

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
Ffacs/Fax: (01554) 770376

Ebost/Email: enquiries@llanellitowncouncil.gov.uk
Gwefan/Website: www.llanellitowncouncil.gov.uk

Eich Cyf
Your Ref:

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

Dyddiad
Date: 04/02/25

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, 10th FEBRUARY 2025 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

To consider the license application received for McDonalds Restaurants Ltd, Trostre Retail Park, Llanelli, SA14 9UY. (copy herewith).

5. Consultation

- 1) Carmarthenshire County Council** – Consultation on a proposed Public Path Diversion Order for FP 72/22.

(copies herewith).

6. Matters for Information

- 1) Carmarthenshire County Council** – Temporary Traffic Management order relating to Llanelli Front Runner Half Marathon and 10k event on Sunday 16th February 2025 between 8.00am and 10.40am.

(copies having been circulated previously by email)

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

EX-OFFICIO MEMBER: Councillor S. Greaney. (Deputy Town Mayor).

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

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Your Ref:

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My Ref: TC/PD.80/ALB

Dyddiad
Date: 04/02/25

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, 10^{FED} CHWEFROR 2025 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

I ystyried y cais am drwydded a dderbyniwyd ar gyfer McDonalds Restaurants Ltd, Trostre Retail Park, Llanelli, SA14 9UY. (copi'n amgaeedig).

5. Ymgynghoriadau

- 1) Cyngor Sir Gaerfyrddin – Ymgynghoriad ar Orchymyn Gwyro Llwybr Cyhoeddus arfaethedig ar gyfer FP 72/22.**

(copiau'n amgaeedig).

6. **Materion er gwybodaeth**

- 1) **Cyngor Sir Caerfyrddin** – Gorchymyn Rheoli Traffig Dros Dro yn ymwneud â Hanner Marathon a digwyddiad 10k Rhedwr Blaen Llanelli ddydd Sul 16^{fed} Chwefror 2025 rhwng 8.00yb a 10.40yb.

(copïau wedi eu dosbarthu eisoes drwy e-bost).

AELODAU: Cynghorwyr L. Fenris (Cadeirydd), D.Ll. Darkin (Arweinydd y Cyngor), S. Evans, J.E. Jones Y.H., A. Lochrie, A.S.J. McPherson, N.J. Pearce (Is-Gadeirydd), J.G. Prosser (Maer y Dref), S.L. Rees, J.R. Williams, S Williams a sedd wag.

AELOD EX-OFFICIO: Cynghorwyr S. Greaney (Dirprwy Maer y Dref).

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.

January 2025

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
PL/08696 The Cottage, 158 Station Road, Llanelli, SA15 1YU	Change of use of part of the ground floor area from (C1) hotel to (A1) Shops and minor amendments to existing fenestration	This is part of the Miramar Hotel. The Application relates to an area of the ground floor which is currently vacant. It is proposed to convert the old Bar and Restaurant area into use class A1 (shops), the existing elevations to Station Road and Llanelli Station will receive new shopfronts. The upper floors will remain as Hotel usage and will be refurbished. There is limited detail provided with this application.
PL/08771 Mansion House, Parc Howard, Felinfoel Road, Llanelli, SA15 3LJ	Renovate existing Billiards Room at Parc Howard Museum. Create additional usable space for the Museum to develop their business plan for the future	This is a Listed Planning and Building Consent Application. The existing Billiard Room is at the rear of the old Café area (now a shop and entrance area). It will be refurbished to provide a Store / Work area and a main area for use by the Museum. Works include repairs, secondary glazing to lantern and new ramp and access areas. A new external door will be created within an existing window location. All external walls will receive a thermal upgrade of new insulation and plasterboard finish.
PL/08735 33 Murray Street, Llanelli, SA15 1BQ	Change of use of former night club to residential accommodation units for veterans who have served in HM Armed Forces (Sui Generis) including first and second floor extensions and new building proposed to provide bin and cycle storage	This building has been unoccupied for a long length of time. The main building will be reconfigured on all levels and there will be a new 2 storey flat roofed extension above the existing rear area section. The building will

PL/08716 Coedcae Comprehensive School, Trostre Road, Llanelli, SA15 1LJ	Creation of a pump track on the north field of Coed Cae school. The approx total length of track 310m Squared. The track will consist of jumps, bumps and cambered bends. The track itself will consist of a tarmac track and the verges will consist of permeable fill with topsoil. The will be a new 2.4m high anti climb fencing located between rugby pitch and proposed track. South path permeable materials	be Veterans housing, with 16 No. private living units together with ancillary accommodation. The rear extension will have a sedum roof and the main roof will be slated. The external walls will be a mix of rendered blockwork and composite cladding. A Pump Track is a purpose-built track for cycling purposes. The drawings show the track in detail together with environmental enhancements such as additional trees and wildflower areas which surround the track. The description of the track is as per text in the adjoining column.
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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:- **Mcdonalds Restaurants Ltd, , Trostre Retail Park, Llanelli, Carmarthenshire, SA14 9UY**

