

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: 03/09/24

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, 9th SEPTEMBER 2024 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. Consultation

1. Carmarthenshire County Council - Disabled Bay Application - 60 Tunnel Road Llanelli, SA15 1LG.

2. Cornerstone - Pre-Application Consultation - Base Station Upgrade – Land off Frondeg Terrace, Adjacent Swansea Road, SA15 3FD

(copy herewith).

5. **Matters for Information**

- (1) **Carmarthenshire County Council** – Information on the process for the examination into the soundness of the Carmarthenshire Revised Local Development Plan (2018 – 2033)
- (2) **Carmarthenshire County Council** – Planning Appeal Decision Notice – PL/03823, Trostre Retail Park, Trostre, Llanelli, SA14 9UT.
- (3) **Carmarthenshire County Council** – Temporary Road Closure - B4304, Llanelli East Station Road, Llanelli from its junction with Copperworks Road for a distance of 100 metres in a North-Westerly direction, from 23:30 hours Saturday 24th August 2024 to 07:00 hours Sunday 25th August 2024. (Overnight Works).
- (4) **Carmarthenshire County Council** – Planning Appeal Notice – PL/06785, Hair Control, 33A Inkerman Street, Llanelli, SA15 1RY.
- (5) **Carmarthenshire County Council** – Temporary Road Closure - B4304 New Dock Road from its junction with Caersalem Terrace to its junction with Trinity road, from Monday 14th October 2024 to Wednesday 16th October 2024.
- (6) **Carmarthenshire County Council** – Planning Appeal Notice – PL/05250, Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF.
- (7) **Carmarthenshire County Council** – Emergency Road Closure - W5717 Llanelli, from its junction with the W5716 for a distance of 70 metres in a north-westerly direction, on 5th August 2024 for a period of 5 days.
- (8) **Carmarthenshire County Council** – Temporary road closure of Cowell Street, from its junction John Street for a distance of 80 metres in a north westerly direction from the 27th August for a period of 7 weeks.
- (9) **Hywel Dda University Health Board** – My Health My Choice – Primary Care and Community health and well-being showcase.

(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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Gwefan/Website: www.llanellitowncouncil.gov.uk

Eich Cyf
Your Ref:

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

Dyddiad
Date: 03/09/24

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, 9^{FED} MEDI 2024** **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. Ymgynghoriadau

- Cyngor Sir Gaerfyrddin** - Cais am Bae Anabl - 60 Heol y Twannel Llanelli, SA15 1LG.
- Cornerstone** - Ymgynghoriad Cyn Ymgeisio - Uwchraddio Gorsaf Sylfaen – Tir oddi ar Frondeg Terrace, Gerllaw Heol Abertawe, SA15 3FD

(copi'n amgaeedig).

5. Materion er gwybodaeth

- (1) **Cyngor Sir Caerfyrddin** – Gwybodaeth am y broses ar gyfer archwilio cadernid Cynllun Datblygu Lleol Diwygiedig Sir Gaerfyrddin (2018 – 2033).
- (2) **Cyngor Sir Caerfyrddin** – Hysbysiad Penderfyniad ar Apêl Cynllunio – PL/03823, Parc Manwerthu Trostre, Trostre, Llanelli, SA14 9UT.
- (3) **Cyngor Sir Caerfyrddin** – Cau Ffordd Dros Dro - B4304, Heol yr Orsaf Dwyrain Llanelli, Llanelli o'i chyffordd â Heol Copperworks am bellter o 100 metr i gyfeiriad y Gogledd-orllewin, o 23:30 o'r gloch dydd Sadwrn 24^{ain} Awst 2024 i 07: 00 awr Dydd Sul 25^{ain} Awst 2024. (Gwaith Dros Nos).
- (4) **Cyngor Sir Caerfyrddin** – Hysbysiad ar Apêl Cynllunio – PL/06785, Hair Control, 33A Stryd Inkerman, Llanelli, SA15 1RY.
- (5) **Cyngor Sir Caerfyrddin** – Cau Ffordd Dros Dro - B4304 Heol y Doc Newydd o'i chyffordd â Teras Caersalem i'w chyffordd â Heol y Drindod, rhwng dydd Llun 14^{eg} Hydref 2024 a dydd Mercher 16^{fed} Hydref 2024.
- (6) **Cyngor Sir Caerfyrddin** – Hysbysiad Apêl Cynllunio – PL/05250, Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF.
- (7) **Cyngor Sir Caerfyrddin** – Cau Ffordd mewn Argyfwng - W5717 Llanelli, o'i chyffordd â'r W5716 am bellter o 70 metr tua'r gogledd-orllewin, ar 5^{ed} Awst 2024 am gyfnod o 5 diwrnod.
- (8) **Cyngor Sir Caerfyrddin** – Cau ffordd dros dro Stryd Cowell, o'i chyffordd Heol Ioan am 80 metr i gyfeiriad y gogledd orllewin o 27^{ain} Awst am gyfnod o 7 wythnos.
- (9) **Bwrdd Iechyd Prifysgol Hywel Dda** – Fy Iechyd, Fy newis – arddangosfa iechyd a lles gofal Sylfaenol a Chymunedol.

(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.

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
PL/07960 217 Felinfoel Road, Llanelli, SA15 3NZ	Proposed rear and side extension to property	Permission granted on 09.08.2024 -----
PL/08014 14 Miles Street, Llanelli, SA15 3DU	Single storey rear extension and internal works	Lewis Partnership Ltd. -----
PL/08081 Mike Clarke Printing, 9 Trostre Industrial Park, Llanelli, SA14 9UU	Turning of an old ground floor office into a small cafe (Retrospective) -	The proposals include alterations to part of the ground floor (formerly an office) to provide a Café area. The room is located at the front of the building. The works commenced in June 2024 so this Application is retrospective. There is limited accompanying information and the drawings do not show car parking. -----
PL/08011 13 Old Road, Llanelli, SA15 3HR	Replacement of concrete roof tiles with Zamora Prime Spanish Slate Tiles with W-1 / T-1 / S-1 Rating (size 250 x 500ml), with Battens to support (25 x 50; BS Yellow Treated), replace felt with 150g breather felt, introduce full roof ventilation via hidden over fascia vents, introduce CR2 clay ridges (black) and hidden mechanical fixings, replace rear PVC fascia boards and soffits with Scots pine (to match existing front and gable end fascia's, that were approved on a previous application [i.e., PL/01950]), chimneys: Replace any damaged brickwork with like for like bricks and repairs / replace chimney crowns (like for like), replace rain water goods with black cast iron (to match existing front rain water goods that were approved in previous application [i.e., PL/01950])	This is a Listed Building Application. There have been numerous Applications for this property in recent history. This Application is relevant to the replacement of roofing, fascias, soffits and rainwater goods. It appears that discussions have been held with the Conservation Department to agree materials. -----

PL/08092 No. 8 - 70 Sunny Hill, Llanelli, SA15 3JN	The proposed development is for the retrofit of 32 dwellings - external wall insulation with new brick slip finish, new entrance canopies to main entrance doors, roof mounted solar PV panels and battery storage, and improvements to landscaping and external areas	The existing flats are located off Sunny Hill, Llanelli and adjacent to Park Howard. The flats are being upgraded to improve thermal performance and the appearance of the flats and include for PV panels and electricity storage. The elevation will be externally insulated and finished with brick slips. The entrances will receive new canopies. The PV panels, batteries and invertors will be located on the existing flat roofs. There will also be external landscaping enhancements. -----
PL/08141 New Dock Stars Rugby Football Club, Trostre Road, Llanelli, SA15 1JY	Retention of advertisement sign on boundary fence	The Application is to retain the existing advertising boards currently located at the south- east corner of the site adjacent to an existing roundabout. There are currently 16 boards of varying sizes. These have been erected without Planning Permission hence the need for this Application. -----

AGENDA ITEM 4.1

From: Gemma R Pugh

Sent: Tuesday, August 20, 2024 10:34 AM

To:

Subject: Cais Bae Parcio Anabl/Disabled Bay Application - 60 Tunnel Road Llanelli, SA15 1LG

Dear Sir/Madam,

A new request has been received for the placing of a disabled persons parking bay outside the above property. The location has been investigated/monitored and currently meets the Disabled parking policy of the Authority. This application has received a high ranking score due to level of traffic and the ergonomics of the location. In line with the existing guidelines and policy, any person who is a blue badge holder may park in the bay.

