

25 November 2024

LLANELLI RURAL COUNCIL

Minute Nos: 240 – 247

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, 25 November, 2024, at 4.45 p.m.

Present: Cllr. E. M. Evans (Vice Chairman (in the chair))

Cllrs.

S. R Bowen	S. M. T. Ford
S. L. Davies	S. N. Lewis
R. E. Evans	O. Williams

Absent: M. V. Davies, S. K. Nurse

240. CHAIRMAN'S ANNOUNCEMENT

The Vice Chairman referred to the recent demise of Cllr. Neil A. Stephens, and having paid tribute to Cllr Stephens, invited members and officers to stand to observe a moment's silence. Reference was also made to the recent demise of the council's Employer Engagement Officer's mother, Mrs June Williams and as a mark of respect members and officers once again stood in silent tribute.

241. APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr. A. J. Rogers (Cllr. R. E. Evans deputising).

242. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

243. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/08444	Mr D Richards Bynea Business Park Heol y Bwlch Bynea Llanelli	Change of use from industrial unit (Class B2) to an ancillary café and workshop (Class B2/A3).
Recommendation – no objection.		
PL/08468	Premier Inn Hotels Ltd Premier Inn Parc Pemberton Park Llanelli	Demolition of existing hotel restaurant and replacement with new building providing additional hotel bedrooms, alterations to existing hotel to provide guest restaurant, and all associated works.

Recommendation – objection on the following grounds:

1. The local highway infrastructure was already under significant strain, especially during peak periods of the day. Expanding the hotel would increase traffic volume, not only from additional hotel patrons but also service delivery vehicles and the like thereby exacerbating traffic delays, which in turn would compound highway safety hazards for pedestrians and drivers.
2. The application does not provide sufficient evidence of demand for additional hotel rooms in this area. If this expansion proceeded without clear justification, it risked negatively impacting the local community, possibly creating an influx of transient visitors without bringing significant long-term economic benefit.
3. Demolishing and replacing the current structure will likely have a considerable environmental impact. The spatial amenity and greening of the site would be reduced. Furthermore, the increase in impermeable surfaces from expanded construction would lead to increased surface water run off, potentially contributing to local flooding issues.
4. The proposal did not appear to address the anticipated increase in parking demand from an expanded hotel and restaurant.
5. The size and scale of the proposed development was not sympathetic with the surrounding neighbourhood, which predominantly consisted of lower-density buildings.
6. Increasing the size of the hotel would generate more noise and light pollution.
7. An increased guest count places additional pressure on local public services, including waste management, water supply, and emergency services, none of which might be adequately scaled to handle the expanded usage.
8. If ultimately the planning application was approved, then the Planning Authority should enter into a Section 106 agreement with the applicant with the proceeds being invested in community infrastructure projects within the community council electoral ward of Pemberton.

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Application No.	Location	Development
PL/08484	Mr G Williams 6 Exchange Row Llanelli	Proposed two storey rear extension.
<p>Recommendation – no objection provided there was no detrimental impact on the amenity and privacy of residents living in neighbouring dwellings.</p>		
PL/08492	WWT National Wetland Centre WWT National Wetland Centre Llwynhendy	Change of use of existing hide (Use Class – Unique Class) to rental accommodation (Use Class – C6 Short Term) (Resubmission of PL/06672 Refused 13/12/2023).

Recommendation – no objection.

244. 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/08375	Govinda Eco Farm Ltd Land adjacent to Y Drim Ponthenri Llanelli	Formation of agricultural track and hardstanding, siting of portable steel container for agricultural machinery storage (part retrospective).

Recommendation – no objection provided:

1. The development proposal did not contravene the Local Development Plan general policies.
2. There was no detrimental impact on Y Drim and general highway safety associated with site generated traffic.

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Application No.	Location	Development
PL/08395	Mr G Singh Plot adjacent to Golwg y Gwyr Heol y Graig Llanelli	Detached dwelling house.
Recommendation – no objection.		
PL/08414	Dyfed Steels Ltd Dyfed Steels Dafen Road Dafen	New industrial units (use class B2 – general industrial).

Recommendation – no objection provided that operational noise generated from the site had no detrimental impact on the local neighbourhood.

RESOLVED that the information be noted.

245. DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG)

Members considered correspondence received from Carmarthenshire County Council regarding the Local Development Plan and proposed SPG prepared to support the interpretation of particular policies.

RESOLVED that the information be noted.

246. TOWN AND COUNTRY PLANNING ACT (1990) – APPEAL – THE BEECHES, LON Y SCARLETS, LLANELLI

Members received correspondence from Carmarthenshire County Council informing of an appeal lodged by the applicant with the Planning & Environment Decisions Wales Inspectorate against the county council's refusal of planning permission in regard to planning application reference PL/07785.

RESOLVED that the information be noted.

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**247. TOWN AND COUNTRY PLANNING ACT (1990)
APPEAL DECISIONS**

(1) CAS-03261-F0M9F3 - ENF/01277 – 8 Clos Dan y Lan, Llanelli

Correspondence was received from Carmarthenshire County Council informing of an appeal decision. The appeal was lodged with the Planning & Environment Decisions Wales Inspectorate in response to a remedial notice served by the county council on the homeowner in regard to reducing the height of the hedge running along the northern rear boundary at 8 Clos Dan y Lan. The appeal had been dismissed.

(2) CAS-03406-Z2Z0B4 – ENF/01277 – 8 Clos Dan y Lan, Llanelli

Correspondence was received from Carmarthenshire County Council informing of an appeal decision. The appeal was lodged with the Planning & Environment Decisions Wales Inspectorate in response to a remedial notice served by the county council on the homeowner in regard to reducing the height of the hedge running along the boundary between the drives of No. 7 and 8 Clos Dan y Lan. The appeal had been dismissed.

(3) CAS-03268-H2K1J3 (PL/06920) & CAS-03272-F0F6Y7 (PL/06834) - 2 Hill Top, Llanelli

Correspondence was received from the Planning & Environment Decisions Wales Inspectorate informing of an appeal decision. The appeal was dismissed in part only in regard to the provision of the 1.8 metre timber boundary fence with all other matters being upheld against Carmarthenshire County Council’s refusal to grant a certificate of lawful use (PL/06920) and the proposed change of use from residential (Class C3) to children’s home (Class C2) (PL/06834).

RESOLVED that the information be noted.

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