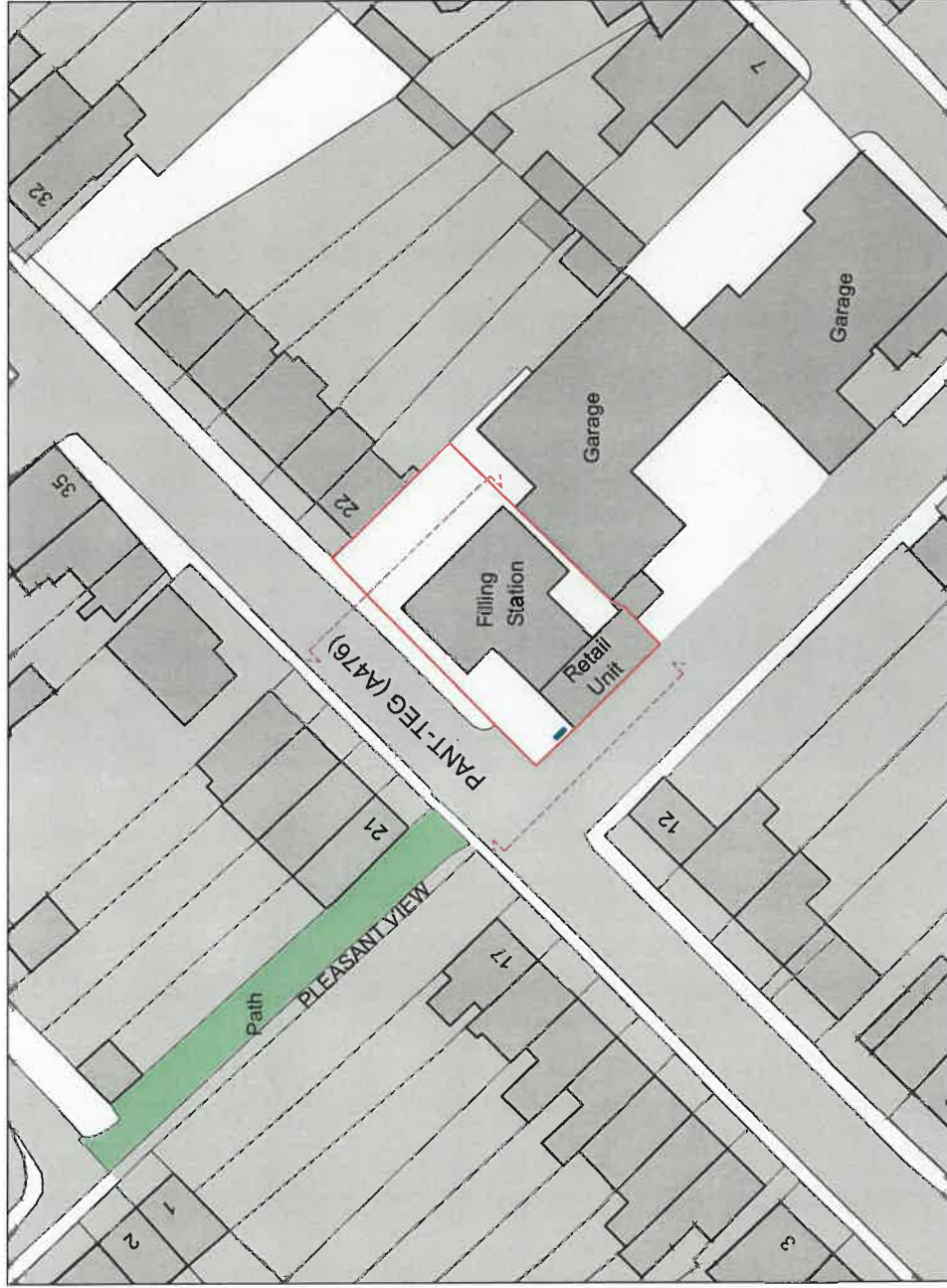
**Cllrs.** E. M. Evans (Chairman of Committee), S. R. Bowen (Vice-Chairman of Committee), T. M. Donoghue (Chairman of Council), M. V. Davies, S. L. Davies, A. Evans, R. E. Evans, S. M. T. Ford, J. Lovell, K. Morgan and S. K. Nurse.

