

21 September, 2026

LLANELLI RURAL COUNCIL

Minute Nos: 174 - 177

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, 21 September, 2026 at 4.45 p.m.

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

Cllrs.

M. V. Davies	R. E. Evans
T. M. Donoghue	J. Lovell
A. Evans	K. Morgan
N. Evans	A. G. Stephens

Absent: S. K. Nurse.

174. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. L. Davies (Cllr. A. G. Stephens deputising), E. M. Evans (Cllr. N. Evans deputising) and S. M. T. Ford.

Following the consideration of apologies for absence, Cllr. M. V. Davies questioned the Clerk's absence. The Deputy Clerk confirmed that the Clerk was on annual leave. Cllr. Davies expressed dissatisfaction with the Clerk's non-attendance, stating that the Clerk should attend meetings, in person wherever possible, and commenting that there were not many meetings requiring attendance each month. The Chairman reiterated that all staff are entitled to take annual leave.

175. MEMBERS' DECLARATIONS OF INTEREST

Cllr. A. Evans declared a personal interest in Minute No. 176 as he was involved in the organisation of grants.

176. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
<i>Cllr. A. Evans declared personal interests in respect of PL/11242 below as he was involved in the organisation of grants.</i>		
PL/11242	Mr R Benyon Cynheidre Railway and Mining Heritage Centre Five Roads Llanelli	Placement of a portable building for the use of a mining and railway heritage centre and museum.
Recommendation – no objection.		
PL/11317	Davies Builders' Merchants Stradey Patio Centre Sandy Road Llanelli	Retrospective erection of palisade fence and extension to builders' merchants yard.

Recommendation: Objection on the following grounds:

- Existing congestion: Sandy Road was already heavily trafficked and experiences congestion and queuing. Any increase in commercial activity would need to be assessed against actual existing highway conditions and peak-period capacity.
- Increased commercial traffic: The enlarged builders' merchant yard would facilitate additional delivery, collection and HGV/commercial vehicle movements. The Council should establish the actual and likely increase in vehicle movements which resulted from the enlarged yard.
- Pedestrian safety: Coleg Sir Gar Graig Campus was located opposite the site, which generated significant pedestrian movements. The interaction between large commercial vehicles and students, particularly during arrival and departure periods, required careful assessment.
- Parking and access: The Council would need to consider whether additional commercial activity would result in vehicles waiting or parking on or near Sandy Road and obstructing access to the coastal park and associated leisure facilities.
- Cumulative impact: The highway effects should not be considered in isolation. The Council would need to assess the combined impact of the existing builders' merchant, the enlarged yard, nearby educational and leisure facilities, and planning application PL/11266 for a proposed discount foodstore and new access approximately 200 yards away.
- Retrospective development: As the application was retrospective, the Council should consider actual evidence of current vehicle movements, deliveries, parking, queuing and operational impacts.

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Application No.	Location	Development
PL/11320	Premier Inn Parc Pemberton Retail Park Llanelli	Installation of 1x illuminated totem sign, 3x illuminated fascia signs and 1x non illuminated double sided post mounted directional sign.

Recommendation – no objection.

PL/11325	Mr D Bowler Land at Stradey Hill Pwll Llanelli	Detached dwelling/house with detached garage.
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Recommendation: Objection on the following grounds:

- Highway safety: Stradey Hill is narrow and effectively single carriageway for much of its length, with existing traffic and parking pressures. Additional residential traffic would worsen congestion and highway safety.
- Access: The proposed development relies on a single, constrained access from Stradey Hill. The suitability of the access for residents, visitors, deliveries, refuse collection and emergency vehicles should be fully demonstrated.
- Steep gradient/topography: The site is on a steeply sloping section of Stradey Hill. The gradient raises concerns regarding safe vehicle access, manoeuvring, braking and traction, particularly during wet, icy or adverse weather conditions.
- Pedestrian safety: Existing parking and the restricted road width can impede pedestrians. Additional vehicle movements could increase conflict between vehicles and pedestrians.
- Natural springs and drainage: There are natural springs/water emergence points in the vicinity of the site. Development could alter existing groundwater and surface-water flows. A detailed site-specific drainage and groundwater assessment should be required.
- Climate change: Increased extreme rainfall could exacerbate runoff from this steep site. The proposal should demonstrate adequate sustainable drainage and long-term resilience to climate-change-related rainfall events.
- Environmental and biodiversity impacts: Development and associated excavation, hardstanding and landscaping could affect existing habitats, vegetation, groundwater and local biodiversity.
- Planning history: Similar highway, drainage and biodiversity concerns were previously raised by Llanelli Rural Council regarding development on this site, including applications PL/01051 and PL/06963.

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Application No.	Location	Development
PL/11354	Mr D Poole Trigfan Trimsaran Road Llanelli	Change of use of existing two storey property from Class C3 to Class C2 including a single storey link extension and numerous internal and external alterations including the installation of external wall insulation.

Recommendation: no objection providing:

- Confirmation of the site's relationship to adopted development limits, together with an assessment under Policies H6 and GP2 explaining the suitability of this location and residents' safe and convenient access to community facilities and services.
- A satisfactory foul drainage assessment demonstrating the suitability, capacity, condition and maintenance of the proposed cesspool arrangement, including expected loading, emptying frequency and tanker access.
- Adequate SuDS survey.
- Satisfactory parking arrangements covering peak staffing, shift handovers, visitors, resident transport and servicing.

Members requested that further information in relation to the proposed supported accommodation scheme be circulated following the meeting, in particular regarding the level of support required, staffing arrangements and the proposed C2 classification.

It was agreed that the information would be circulated to Members prior to the recommendations being submitted to the Planning Authority.

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

Further to Minute No. 149, members received a report outlining the outcome of the planning appeal relating to the conversion of a three-bedroom dwelling at 6 Llandafen Road, Llanelli, into a four-bedroom House in Multiple Occupation (HMO).

Members noted that the appeal had been allowed by the Planning Inspector, who had concluded that there was insufficient evidence to demonstrate that the proposal would result in material harm to the character of the area, community balance, residential amenity or highway safety.

Members further noted that the Inspector had found no compelling evidence that existing HMOs in the locality were causing harm to community cohesion, housing mix, service capacity or

neighbouring living conditions. It was also noted that the proposal involved internal alterations only, with no changes to the external appearance of the property.

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With regard to parking and highway safety, Members noted that, although existing parking pressures had been acknowledged, the Inspector had concluded that there was no substantive evidence to suggest that the proposed HMO would materially worsen conditions when compared with the lawful use of the property as a dwellinghouse.

Members were informed that planning appeals formed part of the statutory planning process and that the Inspector's decision represented a different planning judgement rather than any finding that the original refusal had been unlawful or unreasonable. It was also noted that the decision did not establish a binding precedent and that future applications would continue to be assessed on their individual merits.

RESOLVED that the report be noted.

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The meeting concluded at 5.05 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 13 October, 2026, adopted by the Council.