The location falls within a 20 mile per hour area and footways and lighting are present. There are limited off street parking places available.

I enclose a 1/1250 scale plan illustrating the above proposals and would be grateful to receive your views on the matter by Friday 20th September 2024.



Disabled Bay Application - 60 Tunnel Road, Llanelli



0 20 40 60m

Graddfa
Scale 1:1250

Canol y Map
Map Centre [251276.4,200186.7]

Dyddiad
Date 17/07/2024



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AGENDA ITEM 4.2

From:

Sent: Friday, August 23, 2024 10:31 AM

To:

Subject: 86365 - Pre-Application Consultation - Base Station Upgrade - Kwik Save SF

Dear Councillors,

PROPOSED BASE STATION UPGRADE AT CS128656_21 / VF 86363 - KWIK SAVE SF, LAND OFF FRONDEG TERRACE, ADJACENT SWANSEA ROAD, LLANELLI, CARMARTHENSHIRE, SA15 3FD

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing a suitable site in the Llanelli area for a radio base station upgrade that will improve service provision for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide improved network coverage to the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Our technical network requirement is as follows:

- **CS128656_21 / VF 86363 / VMo2 37260 / DAFEN – LLANELLI**
- *The works required to the site include: The of the existing 12.5m monopole with a new 20m monopole, accommodating 6no. new antennas and 1no. microwave dish, the installation of 1no. equipment cabinet, along with minor ancillary works.*

At: KWIK SAVE SF, LAND OFF FRONDEG TERRACE, ADJACENT SWANSEA ROAD, LLANELLI, CARMARTHENSHIRE, SA15 3FD - NGR: 251660, 200770

This is the preferred option as the site provides adequate coverage, its proposed position is considered suitable in the context for the telecommunications base station. Taking into account the development's siting and appearance when read in its current environment, it is considered that a scheme in this location will not undermine the visual amenity of the area with minimal impact on the sky-line whilst utilising (upgrading) an existing site.

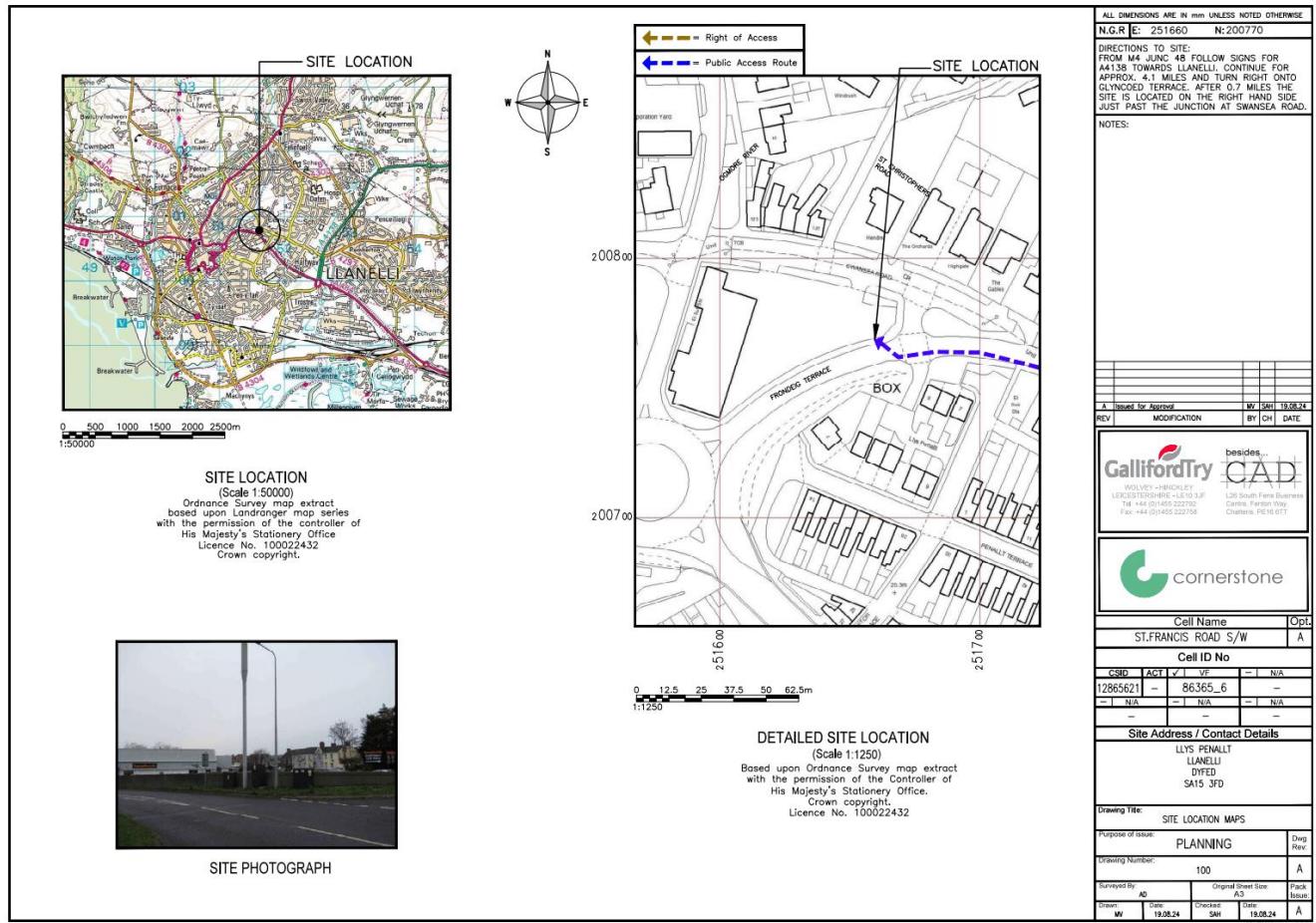
The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date this letter was sent.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

(For & on behalf of Cornerstone)



AGENDA ITEM 5

Date: 10 July 2024

To all Deposit Consultation Respondents

Dear Sir/Madam

Examination into the soundness of the Carmarthenshire Revised Local Development Plan (2018 – 2033)

We refer to the above.

Our names are Nicola Gulley and Ian Stevens, and we are the Inspectors appointed by the Ministers of the Welsh Government to conduct the independent examination of the Carmarthenshire Revised Local Development Plan (LDP).

The Council consulted on the 2nd Deposit Plan from 17 February 2023 to 14 April 2023. The Plan was not subject to any Focussed Changes and therefore the 2nd Deposit LDP Plan will be the Plan subject to examination. We are writing to you because you or your organisation made representations during the consultation on the 2nd Deposit LDP.

Corinne Sloley is the Programme Officer who will assist us with the examination. Although appointed by the Council, she will work for us in administering the examination and hearings and is independent of the Council. All correspondence and submissions relating to the examination should be sent to Corinne, her contact details are:

Email: LDPExamination@carmarthenshire.gov.uk

Tel: 01267 228624

Postal address:

FAO Corinne Sloley
Place and Infrastructure
3 Spilman Street
Carmarthen
Carmarthenshire
SA31 1LE

Participation in hearings

The examination will include a series of public hearings which will be held virtually using the Microsoft Teams platform. We expect these hearings to begin on **15 October 2024** and to continue for 4 weeks or so.