| Application No.              | Location                                                                  | Development                                                                                                                                                                                                                                                      |
|------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PL/11234                     | Panteg Service Station<br>Panteg Road<br>Llanelli<br><br>(Felinfoel ward) | Proposal for the upgrade of an existing poster advertisement with a double-sided D6 small-scale digital screen.                                                                                                                                                  |
| Recommendation: no objection |                                                                           |                                                                                                                                                                                                                                                                  |
| PL/11238                     | S. Corey-Wright<br>3 Aelybryn<br>Pwll<br>Llanelli<br><br>(Hengoed ward)   | Demolish existing rear conservatory and construct new rear ground floor extension.                                                                                                                                                                               |
| Recommendation: no objection |                                                                           |                                                                                                                                                                                                                                                                  |
| PL/11244                     | The Harry Watkins<br>2 Millfield Road<br>Llanelli<br><br>(Felinfoel ward) | Change of use from betting shop (general retail shop ancillary to the adjoining public house) to a single dwelling.                                                                                                                                              |
| Recommendation: no objection |                                                                           |                                                                                                                                                                                                                                                                  |
| PL/11266                     | Former Pinopolis<br>Sandy Road<br>Llanelli<br><br>(Hengoed ward)          | Demolition of the Pinopolis Family Entertainment Centre (Use Classes D2/A3) and its replacement with a discount retail foodstore (Use Class A1) together with associated new site access, parking, external lighting, drainage, landscaping and ancillary works. |

Recommendation: no objection providing:

- The development satisfies the current TAN 15 acceptability tests;
- there would be no unacceptable increase in flood risk to the A484 or other land;
- safe warning, closure and evacuation arrangements can be provided;
- the proposed finished-floor and threshold levels are satisfactory; and
- the final surface-water drainage scheme is workable, taking account of the high groundwater table and poor infiltration identified by the ground investigation.

The site is within Flood Zones 2 and 3, shallow flooding of the proposed building is theoretically possible during the design event, that the whole site may flood during the extreme event.



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**Title**  
Proposed Site Plan

**Address**  
Panteg Road, Panteg, Llanelli, SA1 5 3TF

**Client**

**Job No.**  
552/3  
27894

**Issued**  
13/07/26

**Scale**  
1:300 @ A3

**Key**

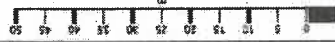
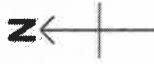
- 1. Boundary of Petrol Filling Station
- 2. Proposed Digital Display
- 3. Elevation Line

All information is to be checked on site for accuracy and fit. Only drawings with WP status with the appropriate revision are to be used for construction.





