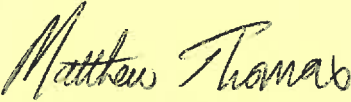


CYNGOR GWLEDIG LLANELLI
Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD
Ffôn: 01554 774103

PWYLLGOR CYSWLLT A CHYNLLUNIO

**I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,
Ddydd Llun, 21 Medi, 2026, 4.45 y.h.**


CLERC y CYNGOR

15 Medi, 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/11242 Cynheidre Railway and Mining Heritage Centre, Pum Heol
 - (2) PL/11317 Stradey Patio Centre, Heol Sandy
 - (3) PL/11320 Premier Inn, Parc Pemberton
 - (4) PL/11325 Tir yn Stradey Hill, Pwll
 - (5) PL/11354 Trigfan, Heol Trimsaran, Llanelli
4. Deddf Cynllunio Gwlad a Thref (1990) – CAS-04815-N4N9K4 – PL/10040 – 6 Llandafen Road, Llanelli – yn dilyn Cofnod Rhif 149, nodi gwybodaeth a ddarparwyd gan y Clerc.

Aelodau'r Pwyllgor:

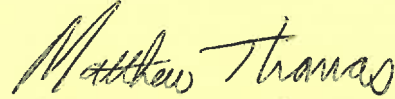
Cyng. E. M. Evans (Cadeirydd y Pwyllgor), S. R. Bowen (Is-Gadeirydd y Pwyllgor), T. M. Donoghue (Cadeirydd y Cyngor), M. V. Davies, S. L. Davies, A. Evans, R. E. Evans, S. M. T. Ford, J. Lovell, K. Morgan a S. K. Nurse.

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 Monday, 21 September, 2026, at 4.45 p.m.



CLERK to the COUNCIL

15 September, 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/11242 Cynheidre Railway and Mining Heritage Centre, Five Roads
 - (2) PL/11317 Stradey Patio Centre, Sandy Road
 - (3) PL/11320 Premier Inn, Parc Pemberton
 - (4) PL/11325 Land at Stradey Hill, Pwll
 - (5) PL/11354 Trigfan, Trimsaran Road, Llanelli
4. Town and County Planning Act (1990) – CAS-04815-N4N9K4 – PL/10040 – 6 Llandafen Road, Llanelli – further to Minute No. 149, to note information provided by the Clerk.

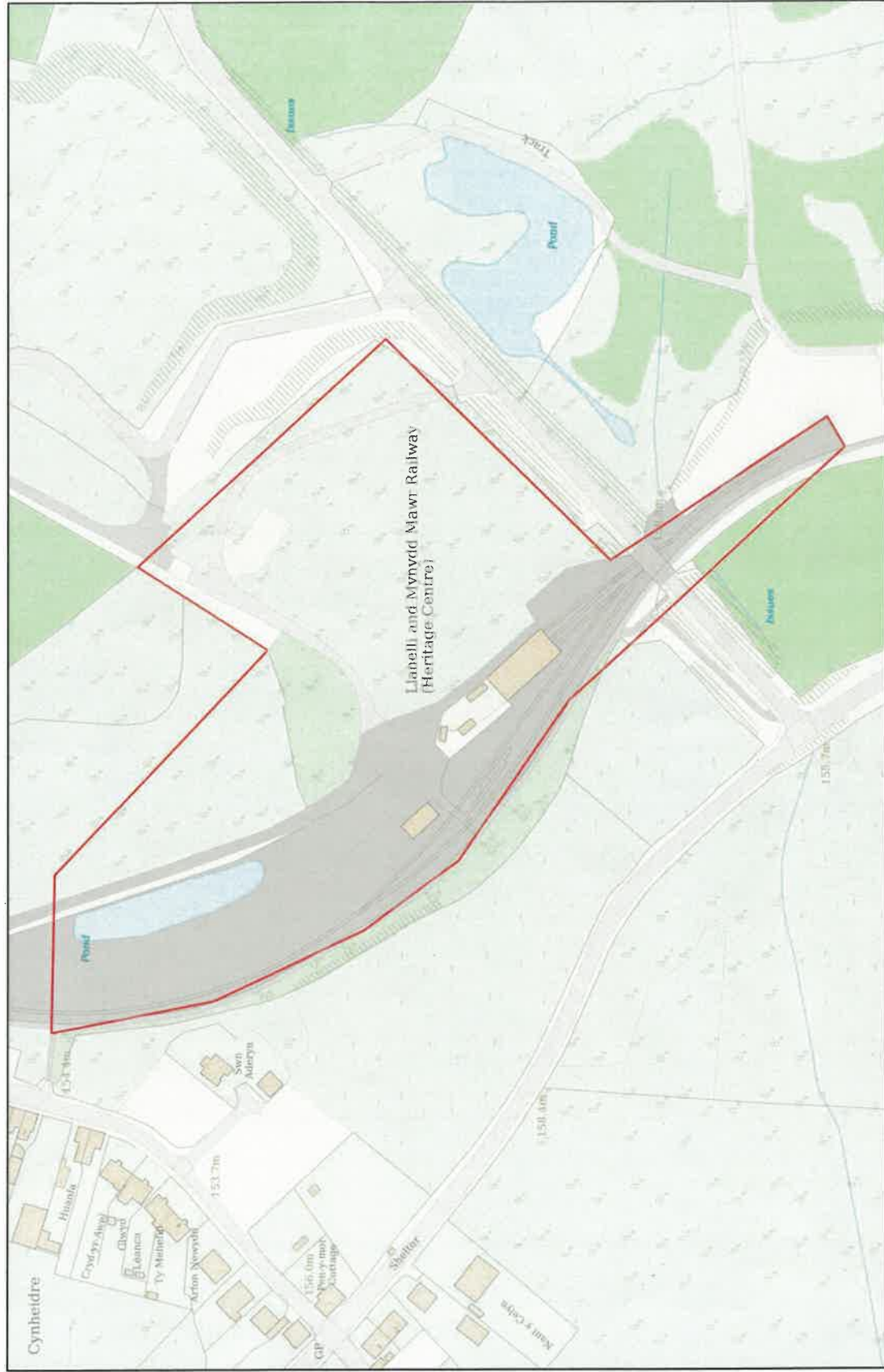
Members of the Committee:

