

Cyngor Tref Llanelli - Llanelli Town Council

Yr Hen Ficerdy,
Sgwâr Neuadd y Dref,
LLANELLI,
Sir Gaerfyrddin,
SA15 3DD.



The Old Vicarage,
Town Hall Square,
LLANELLI,
Carmarthenshire,
SA15 3DD.

Arfon Davies, Clerc y Dref/Town Clerk

Ffôn/Tel: (01554) 774352

Ebost/Email: enquiries@llanellitowncouncil.gov.uk

Gwefan/Website: www.llanellitowncouncil.gov.uk

Eich Cyf
Your Ref:

Fy Nghyf
My Ref: TC/PD.80/ALJ

Dyddiad
Date: 08/04/26

TO: MEMBERS OF THE PLANNING, LICENSING AND CONSULTATION COMMITTEE

Dear Councillor,

In accordance with the provisions of Schedule 12 of the Local Government Act 1972 and Section 47 of the Local Government and Elections (Wales) Act 2021 you are hereby summoned to attend the meeting of the **PLANNING, LICENSING AND CONSULTATION COMMITTEE** of LLANELLI TOWN COUNCIL to be held **REMOTELY** and at **THE OLD VICARAGE, TOWN HALL SQUARE, LLANELLI** on **MONDAY, 13th APRIL 2026** **AT 6.00 P.M.**

Yours faithfully,

Town Clerk

AGENDA

1. To receive apologies for absence

2. To receive members' declarations of interest

Pro-forma to be circulated and completed as appropriate.

3. Town and Country Planning Act Applications

To receive report on planning applications referred from Carmarthenshire County Council.

(copy herewith).

4. Licensing Act 2003 – Notification of Application for Premises Licence

1. To consider the license application received for York Palace, 51 Stepney Street, Llanelli SA15 3YA
(copy herewith).

5. Matters for Information

- 1. Pentip VA CiW Primary School** – Consultation response report – Reorganisation Proposal. Minute No. 44 (1) of the Committee Meeting held on the 9th February 2026 refers.
- 2. Carmarthenshire County Council** – Notification in relation to the Dafen Footbridge (Black Bridge) PROW Closure.
- 3. Carmarthenshire County Council** – Temporary road closure of the C2501 Llanelli on the 13th and 14th April 2026.
- 4. Carmarthenshire County Council** – Temporary road closure along the C2200, Lôn Y Dderwen, from Wednesday 6th May 2026 for a period for 1 day between 09:00 hours & 16:00 hours.
(copies having been circulated previously by email)

MEMBERS: Councillors N.J. Pearce (Chair), M.D. Cranham, J.P., D.Ll. Darkin, S. Evans (Deputy Town Mayor), L. Fenris, J.E. Jones J.P. (Town Mayor), A. Lochrie, AS.J. McPherson, J.G. Prosser, S.L. Rees (Leader of the Council), A.C. Williams, J.R. Williams.

c.c. Lewis Partnership Ltd., Consultant Architects.

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AT: AELODAU'R PWYLLGOR CYNLLUNIO, TRWYDDEDU AC YMGYNGHORI

Annwyl Gynghorydd,

Yn unol â darpariaethau Atodlen 12 Deddf Llywodraeth Leol 1972 a Adran 47 o Ddeddf Llywodraeth Leol ac Etholiadau (Cymru) 2021, fe'ch gelwir chwi drwy hyn i gyfarfod **PWYLLGOR CYNLLUNIO, TRWYDDEDU AC YMGYNGHORI CYNGOR TREF LLANELLI** a gynhelir **O BELL** ac yn **YR HEN FICERDY, SGWÂR NEUADD Y DREF, LLANELLI, DDYDD LLUN, 13^{FED} EBRILL 2026 AM 6.00 O'R GLOCH.**

Yn gywir,

Clerc y Dref

AGENDA

1. I dderbyn ymddiheuriadau am absenoldeb

2. I dderbyn datganiadau buddiant yr aelodau

Pro-forma i'w gylchredeg a'i gwblhau fel sy'n briodol.