3 Aelybryn,  
Pwll,  
Llanelli,  
Carmarthenshire  
SA15 4AH



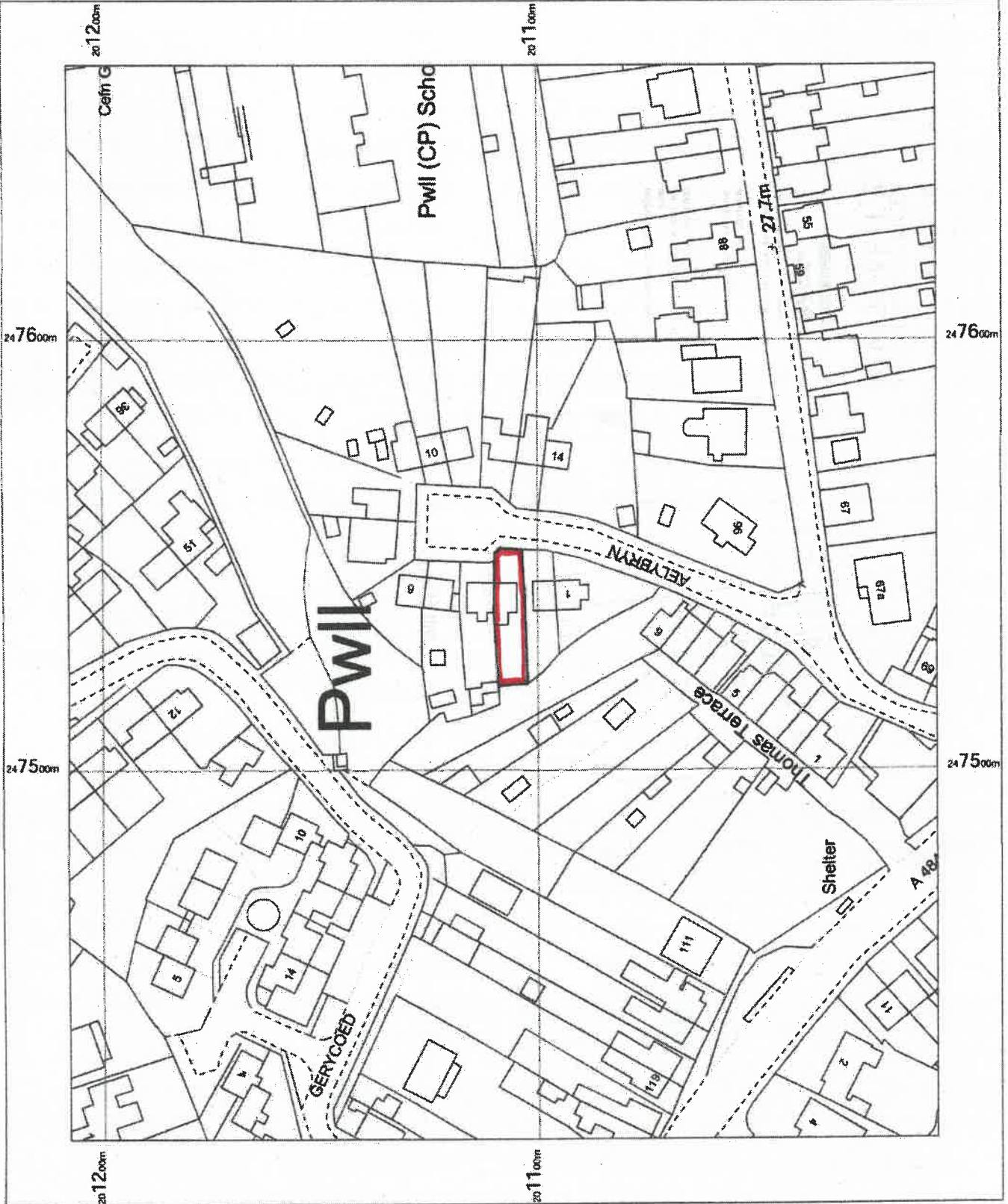
OS MasterMap 1:250,000/10000  
scale  
Thursday, September 4, 2025, 10:51  
BM1-012400000  
maps.blackwell.co.uk  
1:1250 scale print at A4 Centre:  
247639 E, 201108 N  
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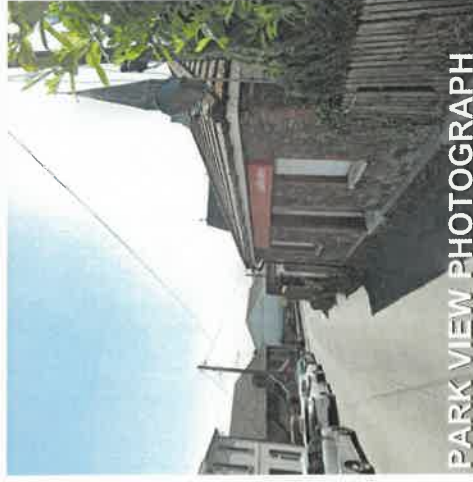
3 Aelybryn, SA15 4AH







