

**16 March, 2026**

**LANELLI RURAL COUNCIL**

**Minute Nos: 389 – 394**

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, 16 March, 2026 at 4.45 p.m.

**Present:**

**Cllrs.**

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

**Absent:**

A. Evans, E. M. Evans, S. M. T. Ford, S. K. Nurse

**389.            APPOINTMENT OF CHAIRMAN PRO-TEMPORE**

**RESOLVED** that Cllr. S. R. Bowen be appointed Chairman Pro-tempore.

**390.            APOLOGIES FOR ABSENCE**

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

**391.            MEMBERS' DECLARATIONS OF INTEREST**

The following member declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
393.	S. L. Davies	Personal interest – she had responded to the matter in her capacity as a county councillor.
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**392.            PLANNING APPLICATIONS**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows: -

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/10255</b>	Mr B Hughes LiveFree Adventures Reservoir View Lower Lliedi Reservoir Swiss Valley Llanelli	The application sought advertisement consent for four freestanding, non-illuminated wayfinding signs at the entrance to the Lower Lliedi Reservoir, associated with the operations of LiveFree Adventures. Three signs were already in place (retrospective) and one additional sign was proposed in a matching format.
Recommendation – noted for information.		
<b>PL/10256</b>	Mr B Hughes LiveFree Adventures Reservoir View Lower Lliedi Reservoir Swiss Valley Llanelli	The proposal sought retrospective retention of two No. 20 foot steel storage containers (installed July 2022) with the installation of one No. additional matching container for secure storage of water sports and outdoor activity equipment. The containers were grouped at the end of the access track, arranged broadly in a staggered arrangement, with approximately 90% of their footprint on the former concrete turning area and a small portion extending onto the adjacent raised hard-surfaced section above the kerb line. All units were finished in matte green to blend with the surroundings.
Recommendation – noted for information.		
<b>PL/10443</b>	Mr B Hughes LiveFree Adventures Reservoir View Lower Lliedi Reservoir Swiss Valley Llanelli	Retrospective planning application for a small-scale woodland outdoor sauna and wellness facility comprising a mobile wood-fired sauna trailer, associated with cold plunge tubs, unheated gravity-fed outdoor rinse showers, a modest seating area with fire pit and low-impact boundary treatments. The development was located on a previously developed hardstanding.
Recommendation – noted for information.		
<b>PL/10533</b>	Mrs M Lewis Land to rear of 16 – 20 Hendre Road Llwynhendy Llanelli	Outline application for a single detached dwelling.
Recommendation – no objection.		

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Application No.	Location	Development
PL/10536	Bynea CP School Saron Road Bynea Llanelli	Small-scale, single storey extension of existing school, to provide an increase in pupil capacity. The proposed extension was positioned at the front of the existing building and was designed to match the existing character and materiality of the existing school building generally. The proposed extension measured approximately 43m <sup>2</sup> in size. It had been designed to be in keeping with the existing design of the building, incorporating a matching facing brick façade and matching flat roof appearance and level.

Recommendation – no objection.

PL/10597	Mrs J Poulson-Jenkins 19 Swiss Valley Llanelli	Two storey extension to the rear of the property. Extension for an entrance porch on the front elevation of the property.
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Recommendation – no objection.

**393. TOWN AND COUNTRY PLANNING ACT (1990) – PLANNING APPEAL  
– CAS-04815-N4N9K4 – 6 LLANDAFEN ROAD, LLANELLI.**

*Cllr. S. L. Davies declared a personal interest in the following item as she had responded in her capacity as a county councillor.*

Further to Minute No. 229 (PL/10040) (17 November, 2025, refers), members received correspondence from Carmarthenshire County Council informing that an appeal had been lodged with the Planning Inspectorate by the applicant regarding the county council's decision to refuse planning permission for the proposed conversion of 6 Llandafen Road, Llanelli into a four-bedroomed House in Multiple Occupation.

Following discussion, it was

**RESOLVED** that the information be noted, and that the council's original objection to the planning application be confirmed to Planning and Environment Decisions Wales (PEDW) in further support of Carmarthenshire County Council's decision to refuse planning permission for the proposed development.

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394. **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) ('THE 1990 ACT') THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (WALES) REGULATIONS 2016 (AS AMENDED) ('THE DNS REGULATIONS') THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016 (AS AMENDED) ('THE DNS PROCEDURE ORDER') DNS CAS-04012-T8Y8D2 – SOLAR FARM INSTALLATION - LAND TO THE EAST OF PENDDERI ROAD, PENDDERI, LLANELLI.**

*Cllr. S. L. Davies declared a personal interest in the following item as she had responded to the development proposal in her capacity as a county councillor.*

Further to Minute No. 340, members received correspondence from the Case Officer at Planning and Environment Decisions Wales informing that the deadline for interested parties to submit representations, and for the Local Planning Authority to submit its Local Impact Report, had passed. The appointed inspector would now consider those submissions and determine which procedure the examination of the application would follow, by no later than 20 March 2026, in accordance with the relevant regulations.

**RESOLVED** that the information be noted.

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The meeting concluded at 4.53 p.m.

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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 14 April, 2026, adopted by the Council.