3. Ceisiadau Cynllunio Deddf Tref a Gwlad

I dderbyn adroddiad ar geisiadau cynllunio a dderbyniwyd oddi wrth Gyngor Sir Gaerfyrddin.

(copi'n amgaeedig).

4. Deddf Trwyddedu 2003 – Hysbysiad o Gais am Drwydded Safle

1. I ystyried y cais am drwydded a dderbyniwyd ar gyfer York Palace, 51 Stryd Stepney, Llanelli SA15 3YA.

(copi'n amgaeedig).

5. Materion er gwybodaeth

- 1. Ysgol Gynradd Pentip VA CiW** – Adroddiad ymatebion ymgynghoriad ar Gynnig Ad-drefnu. Gweler Cofnod Rhif 44 (1) o cyfarfod y Pwyllgor gynhaliwyd ar 9^{fed} Chwefror 2026.
- 2. Cyngor Sir Caerfyrddin** – Hysbysiad mewn perthynas â Chau Hawl Tramwy Cyhoeddus, Pont Droed Dafen (y Bont Ddu).
- 3. Cyngor Sir Caerfyrddin** – Cau ffordd dros dro ar y C2501 Llanelli ar 13^{eg} a 14^{eg} Ebrill 2026.
- 4. Cyngor Sir Caerfyrddin** – Cau ffordd dros dro ar hyd yr C2200, Lôn Y Dderwen, o ddydd Mercher 6ed Mai 2026 am gyfnod o 1 diwrnod rhwng 09:00 a 16:00.
(copïau wedi eu dosbarthu eisoes drwy e-bost).

AELODAU: Cynghorwyr N.J. Pearce (Cadeirydd), M.D. Cranham, Y.H., D.Ll. Darkin, S. Evans (Dirprwy Maer y Dref), L. Fenris, J.E. Jones Y.H. (Maer y Dref), A. Lochrie, A.S.J. McPherson, J.G. Prosser, S.L. Rees (Arweinydd y Cyngor), A.C. Williams, J.R. Williams.

Copi: Partneriaeth Lewis Cyf., Penseiri Ymgynghorol.

AGENDA ITEM 3

Llanelli Town Council

Planning, Licensing and Consultation Committee

Planning application – Basis for objection

Below is a list of Specific Carmarthenshire County Council Planning Policies under the current Local Development Plan. Planning applications will be permitted where they accord with the policies. These are often quoted as a basis for planning application objections. If members wish to raise an objection to a planning application you should note which of the policies the proposal is not in accordance with:

Concern – Proposed development is ‘too big’

Policy GP1 - Sustainability and High Quality Design

- GP1 a.** It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- GP1 b.** It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;
- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;

Policy GP6 Extensions

- GP6 a.** The scale of the proposed extension is subordinate and compatible to the size, type and character of the existing development and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;

Concern – Homes of Multiple Occupancy

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;

Policy H3 Conversion or Subdivision of Existing Dwellings - Proposals for the conversion or sub-division of appropriate dwellings into flats or dwellings of multiple occupation, will be permitted provided that:

- H3 a.** It would not result in an over-intensification of use;
- H3 b.** Suitable parking provision is available, or made available;
- H3 c.** The architectural quality, character and appearance of the building is, where applicable, safeguarded and its setting not unacceptably harmed.

Concern – Noise

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;

Policy EP2 Pollution

- EP2 c.** Ensure that light and noise pollution are where appropriate minimised

Concern – Not in keeping with other properties / local area

Policy GP1 - Sustainability and High Quality Design

- GP1 a.** It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- GP1 c.** Utilises materials appropriate to the area within which it is located;
- GP1 f.** It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;
- GP1 i.** It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;

Policy GP6 Extensions

- GP6 b.** The external appearance of the proposed extension in terms of design is subordinate, and the materials should complement that of the existing development;
- GP6 c.** There are no adverse effects on the natural environment, landscape/townscape or the setting and integrity of the historic environment;