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/11242	Mr R Benyon Cynheidre Railway and Mining Heritage Centre Five Roads Llanelli (Glyn ward)	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 (Hengoed ward)	Retrospective erection of palisade fence and extension to builders' merchants yard.
Recommendation: no objection.		
PL/11320	Premier Inn Parc Pemberton Retail Park Llanelli (Pemberton Ward)	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 (Hengoed ward)	Detached dwelling/house with detached garage.
Recommendation: no objection.		
PL/11354	Mr D Poole Trigfan Trimsaran Road Llanelli (Glyn ward)	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.



Planning Portal Reference: PP-15132945v1

Location Plan

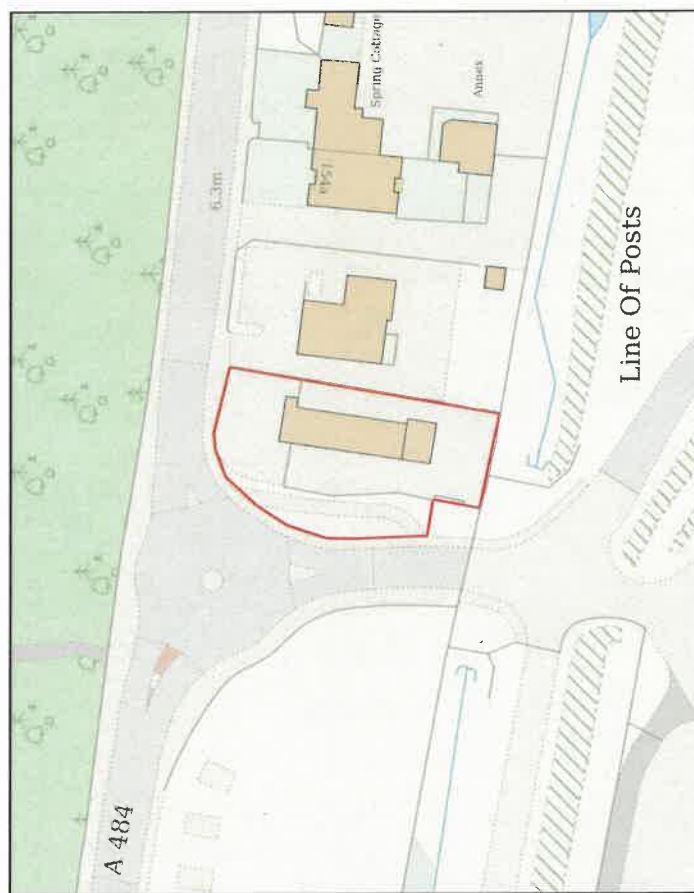
Site Address: Stradey Patio Centre, Sandy Road, Llanelli, SA15 4DP



