

1 September, 2026

LLANELLI RURAL COUNCIL

Minute Nos: 146 - 149

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 Tuesday, 1 September, 2026 at 4.45 p.m.

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

Cllrs.

S. R. Bowen	S. N. Lewis
M. V. Davies	J. Lovell
S. T. M. Ford	K. Morgan

Absent: A. Evans, S. K. Nurse.

146. APOLOGIES FOR ABSENCE

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

147. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

148. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/11234	Panteg Service Station Panteg Road Llanelli	Proposed upgrade of an existing poster advertisement with a double-sided D6 small-scale digital screen.

Recommendation – no objection.

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Application No.	Location	Development
PL/11238	S. Corey-Wright 3 Aelybryn Pwll Llanelli	Demolish existing rear conservatory and construct new rear ground floor extension.
Recommendation – no objection.		
PL/11244	The Harry Watkins 2 Millfield Road Llanelli	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 Sandy Road Llanelli	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: Objection on the following grounds, further to Minute No. 21, members were disappointed that recommendations made were not visible in the planning application, store design; traffic volume and traffic movements; impact on the local highway infrastructure; access and egress and the design of the roundabout and newly formed junction; pedestrian access; air quality and meeting planning obligations possibly through a Section 106 Planning agreement

That the proposed development satisfied the current TAN 15 acceptability tests and would not result in an unacceptable increase in flood risk to the A484 or surrounding land. That appropriate warning, road closure and evacuation arrangements could be provided, and that the proposed finished floor and threshold levels were considered satisfactory. It was further noted that the final surface water drainage scheme was deemed workable, taking account of the high groundwater table and poor infiltration rates identified through the ground investigation.

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

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149. TOWN AND COUNTRY PLANNING ACT (1990) – CAS-04815-N4N9K4 - PL/10040 – 6 Llandafen Road, Llanelli

Further to Minute No. 393 (16 March 2026 refers), correspondence was received from Carmarthenshire County Council, informing of an appeal decision made by Planning and Environment Decision Wales to allow planning permission in relation to 4-bedroom house in Multiple Occupation (HMO) (Use Class C4). The appeal was allowed.

Following discussion, it was

RESOLVED that the clerk would request further information on the appeals decision to substantiate the compelling evidence to demonstrate that there was currently a proliferation of HMO's along Llandafen Road and the wider area or that they were causing such harmful effects upon the character and amenity of the area and its community structure and report back to a future meeting of the Planning and Liaison Committee meeting.

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The meeting concluded at 5.06 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.