Policy H4 Replacement Dwellings

- H4 c.** The design and materials of the replacement dwelling are appropriate to the character and appearance of the area;
- H4 f.** There are no adverse effects on nature conservation interests, the setting or integrity of the historic environment and the landscape/ townscape;

Concern – Highway and Traffic

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- GP1 h.** An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;
- GP1 l.** It has regard for the safe, effective and efficient use of the transportation network;
- GP1 m.** It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;

Policy GP6 Extensions

- GP6 a.** The scale of the proposed extension is subordinate and compatible to the size, type and character of the existing development and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;

Policy H4 Replacement Dwellings

- H4 e.** There are no adverse effects on access, parking or utility services, or on local amenity;

Concern – Blocks light of adjacent properties

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;

Policy GP6 Extensions

- GP6 d.** The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension;

Concern – Possible Criminal Activity

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- GP1 g.** It achieves and creates attractive, safe places and public spaces, which ensures security through the ‘designing-out-crime’ principles of Secured by Design (including providing natural surveillance, visibility, well lit environments and areas of public movement);

Concern – Water or other types of pollution

Policy GP1 - Sustainability and High Quality Design

- GP1 j.** It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;
- GP1 k.** It has regard to the generation, treatment and disposal of waste.

Policy GP6 Extensions

- GP6 d.** The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension;

Policy EP1 Water Quality And Resources

Proposals for development will be permitted where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to contribute towards improvements to water quality.

Watercourses will be safeguarded through biodiversity/ecological buffer zones/corridors to protect aspects such as riparian habitats and species; water quality and provide for flood plain capacity. Proposals will be permitted where they do not have an adverse impact on the nature conservation, fisheries, public access or water related recreation use of the rivers in the County.

Proposals will wherever possible be required to make efficient use of water resources.

Policy EP2 Pollution - Proposals for development should wherever possible seek to minimise the impacts of pollution. New developments will be required to demonstrate that they:

- EP2 a.** Do not conflict with National Air Quality Strategy objectives, or adversely affect to a significant extent, designated Air Quality Management Areas (permitted developments may be conditioned to abide by best practice);
- EP2 b.** Do not cause a deterioration in water quality;
- EP2 c.** Ensure that light and noise pollution are where appropriate minimised;
- EP2 d.** Ensure that risks arising from contaminated land are addressed through an appropriate land investigation and assessment of risk and land remediation to ensure its suitability for the proposed use.

Policy EP3 Sustainable Drainage – Proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated.

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
PL/10585 Emmanuel Chapel, New Dock Road, Llanelli, SA15 2HH PL/10606 64 Queen Victoria Road, Llanelli, SA15 2TH PL/10700 / PL/10701 Affalon House Care Home, 2 Felinfoel Road, Llanelli, SA15 3JG	Change of use from D1, place of worship to D2 Assembly and leisure - community boxing hub Changing existing flat garage roof into pitched roof Creation of an external access door for maintenance of existing lift equipment together with extending stone wall and railings	It is proposed to convert the existing Chapel into a Community Boxing Academy Club with a series of multi-purpose rooms, offices, toilets and staff facilities. The proposals do not include any extensions or changes to floor plans or elevations. There are a number of letters of complaint citing lack of parking. ----- The existing flat roof will be stripped and replaced with a new pitched roof. The drawings accompanying the Application do not provide any details of the proposed roof coverings or the interaction of the roof with the neighbours' roof. ----- Lewis Partnership Ltd.

AGENDA ITEM 4

Deddf Trwyddedu 2003 / Licensing Act 2003

Hysbysiad o Gais am Drwydded / Notification of Licence Application

Mae'r cais canlynol wedi dod i law'r Awdurdod Trwyddedu:-

The Licensing Authority has received the following application:-

Y Math o Gais:- **Cais am Fân Amrywiadau,**

Application Type:- **Minor Variation Application,**

Enw a Chyfeiriad y Safle:- **York Palace, 51 Stryd Stepney, Llanelli SA15 3YA**

Premise Name And Address:- **York Palace, 51 Stepney Street, Llanelli SA15 3YA**

Manylion y Cais:- **Cais am:
Newid amodau ar y Drwydded Safle**

Details of the application:- **Application to:
Amend conditions on premises licence**

Y dyddiad y mae'r Cyfnod Ymgynghori'n dechrau:- **16/03/2026**

Consultation period begins:- **16/03/2026**

Rhaid i unrhyw sylwadau ar y cais hwn gael eu cyflwyno o fewn **10 diwrnod gwaith** ar ôl y dyddiad uchod sef dyddiad dechrau'r cyfnod ymgynghori.