AERIAL PHOTO



PARK VIEW PHOTOGRAPH



FRONT PHOTO



SITE PLAN 1:1250



BLOCK PLAN 1:500



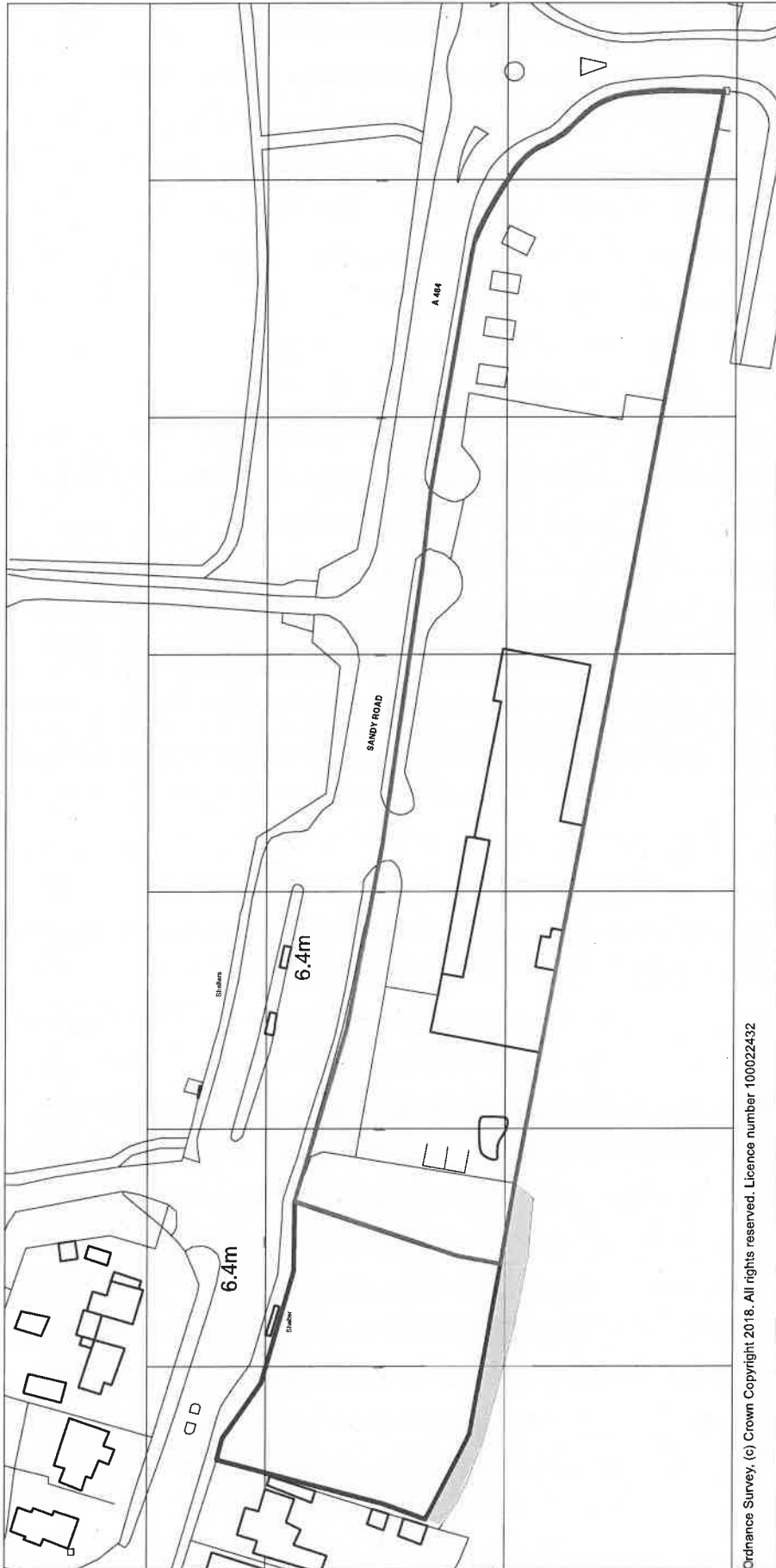
PARK VIEW PHOTOGRAPH

**Mr Paul Brookfield**  
 Project: 2 Millfield Rd, Felinfoel  
 Llanelli SA14 8HY

**LOCATION & BLOCK PLANS**  
 Scale: 1:1250 & 1:500 @ A3  
 Date: 01/08/2026  
 Drawing No.: 2MR/01  
 Rev A:

**ADi**  
 ARCHITECTURAL DESIGN & BUILDERS  
 Tel: 07978 784122  
 Email: shippard@adi.co.uk  
 40 Glamorgan Road, Swansea, SA2 0PT

Figures and dimensions are to be taken in preference to dimensions shown on drawings. All dimensions are to be rounded up to the next whole number. The drawing is the property of ADi and is to be used for the purpose of the project only. It is not to be used for any other purpose without the written consent of ADi. The drawing is the property of ADi and is to be used for the purpose of the project only. It is not to be used for any other purpose without the written consent of ADi.



