

10 March, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 364 - 370

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, 10 March, 2025 at 4.45 p.m.

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

Cllrs.

S. R. Bowen	N. Evans
M. V. Davies	S. N. Lewis
S. L. Davies	J. Lovell

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

364. CHAIRMAN'S ANNOUNCEMENT

The chairman welcomed new Hengoed Ward member Cllr. Jason Lovell to his first meeting in the chamber.

365. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. E. M. Evans (Cllr. N. Evans deputising) and O. Williams.

366. MEMBERS' DECLARATIONS OF INTEREST

Cllr. S. R. Bowen declared a personal interest in Minute No. 369, as he operated a business establishment in Heol Rhosyn, Dafen.

367. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/08912	Mr Evans 45 Pendderi Road Llanelli	Demolition of existing domestic garage to slab level and reinstatement on a 'like for like' basis.

Recommendation – no objection.

PL/08922	Carmarthenshire County Council Bryngwyn Comprehensive School Dafen Road Dafen	Variation of condition 2 on PL/04178 as amended by PL/05506 (to allow for a revised design of the link to enclose the ground floor).
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Recommendation – no objection.

PL/08924	Mr S Cole 12 Heol y Bwlch Bynea Llanelli	Single storey/rear extension. Raise walls of existing rear first floor bedroom and bathroom with new pitch roof over (retrospective).
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Recommendation – no objection provided:

1. The combination of extensions was subordinate to the main dwelling.
2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

368. 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/08228	Mr K Strelley Gateway Holiday Park Bynea Llanelli	Extensions to main resort building, comprising: (I) Proposed front extension. (II) Rear and side canopy extensions (Retrospective) and Ancillary Structures (Retrospective). Comprising: i) Amusement fun ride and play area with activity tent. ii) connecting pedestrian underpass.

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Application No.	Location	Development
PL/08228 cont.		
Recommendation – no objection provided:		
1. The recommendations set out in the accompanying ecological appraisal report and the coal mining report were met in full.		
2. There was no detrimental impact on local biodiversity in regard to all proposals set out in the application.		
PL/08811	Mr R Rees Cwrt Newydd Felinfoel Llanelli	Proposed infilling of existing courtyard to form new entry foyer to dwelling.
Recommendation – no objection.		
PL/08891	Mrs R Griffiths 28 Stryd y Maswr Llanelli	Two storey rear extension and internal alterations.
Recommendation – no objection.		
PL/08898	Mr C Pike 103 Denham Avenue Llanelli	Two storey bedroom and utility room extension.
Recommendation – no objection.		

RESOLVED that the information be noted.

369. CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 – DAFEN EMPLOYMENT SITE, HEOL RHOSYN, DAFEN

Cllr. S. R. Bowen declared a personal interest in the following item as he operated a business establishment in Heol Rhosyn, Dafen.

Correspondence was received from WSP Planning Consultants before applying for planning permission on behalf of Welsh Ministers for the construction of new access roads, associated infrastructure and engineering works to form plots plus outline planning permission for new industrial units on the plots on land at Dafen Employment Site, Heol Rhosyn, Llanelli.

Members considered the bundle of correspondence forming part of the pre-application consultation documents paying particular focus to the accompanying Planning, Design and Access Statement.

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Following discussion it was

RESOLVED that the Clerk be authorised to respond to WSP Planning Consultants acknowledging the principal of development associated with the general proposal but notwithstanding this that members’ views are taken into consideration prior to the submission of the formal planning application in regard to: the impact on local biodiversity; site surface water generation and attenuation to prevent flooding elsewhere in lower lying areas of the catchment area; and also the level of noise generated from the site once operational and which might potentially affect the general enjoyment of residential properties along Llethri Road, Felinfoel and Cilsaig, Dafen. Moreover that enquiries be made with the planning consultants as to whether there is scope to extend the proposed site roadway further west to service the Prima Foods Business, to significantly improve site access to this business establishment thereby alleviating logistics traffic from using the current unsuitable road entrance accessed via Globe Row, Dafen, in the interests of improving residential amenity and general highway safety in Dafen.

370. THE COUNTY OF CARMARTHENSHIRE IMPOSITION OF 40 M.P.H. SPEED LIMIT ORDER 25 UNDER SECTIONS 84(1)(A), 84(2) AND 124 OF PARAGRAPH 27 OF SCHEDULE 9 TO THE ROAD TRAFFIC REGULATIONS ACT 1984 (AS AMENDED) – IMPOSITION OF 40 M.P.H. SPEED LIMIT – HTTR/1844

Members considered correspondence from Carmarthenshire County Council in regard to the Imposition of a 40 M.P.H. speed limit on Class II Road, B4308 from Penymynydd to Furnace, Llanelli, and forming part of a general traffic order affecting other areas of Carmarthenshire, and it was

RESOLVED that the speed limit order be supported in the interest of highway safety.

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The meeting concluded at 5.09 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 11 March, 2025, adopted by the Council.