Any representations regarding this application must be submitted within **10 working days** of the above consultation start date.

Os oes angen rhagor o wybodaeth arnoch am y cais hwn, cysylltwch â'r adain drwyddedu.

If you require any further information regarding this application please contact the licensing section.

Yr Adain Drwyddedu
Adran Cymunedau, Cyngor Sir Caerfyrddin, 3 Heol Spilman, Caerfyrddin,
Sir Gaerfyrddin, SA31 1LE

Licensing Section
Department for Communities, Carmarthenshire County Council, 3
Spilman Street, Carmarthen, Carmarthenshire, SA31 1LE

Rhif Ffôn: 01267 228801 / 01267 228787
Rhifau Estyniad: 2801 / 2787
E-bost : SCHLicensing@sirgar.gov.uk

Tel No. 01267 228801 / 01267 228787
Extensions 2801 / 2787
e-mail :SCHLicensing@carmarthenshire.gov.uk

AGENDA ITEM 5

From: Sent: 31 March 2026 09:50

To:

Importance: High

Good morning,

Apologies for emailing during school holidays but we have just been given notice by Network Rail we have track possession and can move forward with the next stage of works for this scheme.

This will mean the closure of the bridge and adjoining PROW route (as per the attached plan) from April 13th until the completion of the scheme and the new bridge is opened. This is estimated to be late September/October.

I understand the sensitivities during the pre-election period, but I am aware this is a well-used route and wanted to give residents as much warning as possible.

If you require any further information or to discuss any element of the scheme, please contact me by replying to this email or using my contact information below.

Kind regards,

Thomas Evans Bsc (Hons) CMILT

[Cyllunydd Trafnidiaeth - Is-Adren Priffyrdd a Trafnidiaeth](#)