A draft hearings programme, including a list of potential participants and an outline of the matters to be discussed, has been published on the examination website. Please note that this is a 'live' document which is subject to change. We aim to publish the final timetable for the hearings, a definitive list of participants for each session, and the detailed list of matters, issues and questions, **23 August 2024**.

The hearings will be open to the public to observe, but only those who made relevant representations during the deposit consultation period are eligible to participate. Those who have already indicated to the Council that they wish to be heard have been assigned to relevant sessions as shown on the draft hearings programme. Others eligible to request to attend these sessions (as they have made relevant representations) are also listed but must request to participate. If you wish to speak at a hearing but are not listed on the programme, and you have made a representation which you consider makes you eligible to give oral evidence at that hearing, please get in touch with the Programme Officer as soon as possible. We would stress, however, that any written representations already made will carry equal weight to oral evidence given during hearings.

Whether or not you are identified as a participant on the draft programme, **it is ESSENTIAL that you CONFIRM with the Programme Officer your intention to speak at a hearing session as soon as possible and no later than 12 noon on 31 July 2024**. If your participation in a hearing has not been confirmed by this date, we will assume that you are content for your views to be dealt with via written representations, irrespective of what you may have previously stated. Your cooperation in this regard is much appreciated.

It would also assist the Programme Officer if you could confirm your contact details, in particular your email address (if you have one) as future communications will be conducted electronically as far as possible. Please quote your Represor ID shown at the top of this letter in all correspondence.

Information and guidance about the examination

The examination website [provides](#) up-to-date information about the examination and hearings. Documents submitted by the Inspector, Programme Officer, Council and others will be published in the Examination Library section of the website under

‘Examination Documents’. You should check this website regularly for the latest information, including changes to the programme. A Pre-Hearing Meeting will not be held for this examination. Instead, Guidance Notes for Participants have been published on the Examination website alongside this letter. **Please ensure that you read these carefully and comply with them during the examination.**

Participants should note that we will be writing to the Council with some preliminary questions regarding the LDP and its evidence base. This is purely to assist us and to facilitate an efficient examination process. This letter and the Council’s response will be published on the examination website in advance of the hearings.

The Council provides internet access at public libraries. Details can be found at clause 3.3 of the Guidance Notes. Anyone wishing to view hard copies of examination documents should contact the Programme Officer who will be happy to assist.

Translation and special assistance at hearings

Correspondence in both Welsh and English is welcomed, and examination documents will be available bilingually. Translation facilities will be arranged based on the linguistic preferences noted by participants in a hearing. We welcome contributions through the medium of Welsh and to support the planning of the sessions, it would be appreciated if you could confirm if you would like to contribute in Welsh with the Programme Officer as soon as possible prior to the event so that the Council can make the necessary arrangements. Not informing us beforehand has no impact on your right to participate in Welsh, but it may delay proceedings whilst simultaneous translation services are arranged.

Participants who have specific requirements and require assistance during the examination should contact the Programme Officer as soon as possible.

If you have any questions about the content of this letter, please contact us via the Programme Officer.

Yours sincerely

Nicola Gulley and Ian Stevens
Inspectors

cc Carmarthenshire County Council
D. L. Stephenson

From: Planning Appeals <planningappeals@carmarthenshire.gov.uk>

Sent: Thursday, July 18, 2024 3:02 PM

To: Enquiries <enquiries@llanellitowncouncil.gov.uk>

Subject: PL/03823 - Penderfyniad ar yr Apêl / Appeal Decision

Safle / Site: **Trostre Retail Park, Trostre, Llanelli, SA14 9UT**

Datblygu / Development: **Proposed demolition of existing building on site and subsequent construction of a Class A1 Lidl food store, Class A3 Drive Thru Restaurant and associated infrastructure works**

Cyfeirnod / Reference: **CAS-02890-J2D2H0**

Penderfyniad ar yr Apêl / Appeal Decision: **Dismissed**

Deddf Cynllunio Gwlad a Thref 1990 / Town and Country Planning Act (1990)

Annwyl Syr / Madam

I attach the **Planning and Environment Decision Wales** Appeal decision.

The decision and covering letter can also be viewed on the Appeals Casework Portal:

<https://planningcasework.service.gov.wales>

Cofion | Regards

Tîm Rheoli Datblygu | Development Management Team

Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planr

Document was last saved: Just now

E-bost |

Email: planningappeals@carmarthenshire.gov.uk | planningappeals@sirgar.gov.uk

Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg

You are welcome to contact us in Welsh or English



PUBLIC NOTICE

Road Traffic Regulation Act 1984 as Amended by the Road Traffic (Temporary Restrictions Act) 1991

Carmarthenshire County Council hereby gives notice that no person shall cause any vehicle to proceed along that length of road known as the B4304, Llanelli East Level Crossing, Station Road, Llanelli from its junction with Copperworks Road for a distance of 100 metres in a North-Westerly direction.

The closure is necessary to ensure public safety whilst Network Rail carry out works to remove the crossing and replace concrete bearings from 23:30 hours Saturday 24th August 2024 to 07:00 hours Sunday 25th August 2024. (Overnight Works)

Applicant Contact Details: Sunbelt Rentals.

Telephone: 03700 500 792

Email: Networkrailtraffic@sunbeltrentals.co.uk

The alternative route for North Westbound traffic will be to proceed in a Westerly direction along Copperworks Road to the roundabout with Glanmor Road. At the roundabout, take the 3rd exit and continue in a North-Easterly direction along Glanmor Road to its junction with Great Western Crescent. At the junction, turn right and continue along Great Western Crescent in a South-Easterly direction to return to a point North-West of the closure.

The alternative route for South Eastbound traffic will be to proceed in a North Westerly direction along Great Western Crescent to its junction with Glanmor Road. At the junction, turn left and continue along Glanmor Road in a South-Westerly direction to its junction with George Street. At the junction, turn left and continue in a Southerly direction along George Street to its junction with Copperworks Road. At the junction, turn left and continue in an Easterly direction along Copperworks Road to return to a point South-East of the closure.