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Scale bar 1:1250 @A4



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Glentworth Court, Lime Kiln Close,  
Sole Offord, Bristol, BS34 8SR  
+44 (0)117 931 2062  
www.kendallkingscott.co.uk

Do not scale this drawing

Project  
Llanelli, Sandy Road

Title  
27/03/2026 AS PLANNING  
Scale  
1:1250 AH R0 A4  
Filename  
240551 Planning Masters.vwx

Site location Plan

Project Number/Drawing Number  
240551-1000

Revision  
P02

P02 24/04/2026 AS AH Application boundary updated.  
P01 27/03/2026 AS AH Preliminary issue.

Check all dimensions and links on site  
This drawing is for information only and is not to be used for construction purposes. It is the responsibility of the user to ensure that the information provided is accurate and up to date. The user acknowledges that the information provided is for information only and is not to be used for construction purposes. The user acknowledges that the information provided is for information only and is not to be used for construction purposes.

**Kathryn Howells**

**From:** Planning Appeals <planningappeals@cararthenshire.gov.uk>  
**Sent:** 13 August 2026 09:22  
**To:** enquiries  
**Subject:** PL/10040 - Penderfyniad ar yr Apêl / Appeal Decision  
**Attachments:** PL\_10040 - - Appeal Decision - Allowed.pdf

**Safle / Site: 6 Llandafen Road, Llanelli, SA14 9BD**

**Datblygu / Development: 4-bedroom House in Multiple Occupation (HMO) (Use Class C4)**

**Cyfeirnod / Reference: CAS-04815-N4N9K4**

**Penderfyniad ar yr Apêl / Appeal Decision: Allowed**

---

**Deddf Cynllunio Gwlad a Thref 1990 / Town and Country Planning Act (1990)**

Annwyl Syr / Madam

I attach the **Planning and Environment Decision Wales** Appeal decision.

The decision and covering letter can also be viewed on the Appeals Casework Portal:  
<https://planningcasework.service.gov.wales>

---

Cofion | Regards

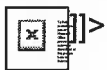
**Tîm Rheoli Datblygu | Development Management Team**

Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost |

Email: [planningappeals@cararthenshire.gov.uk](mailto:planningappeals@cararthenshire.gov.uk) | [planningappeals@sirgar.gov.uk](mailto:planningappeals@sirgar.gov.uk)

*Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg*  
*You are welcome to contact us in Welsh or English*



| LLANELLI RURAL<br>COMMUNITY COUNCIL |             |
|-------------------------------------|-------------|
| DATE                                | 13 AUG 2026 |
| FILE REF.                           |             |
| PASSED TO                           | P3L         |
|                                     |             |





## Appeal Decision

---

by Richard James Bsc (Hons) Msc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 13/08/2026

Appeal reference: CAS-04815-N4N9K4

Site address: 6 Llandafen Road, Llanelli, SA14 9BD

---

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Panthera Properties Ltd against the decision of Carmarthenshire County Council.
  - The application Ref PL/10040, dated 4 October 2025, was refused by notice dated 4 December 2025.
  - The development proposed is a 4-bedroom House in Multiple Occupation (HMO) (Use Class C4)
  - A site visit was made on 8 April 2026.
- 

### Decision

1. The appeal is allowed and planning permission is granted for a 4-bedroom House in Multiple Occupation (HMO) (Use Class C4) at 6 Llandafen Road, Llanelli, SA14 9BD, in accordance with the terms of the application, Ref PL/10040, dated 4 October 2025, subject to the following conditions:
  - 1) The development shall begin not later than five years from the date of this decision.  
  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
  - 2) The development shall be carried out in accordance with the following approved plans:  
  
Location Plan  
Existing Floor Plan  
Proposed Floor Plan  
  
Reason: To ensure the development is carried out in accordance with the approved plans submitted with the application.
  - 3) No development shall take place until a scheme for biodiversity enhancement has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.

### **Main Issues**

2. These are: a) the effect of the proposal on the character and amenity of the area, with particular regard to maintaining sustainable and balanced communities, and b) highway safety.