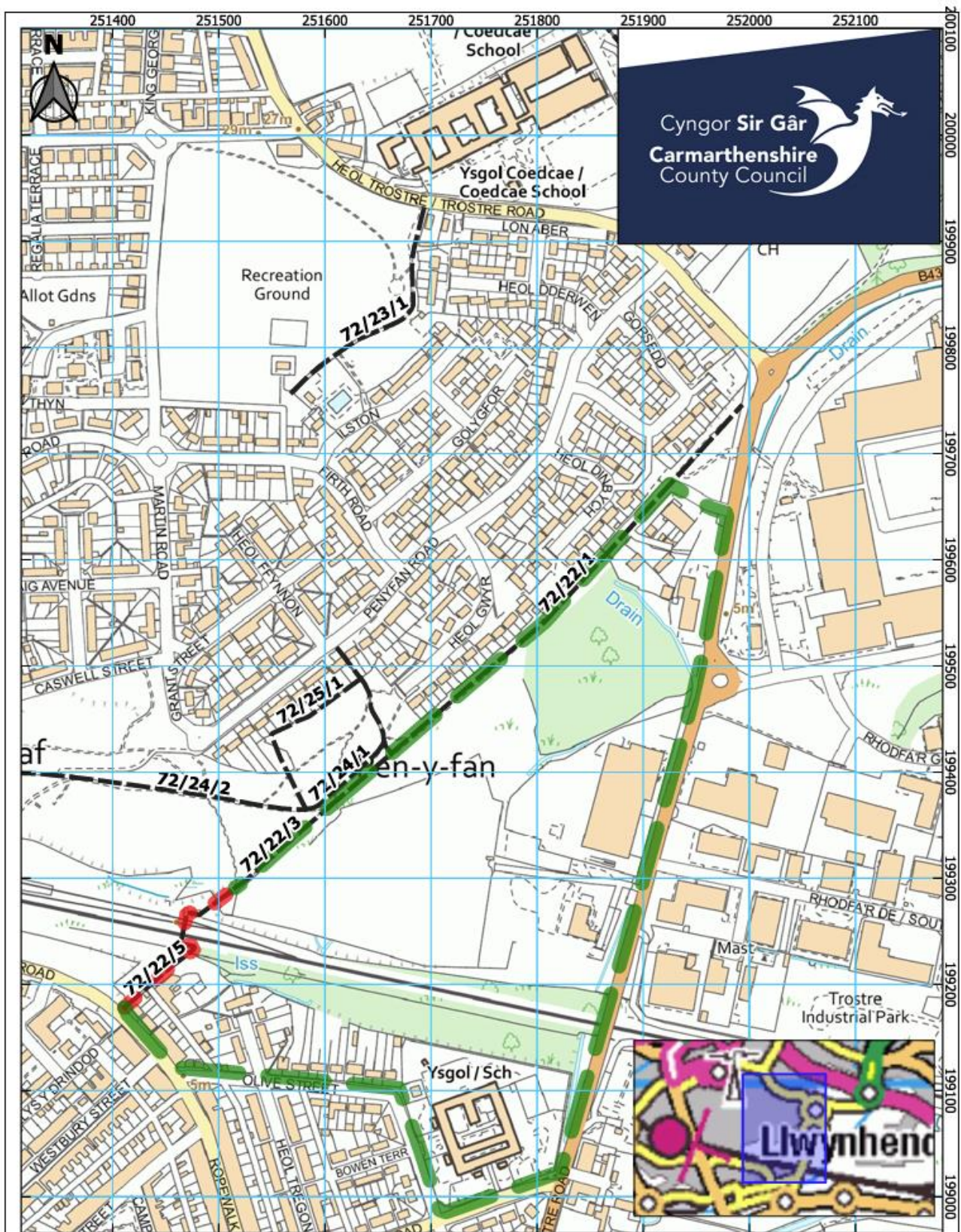
[Transport Planner – Highways and Transport Division](#)

Adran Lle, Seilwaith a Datblygu Economaidd – Department of Place, Infrastructure and Economic Development

sirgar.llyw.cymru | carmarthenshire.gov.wales

Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg

You are welcome to contact us in Welsh or English



**PUBLIC FOOTPATH 72/22 (PART), BLACK BRIDGE, LLANELLI
TEMPORARY PROHIBITION OF TRAFFIC ORDER 2026**

**LLWYBR TROED 72/22 (RHAN), PONT DDU, LLANELLIGORCHYMYN
GWAHARDDIAD DROS DRO AR DRAFFIG 2026**

**Path temporarily closed
Llwyr ar gau dros dro**

**Alternative
Llwyr arall route**

Scale: 1:4,500@ A4

PUBLIC NOTICE

SECTION 14 ROAD TRAFFIC REGULATION ACT 1984 AS AMENDED BY THE ROAD TRAFFIC (TEMPORARY RESTRICTIONS) ACT 1991 - TEMPORARY ROAD CLOSURE – C2501 Llanelli (North bound Lane)