Premise Name And Address:- **Mcdonalds Restaurants Ltd, , Trostre Retail Park, Llanelli, Carmarthenshire, SA14 9UY**

Manylion y Cais:- **Cais am:
Newid i osodiad mewnol yr adeilad**

Details of the application:- **Application to:
Change to internal layout of premises**

Y dyddiad y mae'r Cyfnod Ymgynghori'n dechrau:- **22/01/2025**

Consultation period begins:- **22/01/2025**

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

Tel No. 01267 228801 / 01267 228787

Rhifau Estyniad: 2801 / 2787

Extensions 2801 / 2787

E-bost : SCHLicensing@sirgar.gov.uk

e-mail :SCHLicensing@carmarthenshire.gov.uk

AGENDA ITEM 5



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Fy nghyf / My ref: RW2/72/22/TE
Dyddiad / Date: 17/01/25

Gofynner am / Please ask for: Thomas Eckley
Llinell Uniongyrchol / Direct Line: 01554 742256
E-bost / E-mail: TEckley@carmarthenshire.gov.uk

Dear Consultee,

Re: Public Footpath 72/22 (Part) diversion proposal

I am writing to you as part of our consultation process in regards to a proposed diversion of part of the above public footpath.

Footpath 72/22 currently linking from 3m off road shared use path to the North (onward connections to Morfa retail park & former Pen y Fan quarry) dropping to 2m prior to route over pedestrian footbridge structure (owned by Network Rail). Path continues South once over the bridge via a narrow path 0.8m in width to Ropewalk Road.

The proposed diversion will link from 3m off road shared use path to the North (onward connections to Morfa retail park & former Pen y Fan quarry) continuing with the same width the path will lead onto a ramped structure and over a newly constructed bridge structure leading to ramped and stepped access on the Southern side of the railway line with an adjoining route to Ropewalk Road and tying in with the former tramway that is also 3m in width.

Description of existing route to be diverted (72/22/5)

Beginning at a point north of the current bridge at a junction with a tarmacked surface that leads northwesterly (Point A on the order map), the footpath continues in a southwesterly direction across a rail bridge (Point B on the order map) and along a narrow path to Ropewalk Road (Point C on the order map).

Length: 186 metres
Width: Undefined

Daniel W John

Pennaeth Seilwaith Amgylcheddol,
Yr Adran Lle & Seilwaith, Neuadd y Sir, Caerfyrddin SA31 1JP

Head of Environmental Infrastructure
Department for Place & Infrastructure, County Hall, Carmarthen SA31 1JP

Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg | You are welcome to contact us in Welsh or English



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Description of new route to be created (72/22/4)

Beginning at a point north of the current bridge at a junction with a tarmacked surface that leads northwesterly (Point A on the order map), the footpath continues in a southwesterly direction across a newly constructed bridge (Point D on the order map), leading to ramped and stepped access on the Southern side of the railway line, then heading south to join Ropewalk Road (Point E on the order map).

Length: 263 metres

Width: 3 metres

This is the first stage in the application process and I would be grateful if you will consider the proposal. If you have any queries, comments or objections, please provide them in writing to the address below, or to the email address above, within twenty eight days from the date of this letter.