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

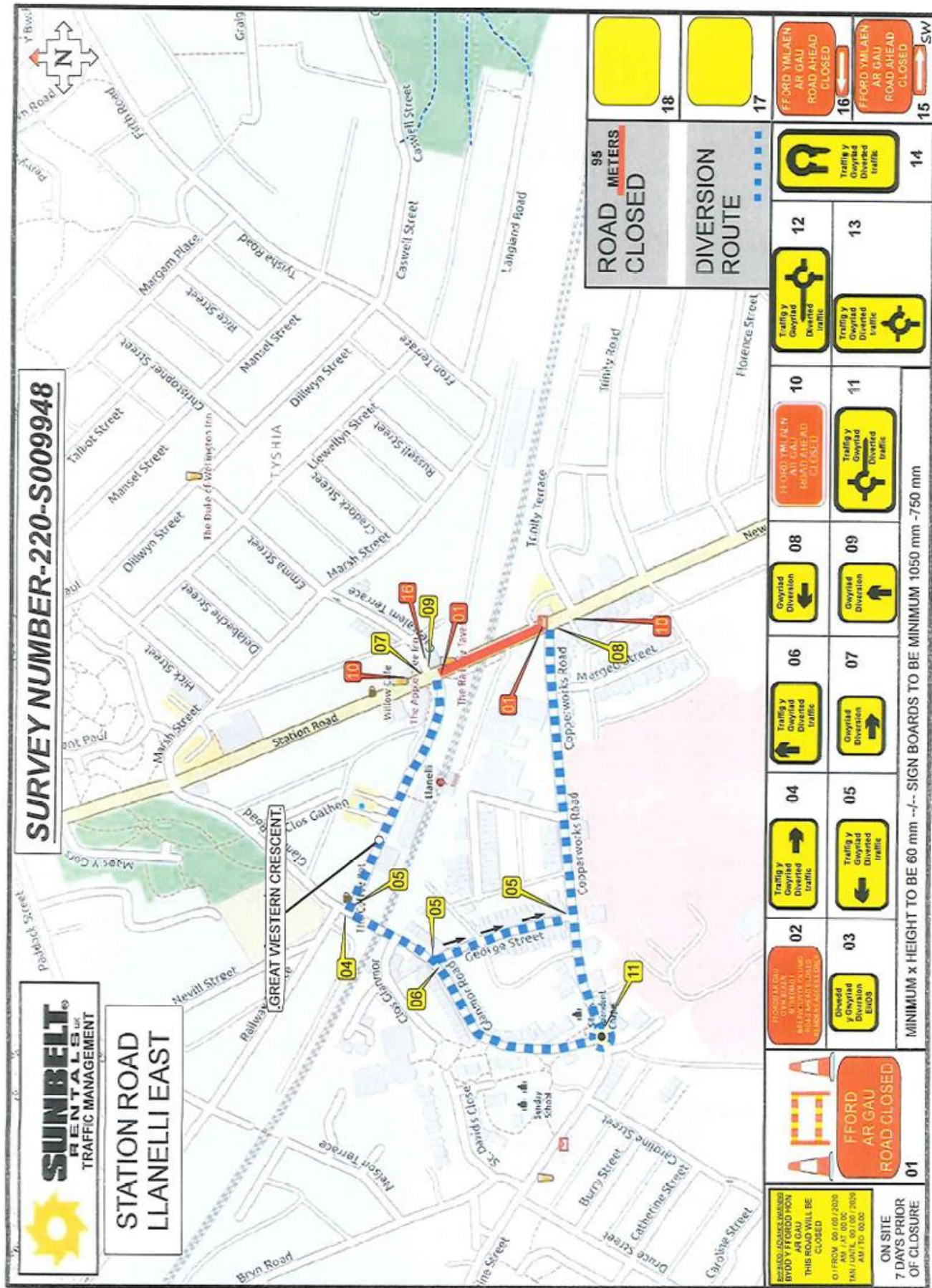
DATED THE 24th DAY OF AUGUST 2024

Mr Ainsley Williams
Director of Place, Infrastructure & Economic Development Department.
County Hall
Carmarthen
Carmarthenshire
SA31 1JP



SURVEY NUMBER-220-S009948

STATION ROAD
LLANELLI EAST



From: Planning Appeals <planningappeals@carmarthenshire.gov.uk>
Sent: Thursday, July 25, 2024 1:36 PM
To: Enquiries <enquiries@llanellitowncouncil.gov.uk>
Subject: Apêl Cynllunio ymgynghori - Planning Appeal consultation - PL/06785 - AP-7362

Cyflwynwyd apêl i'r Penderfyniadau Cynllunio ac Amgylchedd Cymru

An appeal has been lodged with the Planning & Environment Decisions Wales

Apêl / Appeal: **Written Representations**

Apêl gan / Appeal by: **A Morgan**

Safle / Site: **Hair Control, 33A Inkerman Street, Llanelli, SA15 1RY**

Datblygu / Development: **Change of use of hairdressers and chiropodist to ground floor flat**

Cyfeirnod / Reference: **CAS-03422-R6K7B7**

Dyddiad Dechrau'r Apêl / Appeal Start Date: **25/07/2024**

Rheswm Apêl / Appeal Reason: **The refusal of planning permission by this Council**

Bydd unrhyw sylwadau a wneir yn ystod y cam ymgeisio ar gyfer yr apêl yn cael eu hanfon at PEDW (oni bai y nodwyd yn benodol eu bod yn gyfrinachol). Os ydych am wneud unrhyw sylwadau ychwanegol (na ddylai fod yn fwy na 3000 o eiriau), rhaid eu hanfon at PEDW a'u derbyn o fewn **4 wythnos** i'r dyddiad cychwyn (uchod). Cofiwch gynnwys cyfeirnod yr Arolygiaeth, neu enw'r apelydd / cyfeiriad safle'r apêl os nad yw'r cyfeirnod yn hysbys.

Anfonwch eich sylwadau ar e-bost at: PEDW.GwaithAchos@gov.cymru Os cyflwynir sylwadau i PEDW ar ôl y dyddiad cau byddant yn cael eu dychwelyd.

Sylwch y gall yr holl ddogfennau sy'n ymwneud â'r apêl, gan gynnwys y llythyr ynghylch penderfyniad yr Arolygydd, gael eu gweld ar y porth cynllunio drwy ddefnyddio'r ddolen gyswllt ganlynol: <https://planningcasework.service.gov.wales/cy> Os ydych chi am dderbyn copi o benderfyniad yr apêl rhaid i chi ysgrifennu at PEDW i ofyn am un.

Gallwch gael copi o'r daflen 'Canllaw ar ymgysylltu a Penderfyniadau Cynllunio ag Amgylchedd Cymru:

<http://llyw.cymru/arweiniad-ar-apeliadau-cynllunio-ymgysylltu-ag-penderfyniadau-cynllunio-ar-amgylchedd-cymru>

Any comments made at the application stage for the appeal will be sent to PEDW (unless they are expressly confidential). If you want to make any additional comments (which must not exceed 3000 words), they must be sent to PEDW and received within **4 weeks** of the starting date (above). Remember to include the Inspectorate's reference, or the name of the appellant / appeal site address where the reference is not known.

Email your comments to: PEDW.Casework@gov.wales If comments are submitted to PEDW after the deadline they will be returned.

Please note that all available appeal documents including the Inspector's decision letter can be viewed on the planning portal using the following link: <https://planningcasework.service.gov.wales> If you want to receive a copy of the appeal decision you must write to PEDW asking for one.

You can obtain a copy of the leaflet 'A Guide to Engaging with Planning and Environment Decisions Wales' through the Welsh Government website: <http://gov.wales/planning-appeals-guidance-engaging-planning-and-environment-decisions-wales>

Cofiwch i'ch Rhagards

PUBLIC NOTICE

Road Traffic Regulation Act 1984 as Amended by the Road Traffic (Temporary Restrictions Act) 1991

Carmarthenshire County Council hereby gives notice that no person shall cause any vehicle to proceed in a south east bound direction along the B4304 New Dock Road from its junction with Caersalem Terrace to its junction with Trinity road.