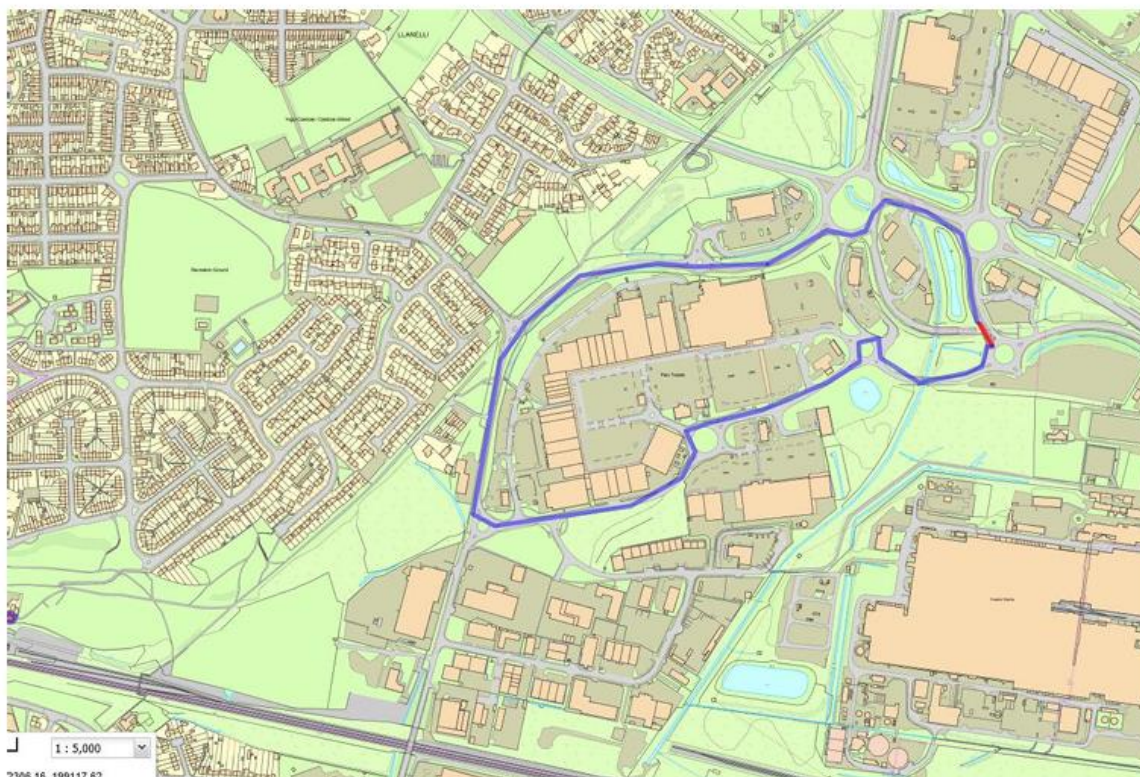
CARMARTHENSHIRE COUNTY COUNCIL HEREBY GIVES NOTICE that no person shall cause any vehicle to proceed along that length of road known as the C2501 Llanelli (North bound Lane), from Trostre mini roundabout for a distance of 56 metres in a north westerly direction.

The closure is necessary to ensure public safety whilst Carmarthenshire County Council (Alwyn Williams - 01267 228166) carry out highway works on the pedestrian crossing and road surfacing from Monday 13th April 2026 to Tuesday 14th April 2026.

The Alternative Route for north west bound traffic from a point south east of the closure, will be to proceed along the C2501 (Parc Pemberton to Trostre), B4304 Trostre Road, A484 Bynea to return to a point north west of the closure.

Pedestrian movement will be maintained where possible throughout the duration of the closure.

This Notice applies when the relevant signs and barriers are on site and is valid for a period of no more than 5 days.



PUBLIC NOTICE

SECTION 14 ROAD TRAFFIC REGULATION ACT 1984 AS AMENDED BY THE ROAD TRAFFIC (TEMPORARY RESTRICTIONS) ACT 1991 - TEMPORARY ROAD CLOSURE – C2200 LÔN Y DDERWEN, LLANELLI (SA15 4NP).

CARMARTHENSHIRE COUNTY COUNCIL HEREBY GIVES NOTICE that no person shall cause any vehicle to proceed along the C2200, Lôn Y Dderwen, Llanelli from its junction with the Pentrepoeth Road for approximately 200 metres in a South Easterly direction.

The closure is necessary to ensure public safety whilst MJ Quinn complete remedial reinstatement works from Wednesday 6th May 2026 for a period for 1 day between 09:00 hours & 16:00 hours.

Applicant Contact Details: ConeMasters Limited on behalf of MJ Quinn.

The alternative route will be via Pentrepoeth Road, the B4309, the A484 and the A476.