Date Produced: 24-Aug-2026

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py/11317



Planning Portal Reference: PP-15165250v1



PL/11320



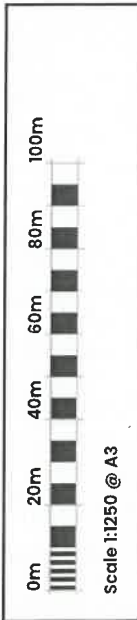
Parc Pemberton Retail Park, SA14 9BD



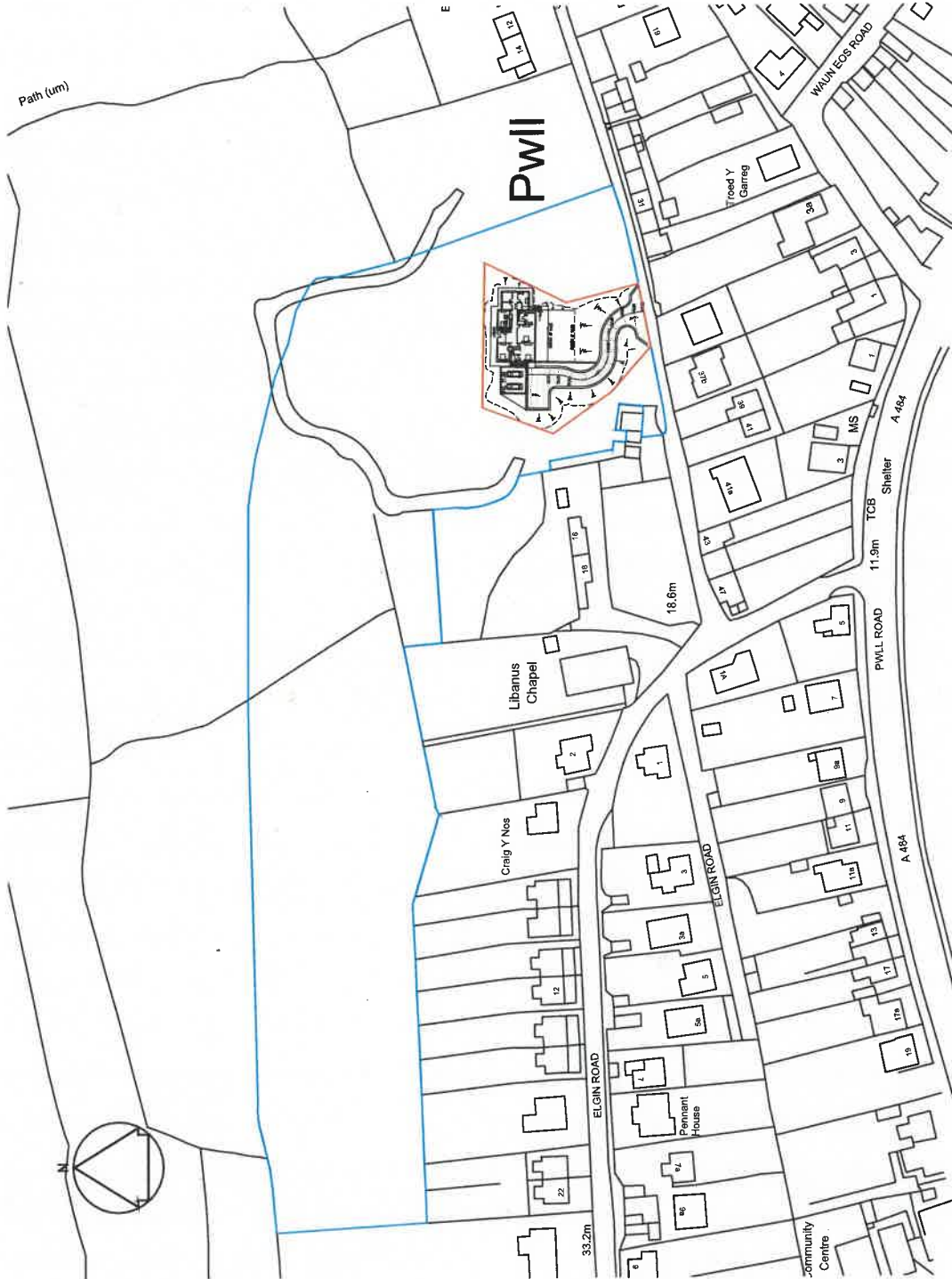
Premier Inn
Parc Pemberton Retail
Park,
Llanelli,
Carmarthenshire
SA14 9BD