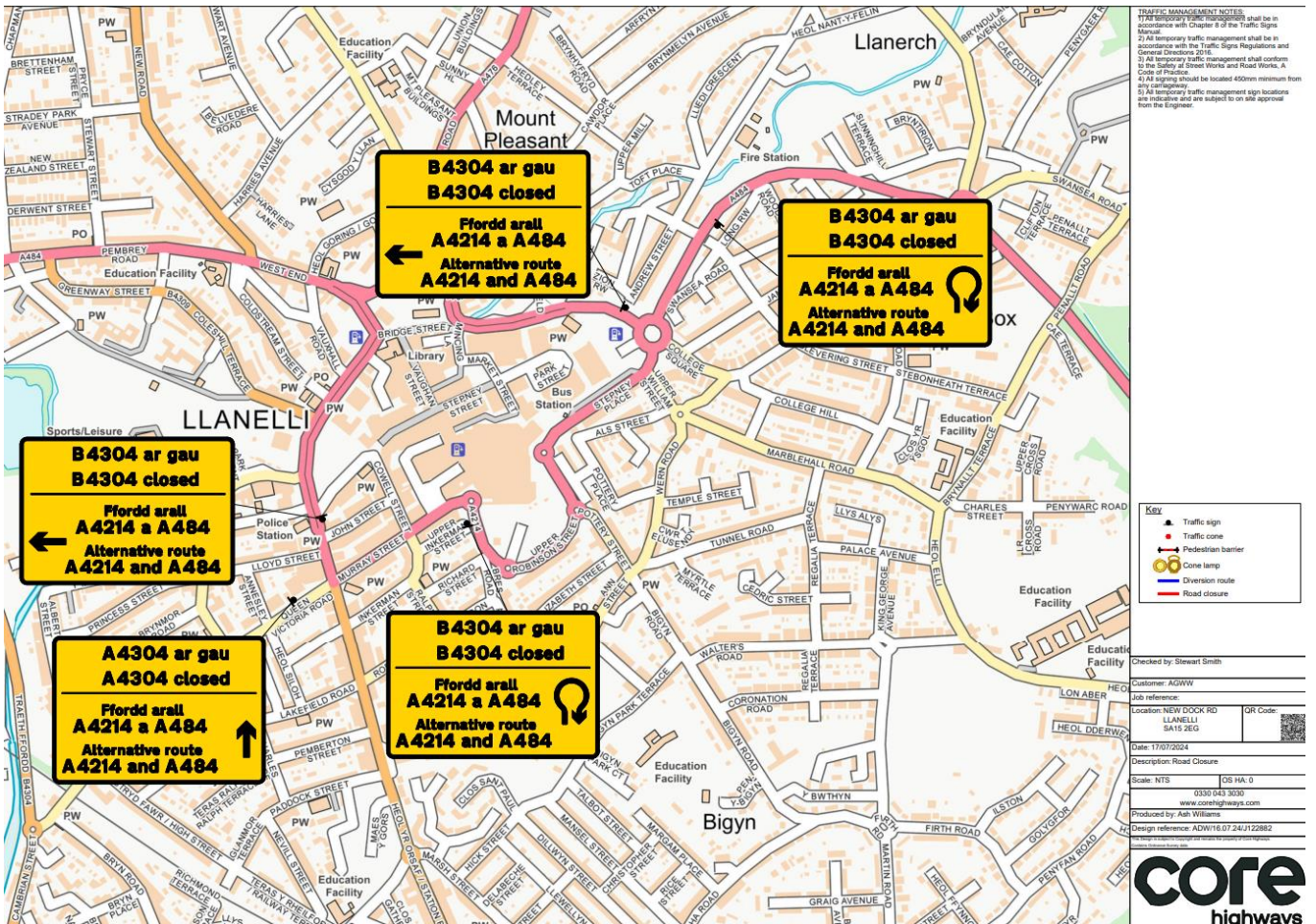
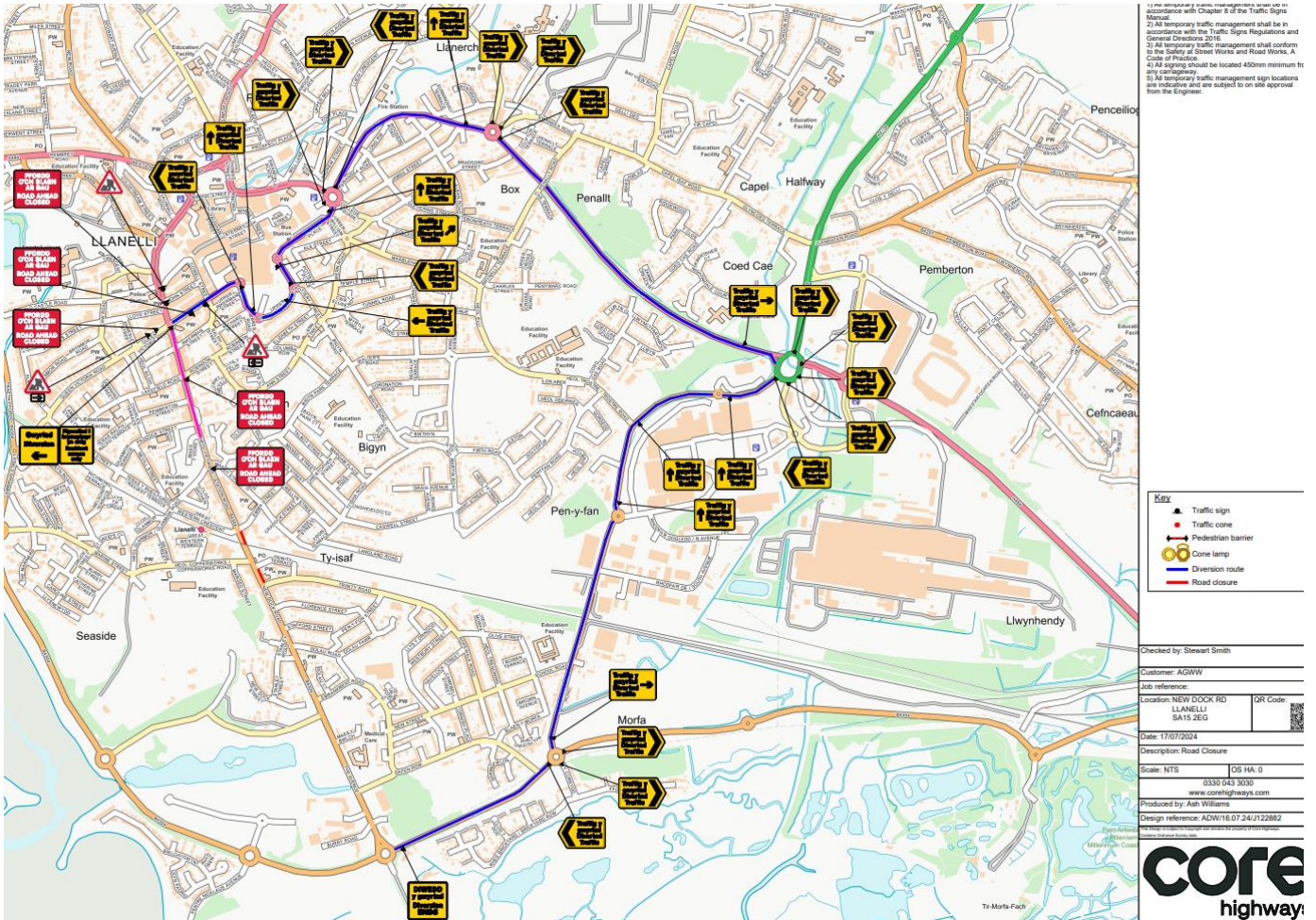
The closure is necessary for Dwr Cymru Welsh Water (Ash Williams – 07485355717) to repair a sewer collapse from Monday 14th October 2024 to Wednesday 16th October 2024.