### **Reasons**

3. The appeal property comprises a 3-bed mid terrace dwelling with a service lane providing access to its rear garden. It is located towards the edge of a predominantly residential area, to the east of the A4138 highway. In the wider area, Pemberton Retail Park, athletics track and sports field are located to the south, with some retail and community facilities also interspersed among residential development to the east along Pemberton Road.

#### *Character and Amenity*

4. During my site visit, I saw little evidence of the harmful visual effects of HMO's along Llandafen Road or the initial sections of the neighbouring Gelli Road and Pemberton Road. The street scene was generally in a tidy state, with well-maintained frontages and limited evidence of waste bins or littered pavements. Some estate agent signs were visible, but these were limited in number. As such, this localised street frontage retains a pleasing residential character and appearance. I do not therefore doubt that the area comprises predominantly family households, long term residents and a stable community structure.
5. No external changes are proposed to the dwelling. Internally, on the ground floor it would convert the second living room to a bedroom and rear store, bathroom and utility area to a larger bathroom, a bike and bin store. Notwithstanding the increase in households living at the property, visually the residential nature of the proposal would be compatible with the area's general character.
6. I acknowledge the concerns of local representations that HMOs can result in both a higher number and turnover of occupants and therefore, a more intensive and transient occupation than family households. If unchecked, a proliferation of HMOs can have effects on the social fabric and cohesiveness of a community, which in some cases can include an increase in noise, criminal activity and anti-social behaviour. Concerns around personal safety and mental wellbeing can be important material planning considerations, however, these concerns should be supported by robust evidence.
7. There is no compelling evidence to demonstrate that there is currently a proliferation of HMO's along Llandafen Road, the wider area, or that they are causing such harmful effects upon the character and amenity of the area and its community structure. There is also no substantive evidence to demonstrate that the proposal would be significantly harmful to the area's existing mix and availability of housing provision or local service capacity.
8. The proposal would include dedicated and enclosed provision for the storage of waste to the rear of the property, which would reduce the pressure for household waste to spill onto the street. As there are no alterations to existing openings or garden levels proposed, the proposal's effects upon current privacy levels of neighbouring occupants would be limited. There is also no compelling evidence to demonstrate that the proposed shared and private living space would fail to meet minimum welfare or safety standards for future occupants. Furthermore, having regard the limited size of the property and the

lack of substantive evidence demonstrating associated harm, I am not persuaded that this increased intensity would give rise to material planning harm upon the living conditions of neighbouring occupants.

9. I conclude therefore that the proposal would not be harmful to the character and amenity of the area, with particular regard to maintaining sustainable and balanced communities. As such, it would comply with the objectives of Policies SP1 and GP1 of the Carmarthenshire Local Development Plan (LDP) and national policy and guidance.

#### *Highway Safety*

10. I saw that Llandafen Road comprises a busy highway with double yellow lines preventing on-street parking on both sides near the appeal site. The parking spaces along the service lane to the side of the terrace were largely either private spaces or were occupied during my site visit, when parking demand would likely be moderate (mid-morning on a Wednesday). I saw that numerous properties along the terrace have rear garages or parking spaces, which are accessed via the service lane. No off-street parking provision existed on the appeal site during my visit. I do not doubt that the use of this service lane and the area's parking demand increases, causes some congestion and conflicting vehicle movements during other times of the day.
11. However, the appeal site's current use as a 3-bed dwelling, that can accommodate more than three persons in a single household, would generate its own parking demand. The Council's Highways Planning Liaison Team has no observations to make on the proposal and I have no substantive evidence that it would materially worsen the existing situation. The proposal includes a secure bike store and is located near to recreational space, shops and services in the area, with good pedestrian links also. Many occupiers of HMOs are on low incomes and are less likely to own a car, and the highly sustainable location of the proposal would be attractive to non-car owning residents.
12. I conclude therefore that the proposal would not be harmful to highway safety or be contrary to the objectives of LDP Policy TR3 or national policy and guidance.

#### **Other Matters**

13. My consideration of this appeal is based on its individual planning merits. As such, concerns regarding the setting of an undesirable precedent in the area and the civil disputes between individuals are of little weight.

#### **Conditions**

14. The Council has suggested a condition to require further details of bin storage. As an enclosed bin area is included within the proposed floor plans, this condition is unnecessary.

#### **Conclusion**

15. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.
16. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

*Richard James*

INSPECTOR