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This drawing was prepared by
Ashleigh Planning Ltd
11108 Bryn Road, Llanelli, Carmarthenshire
SA14 9BD
Tel: 01552 555555
Fax: 01552 555556
www.ashleighplanning.co.uk



PL/11325



STATUS		PLANNING APPLICATION	
CLIENT		Land at Stradey Hill, Pwll	
CLIENT		Mr Dale Bowler	
JOB TITLE		Proposed Detached Dwelling and Garage	
TITLE		Site Location Plan	
SCALE 1:1250	DATE 18/05/2021	CHECKED DC	REVISION

SITE PLAN – SCALE 1:1250

Date Produced: 03-Sep-2026

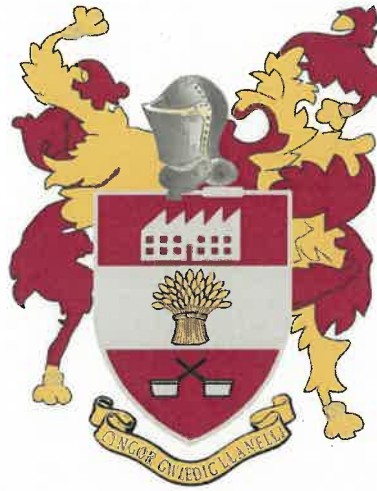
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P2/11354



Planning Portal Reference: PP-15125814v1

LLANELLI RURAL COUNCIL



PLANNING APPEAL PL10040

Legal framework and reasons for the appeal decision

Briefing for members

6 Llandafen Road, Llanelli SA14 9BD

Appeal CAS-04815-N4N9K4

Decision issued 13 August 2026

Prepared 14 September 2026

The main conclusion

The Inspector allowed a four-bedroom house in multiple occupation because he was not persuaded that this particular proposal would cause material planning harm. His assessment addressed the character of the area, community balance, neighbouring living conditions and highway safety.

The decision does not identify a special legal exemption or a court ruling that required permission. The statutory appeal process enabled the Inspector to reconsider the planning merits and reach a different decision from Carmarthenshire County Council.

This briefing incorporates and reviews the supplied LexisNexis Protégé research. References to numbered paragraphs are to the Inspector's decision. The research corrections and source notes appear on the final page.

1 Why the appeal was allowed

Inspector Richard James BSc (Hons) MSc MRTPI, appointed by the Welsh Ministers, allowed Panthera Properties Ltd's appeal against Carmarthenshire County Council's refusal of application PL/10040. The proposal changes a three-bedroom mid-terrace dwelling into a four-bedroom C4 house in multiple occupation, commonly called an HMO. [1]

Character and the balance of the community

The Inspector acknowledged that concentrations of HMOs can affect community cohesion and that personal safety and mental wellbeing are relevant concerns. However, he found no compelling evidence that existing HMO provision was causing the alleged harm in this locality. His site observations described a generally tidy and well-maintained residential area. He also found no substantive evidence of harm to the housing mix, housing availability or local service capacity. These were findings about this location and the evidence before him. [1, paragraphs 4–7]

Neighbours and the proposed accommodation

The conversion involved internal changes without alterations to the external appearance. The Inspector considered the enclosed rear bin storage, limited privacy implications and the modest size of the property. He was not persuaded that the proposed use would materially harm neighbours' living conditions. He concluded that it met the relevant objectives of LDP policies SP1 and GP1 and national planning policy and guidance. [1, paragraphs 5 and 8–9]

Parking and highway safety

The Inspector recognised existing parking pressures, double yellow lines and the absence of off-street parking. The comparison was with the existing three-bedroom dwelling, which could already accommodate more than three people and generate parking demand. He found no substantive evidence that the proposed HMO would materially worsen conditions. [1, paragraphs 10–11]

He also noted that the highway authority had made "no observations", together with cycle storage, pedestrian links and access to services. That wording should not be described as a positive technical endorsement, and the decision does not assign it a stated level of weight. He concluded that the proposal would not harm highway safety and met the objectives of policy TR3. [1, paragraphs 11–12]