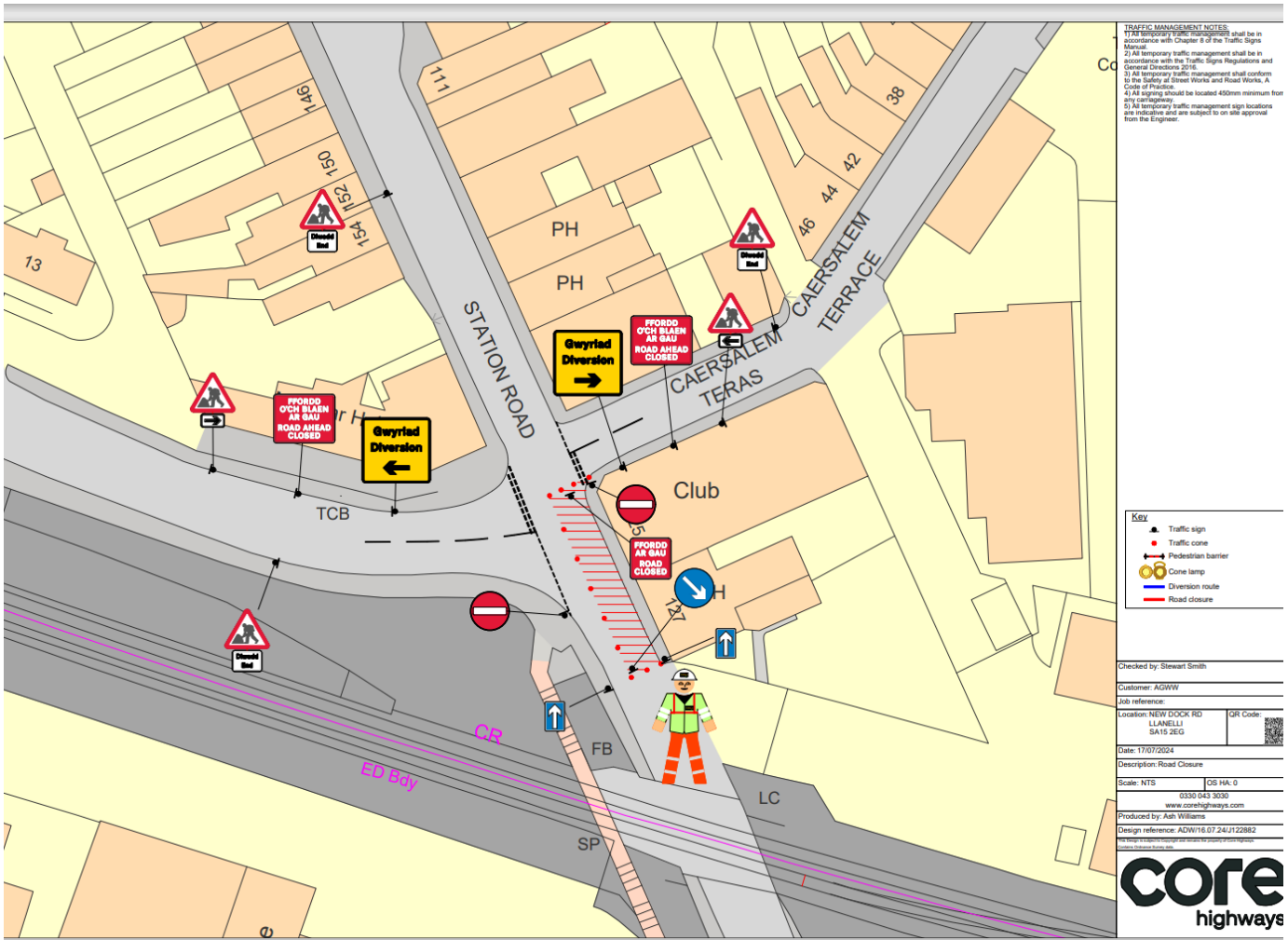
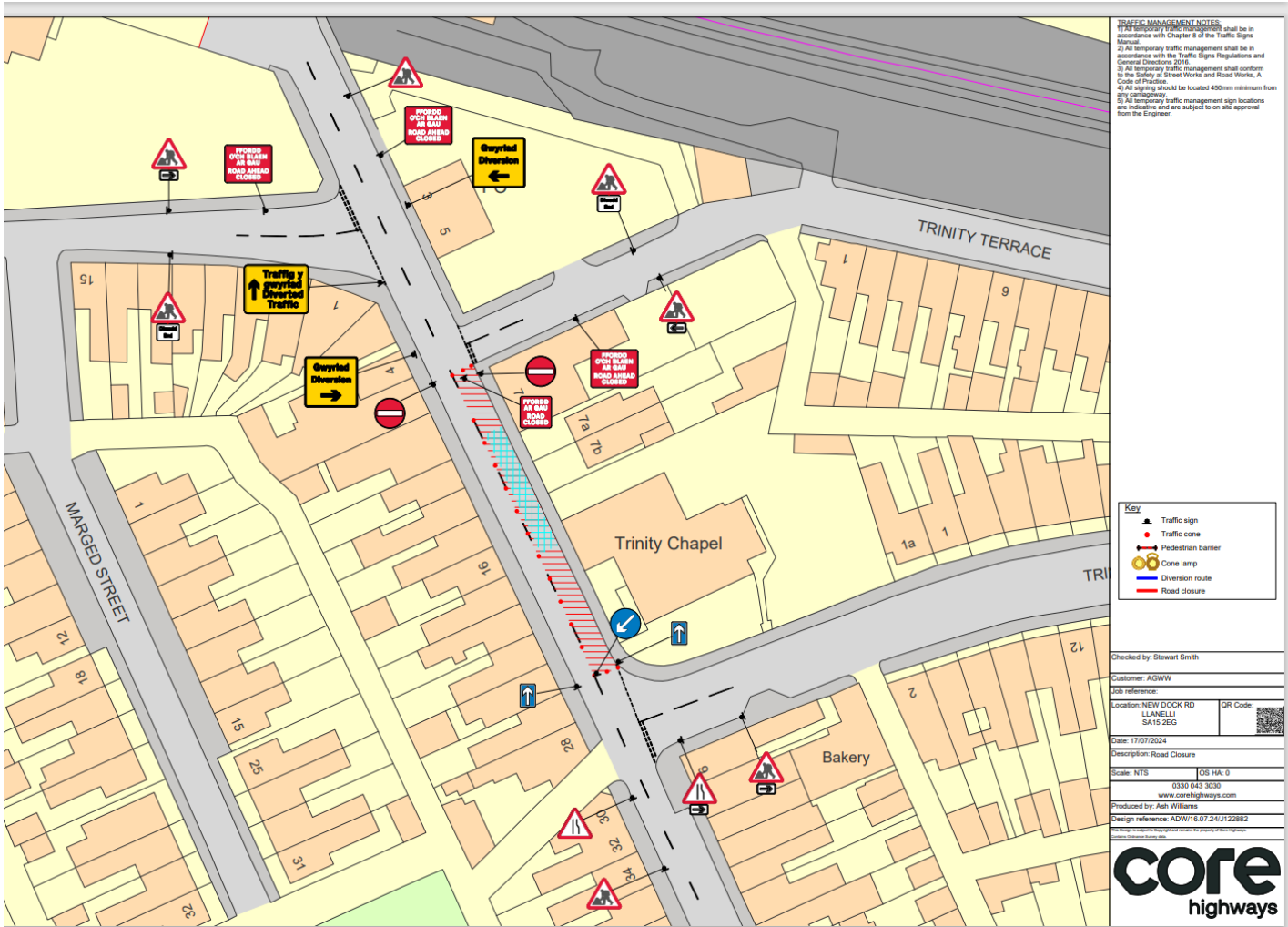
The alternative route for south east bound traffic will be to proceed in a north westerly direction along the B4304 Station Road, to its cross roads junction with the A4214 Murray Street. At the junction, turn right and continue in a north easterly direction along the A4214 Murray Street, to Swansea Castle Roundabout. At the roundabout, take the 2nd exit and continue in a north easterly direction then south easterly direction along the A484, passing through New Swansea Road Roundabout, to Trostre Roundabout. At the roundabout, take the 3rd exit and continue in a south westerly direction along the B4304 Llanelli to Morfa Roundabout. At the roundabout, take the 2nd exit and continue in a south westerly direction along the B4304 Llanelli, to Machynys roundabout. At the roundabout, take the 2nd exit onto the B4303 New Dock Road and continue in a north westerly direction along the B4303 New Dock Road to return to a point south east of the closure.

Pedestrian movement to individual properties will be maintained where possible throughout the duration of the closure as well as southeast bound traffic.

