

23 June, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 60 - 64

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, 23 June, 2025 at 4.45 p.m.

Present: Cllr. A. J. Rogers (Chairman)

Cllrs.

S. R. Bowen S. N. Lewis
S. L. Davies J. Lovell
K. Morgan

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

60. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. M. V. Davies and A. Evans.

61. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

62. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows: -

Application No.	Location	Development
PL/09387	Mr A Morgan 79 Heol Pennant Llanelli	Proposed single storey bedroom extension.

Recommendation – no objection provided the extension was deemed subordinate in terms of its design, scale and massing to the main dwelling, by the local planning authority.

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Application No.	Location	Development
PL/09400	Mr J Wilshire 53 Rehoboth Road Five Roads Llanelli	The erection of a raised deck platform with a small hut in the centre.

Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

PL/09446	Mr P Williams 19 Elgin Road Pwll Llanelli	Two storey extension.
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Recommendation – no objection.

PL/09449	Mr A Palka Swn Y Nant Five Roads Llanelli	Proposed side conservatory.
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Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of neighbouring dwellings.

63. 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/09290	Mrs L Shuker 12 Cilsaig Road Dafen Llanelli	Proposed single storey garden recreation room.

Recommendation – no objection.

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Application No.	Location	Development
PL/09322	Mr A Nurse 152 Sandy Road Llanelli	Change of use from domestic garage to car/motorbike repair business.
<p>Recommendation – objection to the change of use and development proposal because the council was of the view that it did not accord with the following Local Development Plan policies:</p> <p>Policy GP1 – Sustainability and high-quality design; in that the change of use did not enhance the character and appearance of the site with it having a detrimental impact on the amenity of adjacent land uses, properties, and neighbours. It gave rise to parking and highway safety concerns at the site and in the immediate locality. Furthermore, the business purpose would generate commercial/industrial waste which might ultimately contaminate land without the enforcement of strict controls to regulate oils, engine fluids and other contaminants from seeping into the ground.</p> <p>Policy H10 – Home working; in that the business purpose would detrimentally impact the overall character of the property with the residential character of the dwelling being altered. It would also have a detrimental impact on surrounding properties and on the likely access and parking arrangements emanating from the nature of the proposal.</p> <p>EMP1 - Employment; in that the business type would be incompatible with adjoining/surrounding residential properties.</p> <p>General material considerations; in that the Natural Resources Wales Flood and Coastal Erosion Risk Map identified there was a high to medium risk of flooding to the rear of the property where the garage was located and the rear boundaries of all of the properties along that stretch of Sandy Road and no risk assessment had been submitted to demonstrate that the risk of flooding could be satisfactorily managed in the design proposals. Moreover, the council was not persuaded by the applicant’s assessment of the low-key nature of business operations being limited and restrained because of the location. The council felt there was no adequate means of preventing business operations from escalating if the change of use was granted, thereby compounding matters with it likely giving rise to greater noise pollution, waste control and disposal concerns and generally the proposal would detrimentally impact neighbours’ amenity and the enjoyment of their own dwellings.</p>		
PL/09340	Westfa Limited Land at Heol Aur Dafen Industrial Estate Llanelli	Development of a 25MW battery storage scheme and associated development including access tracks, perimeter security fencing and grid related infrastructure.

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Application No.	Location	Development
PL/09340 cont.		
Recommendation – no objection provided:		
1. There was no detrimental impact on biodiversity and the local environment.		
2. The mitigation measures outlined in the accompanying flood consequence assessment were met in full and formed part of the planning conditions if the local planning authority was minded to grant consent.		
3. There was no detrimental impact on highway safety.		
PL/09342	Mr & Mrs J Delucia Coldblow Farm Pwll Llanelli	Demolition and replacement of existing conservatory with new single storey lean-to dining room and plan extension.

Recommendation – no objection.

RESOLVED that the information be noted.

64. THE COUNTY OF CARMARTHENSHIRE (WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD) (EXPERIMENTAL WAITING RESTRICTION AND STREET PARKING PLACES) ORDER 2025

Members received correspondence from Carmarthenshire County Council regarding its decision to introduce various experimental waiting prohibitions and parking restrictions in areas of the County excepting the towns of Carmarthen, Llanelli and Ammanford, from the 27 June, 2025 for a period of up to eighteen months.

Following discussion, it was

RESOLVED that the Order be noted at this stage because this would allow more time to reflect upon the effectiveness of the experimental measures over the coming months and leading up to the deadline for making formal objections to the Order which fell on 16 December 2025.

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The meeting concluded at 4.57 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 July, 2025, adopted by the Council.