Conditions and the resulting permission

Permission was granted subject to three conditions: commencement within five years; compliance with the approved plans; and approval and implementation of a biodiversity enhancement scheme, with approval required before development begins. A separate bin-storage condition was considered unnecessary because the approved plans already addressed it. [1, decision and paragraph 14]

2 The legal framework

The power to reconsider the refusal

Section 78 of the Town and Country Planning Act 1990 provides the appeal route used here. Section 79 provides the power to allow or dismiss an appeal, reverse or vary the local planning authority's decision and deal with the application as if it had been made to the appeal decision-maker initially. In Wales these functions are exercised through the Welsh Ministers and appointed Inspectors. [1–2]

This was a reconsideration of the planning merits. An Inspector can reach a different planning judgment without finding that the original decision was unlawful. The successful appeal therefore does not, by itself, establish misconduct, an error of law or an unreasonable refusal by the County Council.

The development plan remains the starting point

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires determination in accordance with the development plan unless material considerations indicate otherwise. Material considerations must relate to planning and the development concerned. The Welsh Government's Development Management Manual explains this approach. [3]

The Inspector expressly assessed the relevant objectives of SP1, GP1 and TR3. He also referred to Future Wales Policy 9 when explaining the biodiversity condition. The decision does not describe an overriding legal rule that displaced those policies. This briefing explains the policies as used in the decision; it is not a fresh assessment of every policy applying to the site. England's National Planning Policy Framework is not the Welsh policy framework. [1]

The Future Generations Act

Paragraph 16 refers to sections 3 and 5 of the Well-being of Future Generations (Wales) Act 2015. The provisions have distinct functions: [4]

- Section 3 contains the well-being duty: public bodies must carry out sustainable development, set and publish well-being objectives and take all reasonable steps in exercising their functions to meet those objectives.
- Section 4 sets out the seven well-being goals. The supplied research incorrectly attributes these to section 3.
- Section 5 explains the sustainable development principle, including present and future needs and the five ways of working: long-term thinking, prevention, integration, collaboration and involvement.

These are substantive statutory requirements, so paragraph 16 should not be dismissed as a mere formality. Nevertheless, the decision gives its reasons for allowing the appeal in the preceding planning assessment. It does not say that the 2015 Act compelled approval of this HMO or overrode identified planning harm. [1, paragraph 16]

3 What members can take from the decision

Evidence should explain the likely harm

The practical lesson is to connect a concern to this site, the proposed development and an applicable policy. The decision does not require the Council to wait until harm has occurred. A reasoned prediction of harm can be supported by local observations, relevant records and technical evidence. The Inspector's repeated references to a lack of compelling or substantive evidence should be read in the context of the issues he was deciding, rather than as a new statutory test. [1, paragraphs 6–12]

- For parking concerns, record conditions at relevant times, restrictions, available spaces, access problems and the likely additional demand compared with the existing lawful use.
- For community balance, identify the relevant area, the number and distribution of HMOs and specific effects on housing mix, services or local amenity. Explain why the proposed additional use would matter.
- For noise, disturbance or antisocial behaviour, distinguish documented incidents and a reasoned assessment of future risk from assumptions about people who live in HMOs.
- Where a technical consultee has not objected, address its position and explain any contrary evidence. Silence does not prevent a concern being raised, but it does not supply supporting evidence either.

The decision does not settle every future HMO application

Paragraph 13 says that each proposal must be considered on its individual merits and gives little weight to concerns about an undesirable precedent. The decision cites no earlier appeal decision or court judgment. It should not be presented as a binding rule that four-bedroom HMOs must be approved, that parking is irrelevant, or that concerns about community balance cannot justify refusal. [1]

A comparable appeal may be relevant to a later application, but members should examine the actual similarities, differences, policy context and evidence. This decision's persuasive value depends on those matters; it is not itself a judicial precedent.

A fuller review of the original refusal

The appeal decision explains why the Inspector granted permission. To assess why the original refusal was not sustained, the following papers should be read together:

- The refusal notice, officer report and any relevant committee report and minutes, including the precise reasons for refusal.
- The appellant's grounds and evidence, the County Council's appeal statement and the representations submitted by the Rural Council and others.
- The highway consultation response, any parking or HMO evidence, the approved plans and the policy documents applicable when the appeal was determined.

Without those papers, it would be unsafe to conclude that no evidence was submitted, that particular members disregarded professional advice, or that the original refusal was unlawful. For members, the appropriate immediate response is to note the Inspector's reasons and use the findings to improve the evidence supporting future representations.