DATED THE 11th DAY OF OCTOBER 2024

Mr Ainsley Williams
Director of Place and Infrastructure
County Hall
Carmarthen
Carmarthenshire
SA31 1JP





To: Enquiries <enquiries@llanellitowncouncil.gov.uk>

Subject: Apêl Cynllunio ymgynghori - Planning Appeal consultation - PL/05250 - AP-7361

Cyflwynwyd **apêl** i'r Penderfyniadau Cynllunio ac Amgylchedd Cymru

An **appeal** has been lodged with the Planning & Environment Decisions Wales

Apêl / Appeal: **Written Representations**

Apêl gan / Appeal by: **Hywel Dda University Health Board on behalf of the Dyfed Area Planning Board**

Safle / Site: **Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF**

Datblygu / Development: **Proposed change of use from B1 (offices) to D1 use (wellbeing centre)**

Cyfeirnod / Reference: **CAS-03409-CSK5D4**

Dyddiad Dechrau'r Apêl / Appeal Start Date: **01/08/2024**

Rheswm Apêl / Appeal Reason: **The refusal of planning permission by this Council**

Any comments made at the application stage for the appeal will be sent to PEDW (unless they are expressly confidential). If you want to make any additional comments (3000 words), they must be sent to PEDW and received within **4 weeks** of the starting date (above). Remember to include the Inspectorate's reference, or the name of the address where the reference is not known.

Email any additional comments directly to: PEDW.Casework@gov.wales If comments are submitted to PEDW after the deadline they will be returned.

DO NOT sent any comments to us at the Local Authority as we are NOT dealing with them.

ALL comments need to be sent to **Planning & Environment Decisions Wales** at PEDW.Casework@gov.wales

Please note that all available appeal documents including the Inspector's decision letter can be viewed on the planning portal using the following link: <https://planningcasework.gov.wales>
you want to receive a copy of the appeal decision you must write to PEDW asking for one.

You can obtain a copy of the leaflet 'A Guide to Engaging with Planning and Environment Decisions Wales' through the Welsh Government website: <http://gov.wales/planning-engaging-planning-and-environment-decisions-wales>

PUBLIC NOTICE

Road Traffic Regulation Act 1984

As amended by the Road Traffic (Temporary Restrictions Act) 1991

Temporary Prohibition of Through Traffic

Carmarthenshire County Council hereby gives notice that no person shall cause any vehicle to proceed along that length of road known as the W5717 Llanelli, from its junction with the W5716 for a distance of 70 metres in a north-westerly direction.

The closure is necessary to ensure public safety whilst Balfour Beatty Utility Solutions (applicant: Ash Williams - Ash.Williams@corehighways.com) carry out works, which shall take place on 5th August 2024 for a period of 5 days.

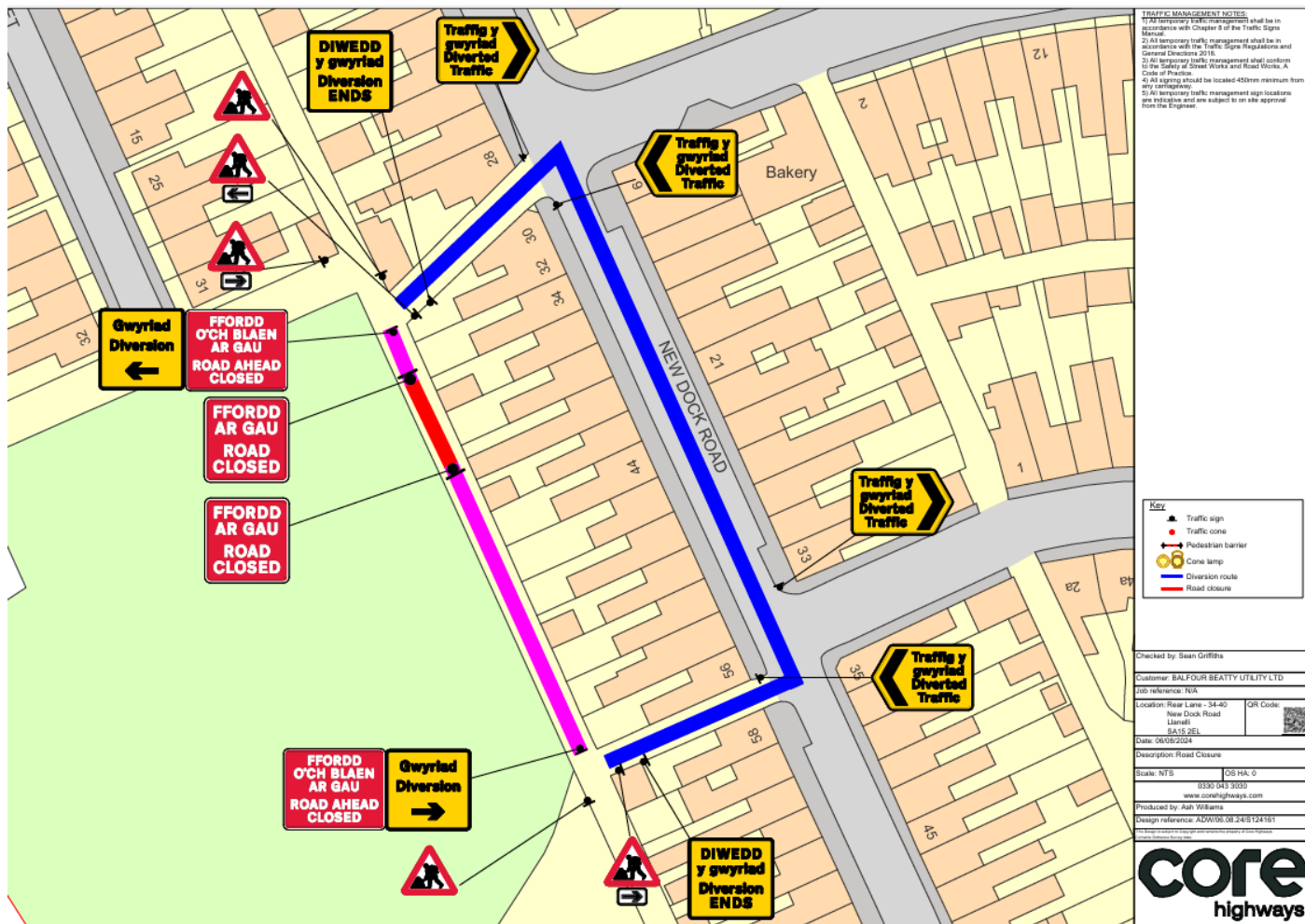
The alternative route for north-west bound traffic will be to proceed in a north-easterly direction along the W5716 to its junction with New Dock Road. At the junction turn left and continue in a north-westerly direction along New Dock Road to its junction with the W5717. At the junction turn left and continue in a south-westerly direction along the W5717 and to return to a point north-west of the closure. Vice versa for south-east bound traffic.

Pedestrian movement to individual properties will be maintained where possible.

This Notice shall continue in force for a period not exceeding twenty-one days after which time its provision may be extended by a Temporary Order under Section 14(1) of the same Act.

DATED THE 5TH DAY OF AUGUST 2024

Ainsley Williams,
Place, Infrastructure & Economic Development Department
County Hall
Carmarthen
Carmarthenshire
SA31 1JP



PUBLIC NOTICE
THE COUNTY OF CARMARTHENSHIRE
(COWELL STREET, LLANELLI)
(TEMPORARY PROHIBITION OF THROUGH TRAFFIC) ORDER 2024

NOTICE is hereby given that the Carmarthenshire County Council intend, not less than seven days from the date of this Notice, to make an Order the effect of which will be to prohibit any vehicle from proceeding along Cowell Street, Llanelli from its junction John Street for a distance of 80 metres in a north westerly direction.

Pedestrian and vehicular access to individual properties will be maintained where possible throughout the duration of the closure.

There will be no alternative route for this closure.

The proposed Order will continue in force until road repair works are carried out on behalf of Carmarthenshire County Council have been completed.