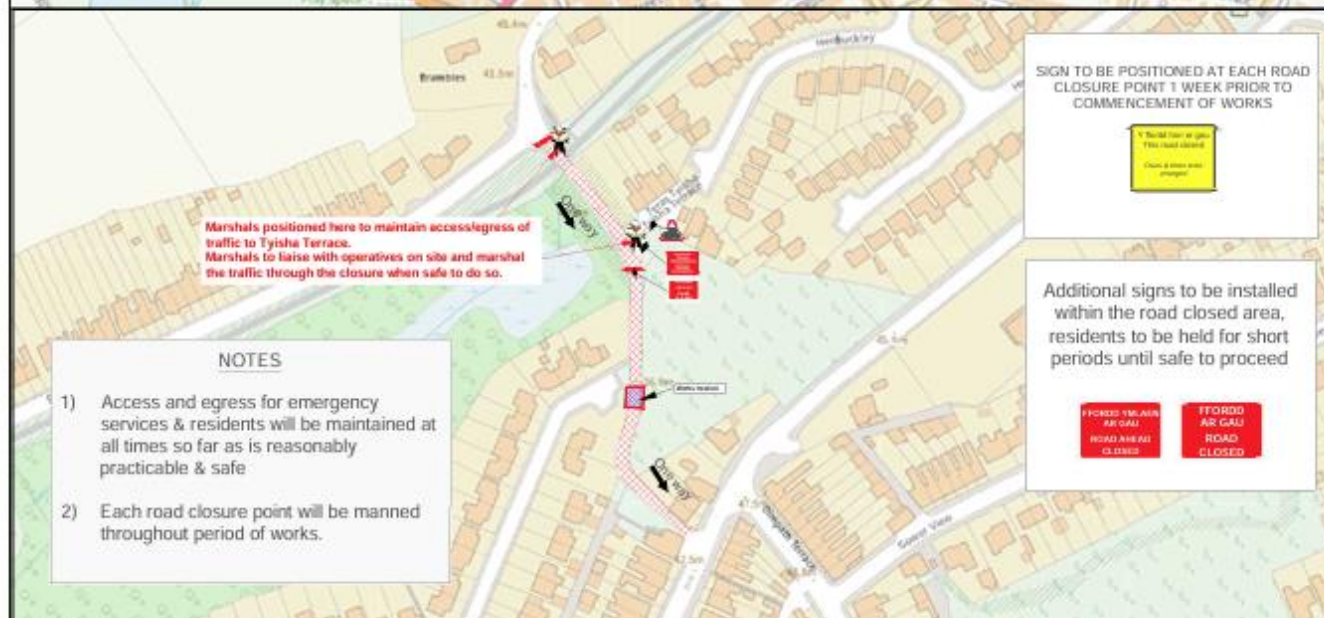
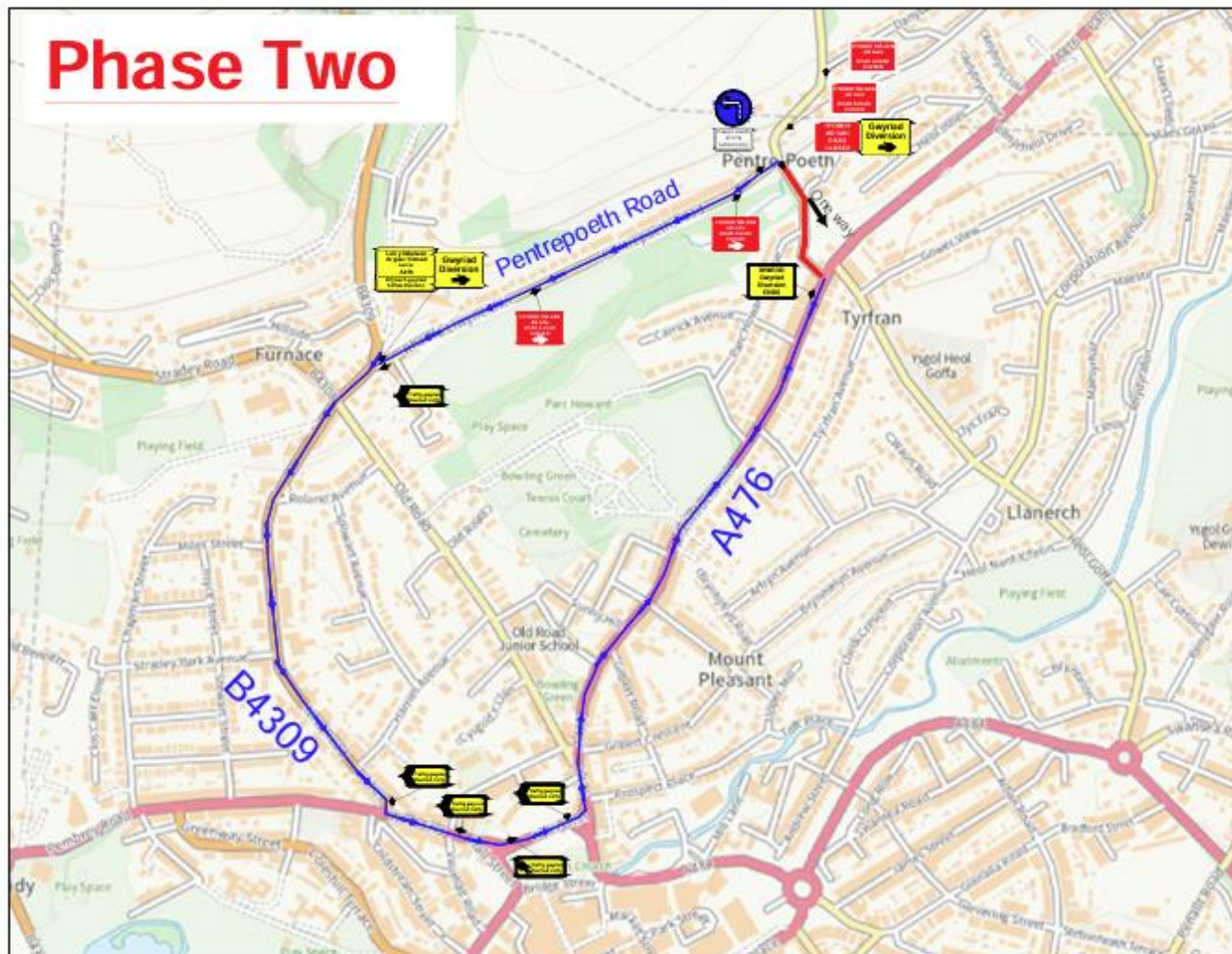
Access to Tyisha Terrace will be maintained.

