

**2 September, 2024**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 129 – 132**

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, 2 September, 2024, at 4.45 p.m.

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

**Cllrs.**

S. R Bowen	S. N. Lewis
M. V. Davies	N. A. Stephens
S. L. Davies	B. M. Williams
E. M. Evans	O. Williams

**Absent:** S. K. Nurse

**129. APOLOGIES FOR ABSENCE**

An apology for absence was received from Cllr. S. M. T. Ford.

**130. MEMBERS' DECLARATIONS OF INTEREST**

Cllr. S. L. Davies declared a personal interest in Minute No. 131 (PL/08073, PL/08091 and PL/08148) as she had responded to each of the applications in her capacity as a county councillor.

**131. 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/07783</b>	Huw Griffiths Architects Coptic Church Pwll Road Pwll Llanelli	Creation of a new door opening within an existing window opening in the vestibule. Create a new door opening between the main church building and the adjacent hall. Move the central column supporting the gallery and introduce a new column to allow the creation of a new aisle down the middle of the church.

Recommendation – a site visit was requested with Carmarthenshire County Council representatives to discuss the development proposal in more detail.

<b>PL/08017</b>	Mr D Richards Land north of Glyngwernen Uchaf Fawr Felinfoel Llanelli	The installation of a ground mounted solar photovoltaic renewable energy generation system for a 40 year operational period.
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Recommendation – no objection subject to a community benefit contribution being negotiated with the applicant.

*Cllr. S. L. Davies declared a personal interest in PL/08073 as she had responded to the planning application in her capacity as a county councillor.*

<b>PL/08073</b>	Plantmax Equipment Limited Dafen Industrial Estate Heol Aur Dafen, Llanelli	Discharge of Conditions 3, 4, 5 and 6 on PL/07401 (photos of materials and specification, landscape and biodiversity plan, CEMP and Contamination).
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Recommendation – no objection.

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Application No.	Location	Development
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*Cllr. S. L. Davies declared a personal interest in PL/08091 as she had responded to the planning application in her capacity as a county councillor.*

<b>PL/08091</b>	Carmarthenshire County Council Cwm y Nant Land north of Gors- Fach Dafen, Llanelli	Variation of Condition 1 on S/40692 (Proposed construction of up to 202 units with associated landscaping and infrastructure works) to allow a further five years for the submission of reserved matters.
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Recommendation – no objection.

<b>PL/08139</b>	Llanelli Cricket Club Denham Avenue Llanelli	Replacement roof and associated alterations to internal layout and doors and windows.
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Recommendation – no objection.

*Cllr. S. L. Davies declared a personal interest in PL/08148 as she had responded to the planning application in her capacity as a county councillor.*

<b>PL/08148</b>	Carmarthenshire County Council Roundabout between Llangennech and Dafen, Llanelli	Corporate boards to host third party sponsored panels.
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Recommendation – no objection.

### 132. PLANNING APPLICATION DETERMINED UNDER THE CLERK'S DELEGATED POWERS

Members were informed that the Clerk had dealt with the following planning application under the scheme of delegated powers.

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Application No.	Location	Development
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<b>PL/08042</b>	Mr M Grehan 75 Heol y Pentre Ponthenri Llanelli	Construction of dormer dwelling (including temporary siting of static caravan). Re-submission of PL/07297 (Refused on 21/03/2024).
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Application No.	Location	Development
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**PL/08042 cont.**

Recommendation – objection as the development represented an unacceptable form of back-land development that would be incongruous with the existing pattern of development that was characterised by dwellings that had frontages with the roadway and generous garden areas to the rear. The proposal would be discordant with this established spatial character and be unacceptably harmful to the character and appearance of the surrounding area. Further, the proposal would be unacceptably harmful to the living conditions of the occupiers of the neighbouring properties of 75, 77 and 77a Heol y Pentre by way of loss of privacy, noise and disturbance.

**RESOLVED** that the information be noted.

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The meeting concluded at 5.00p.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 10 September, 2024, adopted by the Council.