It is intended that the works will commence on Tuesday the 27th August 2024, for a period of 7 weeks.

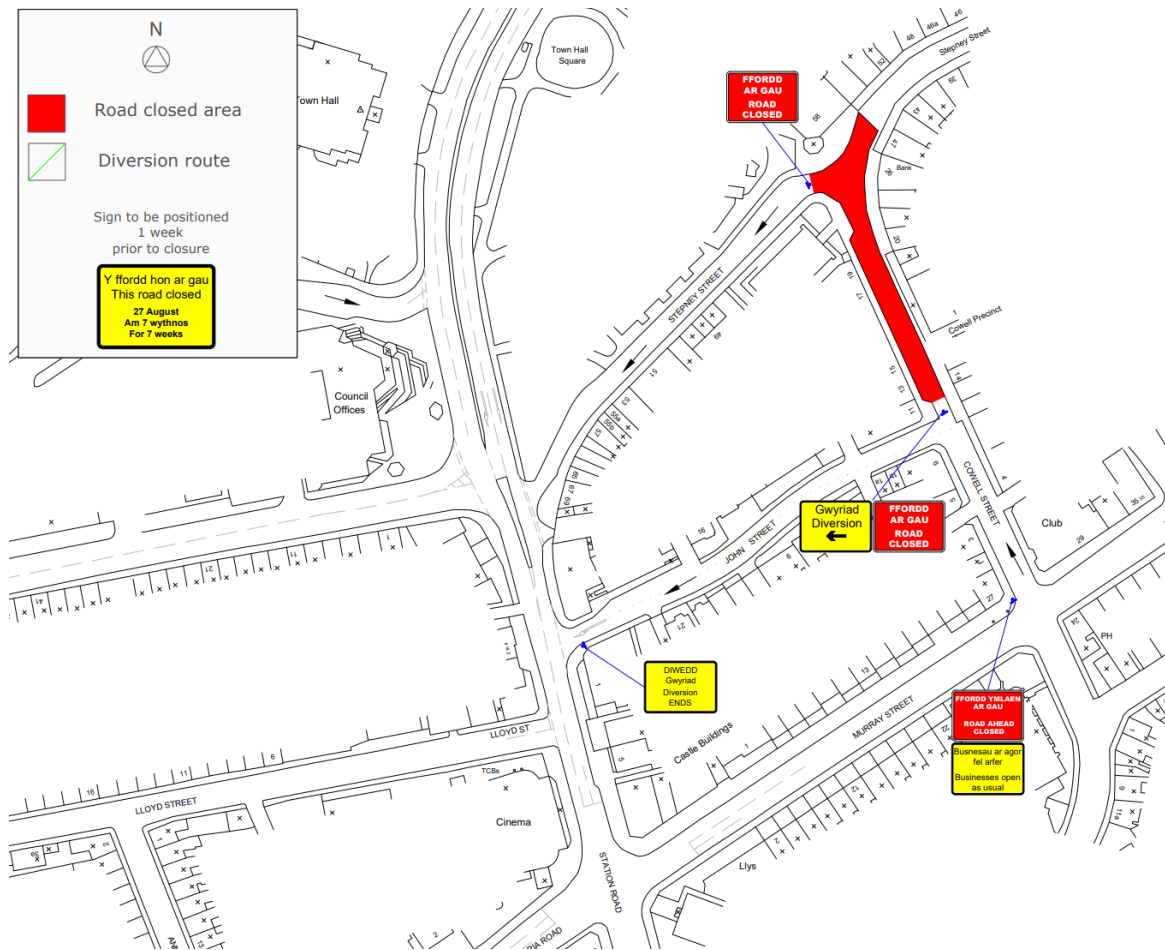
Where appropriate temporary Road Traffic Regulation Orders may continue in force for a period not exceeding eighteen months.

DATED the 14th day of August, 2024.

Reference: NFD/HTTR-1824

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

WENDY WALTERS
Chief Executive
County Hall
CARMARTHEN



1) All temporary traffic management shall be in accordance with Chapter 8 of the Traffic Signs Manual.
2) All temporary traffic management shall be in accordance with the Traffic Signs Regulations and General Directions 2016.
3) All temporary traffic management shall conform to the Safety of Street Works and Road Works, A Code of Practice.
4) All signing should be located 450mm minimum from any kerbside.
5) All temporary traffic management sign locations are indicative and are subject to on site approval from the Engineer.

Key

- Lane closed area
- Road closed area
- Diversion route
- Works Location
- Airlock System
- Traffic cone
- Traffic sign

QR Code

Checked by: Brett Blanch

Customer: Evan Pritchard

Job reference: SNEV01_0218

Location: Cowell Street, Llanelli SA415 1YL

Date: 31/07/24

Description: Road Closure

Scale: NYS

OS RA: Core Highways
www.corehighways.com

Produced by: Brett Blanch

Drawing reference: SNEV01_0218_01

Core highways

Fy iechyd, fy newis

My health, my choice



Bwrdd Iechyd Prifysgol
Hywel Dda
University Health Board

Arddangosfa iechyd a lles Gofal Sylfaenol a Chymunedol

Dewch i glywed mwy am yr hyn sydd ar gael yn eich ardal a rhannwch eich syniadau ar gyfer y dyfodol.

Galwch heibio unrhyw bryd yn ystod yr amseroedd isod a rhannwch eich barn dros baned.

Primary Care and Community health and well-being showcase

Find out more about what is available in your area and share with us your ideas for the future.

Drop in anytime during the times shown below and share your views with us over a cuppa.

Amser / Time	Dyddiad / Date	Lleoliad / Location
2pm - 6:30pm	5 Medi 2024 5 September 2024	Neuadd Bentref Bancyfelin, Bancyfelin , SA33 5ND Bancyfelin Village Hall, Bancyfelin , SA33 5ND
2pm - 6:30pm	11 Medi 2024 11 September 2024	Neuadd Regency, Saundersfoot , SA69 9NG Regency Hall, Saundersfoot , SA69 9NG
2pm - 7pm	12 Medi 2024 12 September 2024	Neuadd Goffa Pontyberem, Pontyberem , SA15 5HU Pontyberem Memorial Hall, Pontyberem , SA15 5HU
2pm - 7pm	19 Medi 2024 19 September 2024	Neuadd Tysul, Llandysul , SA44 4QL Tysul Hall, Llandysul , SA44 4QL
2pm - 7pm	24 Medi 2024 24 September 2024	Yr Hwb, Canolfan Gymunedol Penparcau, Aberystwyth , SY23 1RU The Hub, Penparcau Community Centre, Aberystwyth , SY23 1RU
10am - 5pm	25 Medi 2024 25 September 2024	HaverHub, Yr Hen Swyddfa Bost, Stryd y Cei, Hwlfordd , SA61 1BG HaverHub, The Old Post Office, Quay Street, Haverfordwest , SA61 1BG
2pm - 7pm	26 Medi 2024 26 September 2024	Ffwrnes Fach, Hwb Celfyddydau, Iechyd a Llesiant, Llanelli , SA15 3YE Ffwrnes Fach, Arts, Health & Wellbeing Hub, Llanelli , SA15 3YE

Neu ymunwch â ni ar-lein!

Rydym hefyd yn cynnal digwyddiadau ar-lein:

- 11 am, dydd Mawrth 10 Medi
- 6 pm, dydd Llun 16 Medi

I gofrestru, ewch i'n gwefan.

Am fwy o wybodaeth ewch i
www.dweudeichdweud.biphdd.cymru.nhs.uk
neu ffoniwch 0300 303 8322



Or join us online!

We are also holding online events:

- 11am, Tuesday 10 September
- 6pm, Monday 16 September

To register, please visit our website.

For more information go to
www.haveyoursay.hduhb.wales.nhs.uk
or call 0300 303 8322