Pedestrian movement will be maintained where possible throughout the duration of the closure.

This Notice applies when the relevant signs and barriers are on site and is valid for a period of no more than 5 days.

DATED THE 29TH DAY OF APRIL 2026

Phase Two



Address Lon y Dderwen, Swiss Valley, Llanelli Rural, Llanelli, Carmarthenshire, Wales, SA15 4NR, United Kingdom Grid Reference X-251062, Y-201538	Drawing No: MJQ2022-4932 - WDMV6J4T - LLANELLI - 50-3000-TMA01 Drawn: D.STR. Check: S.POW. Scale: NTS. Rev: NA Date: 16/12/22 Status: PROPOSED TM TYPE: Road closure Diversion 2 x Marshals	KEY ROAD CLOSED AREA DIVERSION ROUTE ACCESS ONLY Sign	ROAD CLOSURE NOTES: It is the responsibility of the client to ensure that the road closure is safe and that all necessary arrangements are in place for the duration of the works. The client must ensure that the road is closed in accordance with the relevant legislation and that all necessary arrangements are in place for the duration of the works. The client must ensure that the road is closed in accordance with the relevant legislation and that all necessary arrangements are in place for the duration of the works. WHS: Consideration to be given to the road closure being proposed. Plans for any road closure should be discussed by the client with the relevant authorities and any necessary arrangements should be in place for the duration of the works. Highways authorities, if applicable, should be consulted on any proposed road closure.
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QUANTUM
Traffic Management