Yours Sincerely,

Thomas Eckley

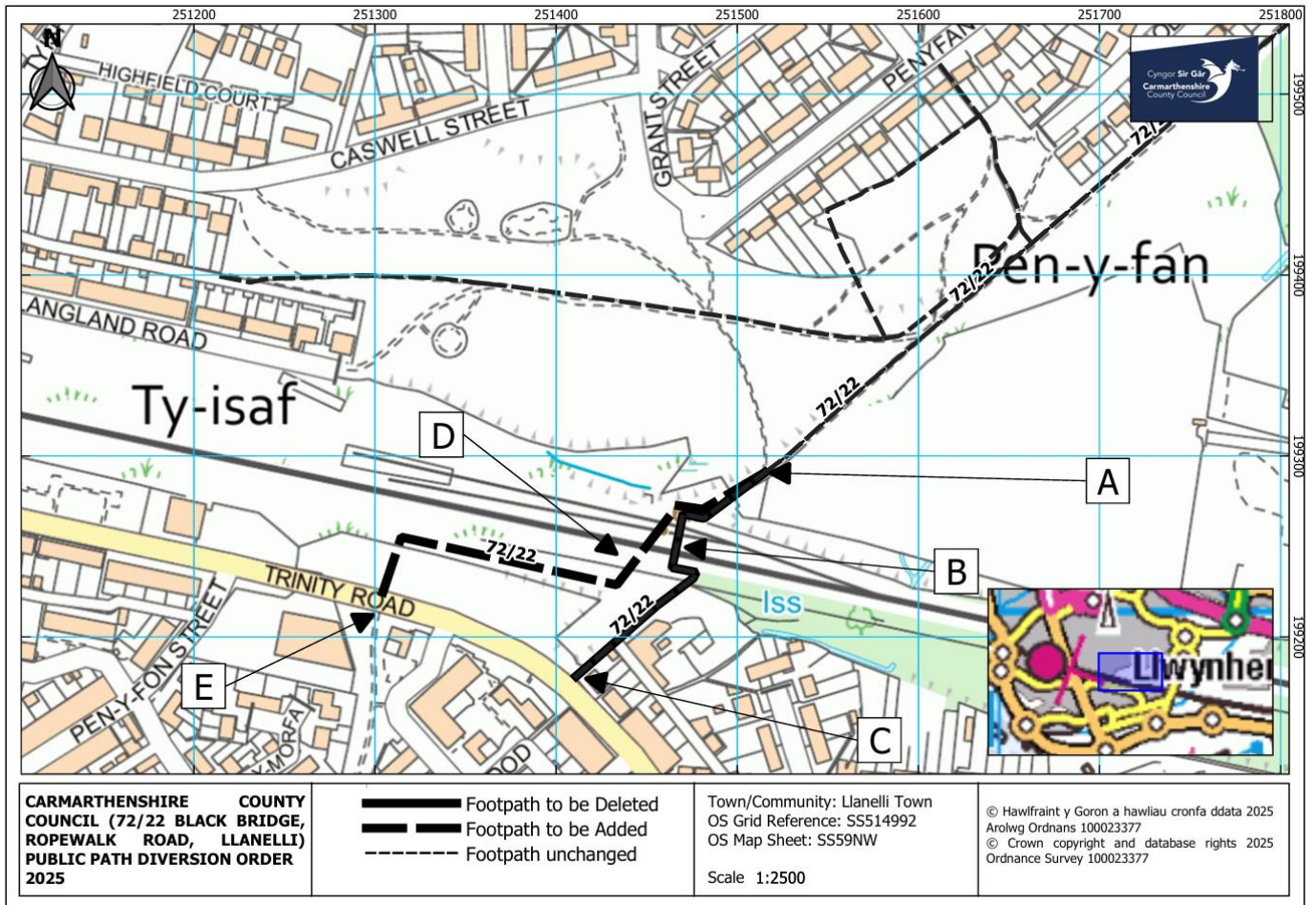
Cynorthwy-ydd Mynediad i Gefn Gwlad / Countryside Access Assistant
Lle & Seilwaith | Place & Infrastructure

Daniel W John

Pennaeth Seilwaith Amgylcheddol,
Yr Adran Lle & Seilwaith, Neuadd y Sir, Caerfyrddin SA31 1JP

Head of Environmental Infrastructure
Department for Place & Infrastructure, County Hall, Carmarthen SA31 1JP

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AGENDA ITEM 6

ROAD TRAFFIC REGULATION ACT 1984

SECTION 16 (A)

AS AMENDED BY THE ROAD TRAFFIC REGULATION ACT (SPECIAL EVENTS) ACT 1994

THE COUNTY OF CARMARTHENSHIRE

(SPECIAL EVENTS) (LLANELLI FRONT RUNNER HALF MARATHON AND 10K RUN EVENT)

(TEMPORARY TRAFFIC MANAGEMENT) ORDER 2025

NOTICE is hereby given that the Carmarthenshire County Council Half Marathon and 10k run ('the Event'). The effect of the Order will be:

- a. to prohibit any person from causing or permitting any vehicle to proceed along the length of the Class II Road B4304 Coastal Link Road, Llanelli extending from its junction with the Principal Road A484 Sandy Roundabout and continuing to Seaside Roundabout, Lledi Roundabout, Copperworks Roundabout, Pentre Nicklaus Roundabout, Machynys Roundabout, Morfa Roundabout, Penclacwydd Roundabout and to Berwick Roundabout between the hours of 08:00 am and 10:40 am on Sunday 16th February 2025.

The westbound lane of the length of the B4304 between Copperworks Roundabout, Delta Lakes roundabout and Machynys roundabout will remain open to permit access only to adjoining premises during the Event.

- b. to introduce a 20 m.p.h. speed limit along that length of the Class II Road B4304 between Copperworks Roundabout, Delta Lakes roundabout and Machynys roundabout.
- c. to suspend the provisions of The County of Carmarthenshire (IMPOSITION OF 40 M.P.H SPEED LIMIT) ORDER 1997 (CLASS II B4304 COASTAL LINK ROAD, LLANELLI), only in so far as the length of road specified in in section B, during the duration of the Event

The Order will also contain exemptions for any motor vehicle being used for police, fire brigade or ambulance purposes or for statutory undertakers attending an emergency or anything done with the permission or at the direction of a police constable in uniform.

The Order comes into effect on Sunday 16th February 2025 and will continue in force between 8:00 a.m. and 10.40 a.m.

DATED the 23rd day of January 2025.

Reference: NFD/HTTR-1877

e-mail address: NFDavies@sirgar.gov.uk

WENDY WALTERS

Chief Executive

County Hall

CARMARTHEN

