

CYNGOR GWLEDIG LLANELLI
Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD
Ffôn: 01554 774103

PWYLLGOR CYSWLLT A CHYNLLUNIO

I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,
Ddydd Llun, 16 Mawrth, 2026, 4.45 y.h.


CLERC y CYNGOR

10 Mawrth, 2026

AGENDA

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
 - (1) PL/10255 LiveFree Adventures, Cronfa Ddŵr Lliedi Isaf, Dyffryn Y Swistir
 - (2) PL/10256 LiveFree Adventures, Cronfa Ddŵr Lliedi Isaf, Dyffryn Y Swistir
 - (3) PL/10443 LiveFree Adventures, Cronfa Ddŵr Lliedi Isaf, Dyffryn Y Swistir
 - (4) PL/10533 Tir i gefn 16-20 Heol Hendre, Llwynhendy, Llanelli
 - (5) PL/10536 Ysgol Bynea, Heol Saron, Bynea
 - (6) PL/10597 19 Dyffryn Y Swistir, Llanelli
4. Apêl Cynllunio – PL/10040 – AP-7852 – 6 Heol Llandafen, Llanelli – i nodi gohebiaeth gan Gyngor Sir Gaerfyrddin yn hysbysu am apêl a gyflwynwyd gan y perchennog tŷ yn erbyn datblygu Tŷ 4-ystafell wely mewn Llogi Lluosog (HMO) (Dosbarth Defnydd C4) yn y cyfeiriad a nodwyd uchod.
5. Deddf Cynllunio Gwlad a Thref 1990 (fel y'i diwygiwyd) ('Deddf 1990') Rheoliadau Datblygiadau o Arwyddocâd Cenedlaethol (Cymru) 2016 (fel y'i diwygiwyd) ('y Rheoliadau DNS') Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016 (fel y'i diwygiwyd) ('y Gorchymyn gweithdrefn DNS') DNS CAS-04012-T8Y8D2 – Tir i'r dwyrain o Heol Pendderi, Pendderi, Llanelli – Llythyr diwedd y sylwadau – Ymhellach i Gofnod Rhif 340, nodi gohebiaeth gan y Swyddog Achos, Penderfyniadau Cynllunio ac Amgylcheddol Cymru.

Aelodau'r Pwyllgor:

Cyng: A. J. Rogers (Cadeirydd y Pwyllgor), E. M. Evans (Is-Gadeirydd y Pwyllgor), S. N. Lewis, S. R. Bowen, M. V. Davies, S. L. Davies, A. Evans, S. M. T. Ford, J. Lovell, K. Morgan, S. K. Nurse.

LLANELLI RURAL COUNCIL
Vauxhall Buildings, Vauxhall, Llanelli, SA15 3BD
Tel: 01554 774103

PLANNING AND LIAISON COMMITTEE
To be hosted at the Council Chamber and via remote attendance on
on Monday, 16 March, 2026, at 4.45 p.m.


CLERK to the COUNCIL

10 March, 2026

AGENDA

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Planning Applications – to agree the council's response in respect of the following planning applications received from Carmarthenshire County Council:-
 - (1) PL/10255 LiveFree Adventures, Lower Lliedi Reservoir, Swiss Valley
 - (2) PL/10256 LiveFree Adventures, Lower Lliedi Reservoir, Swiss Valley
 - (3) PL/10443 LiveFree Adventures, Lower Lliedi Reservoir, Swiss Valley
 - (4) PL/10533 Land to rear of 16-20 Hendre Road, Llwynhendy, Llanelli
 - (5) PL/10536 Bynea CP School, Saron Road, Bynea
 - (6) PL/10597 19 Swiss Valley, Llanelli
4. Planning Appeal – PL/10040 – AP-7852 – 6 Llandafen Road, Llanelli – to note correspondence from Carmarthenshire County Council informing of an appeal submitted by the homeowner against the development of 4-bedroom house in Multiple Occupation (HMO) (Use Class C4) at the above address.
5. Town and Country Planning Act 1990 (as amended) ('the 1990 Act') The Developments of National Significance (Wales) Regulations 2016 (as amended) ('the DNS Regulations') The Developments of National Significance (Procedure) (Wales) order 2016 (as amended) ('the DNS procedure Order') DNS CAS-04012-T8Y8D2 – Land to the east of Pendderi Road, Pendderi, Llanelli – End of representations letter – Further to Minute No. 340, to note correspondence from the Case Officer, Planning & Environmental Decisions Wales.

Members of the Committee:

Cllrs. A. J. Rogers, (Chairman of Committee), E. M. Evans (Vice-Chairman of Committee), S. N. Lewis, S. R. Bowen, M. V. Davies, S. L. Davies, A. Evans, S. M. T. Ford, J. Lovell, K. Morgan, S. K. Nurse.

Application No.	Location	Development
PL/10255	Mr B Hughes LiveFree Adventures Reservoir View Lower Lliedi Reservoir Swiss Valley Llanelli (Swiss Valley Ward)	The application seeks advertisement consent for four freestanding, non-illuminated wayfinding signs at the entrance to the Lower Lliedi Reservoir, associated with the operations of LiveFree Adventures. Three signs are already in place (retrospective) and one additional sign is proposed in a matching format.
Recommendation – noted for information.		
PL/10256	Mr B Hughes LiveFree Adventures Reservoir View Lower Lliedi Reservoir Swiss Valley Llanelli (Swiss Valley Ward)	Retrospective retention of two No. 20 foot steel storage containers (installed July 2022) and installation of one No. additional matching container for secure storage of water sports and outdoor activity equipment. The containers are grouped at the end of the access track, broadly in a staggered arrangement, with approximately 90% of the footprint on the former concrete turning area and a small portion extending onto the adjacent raised hard-surfaced section above the kerb line. All units are finished in matte green to blend with the surroundings.
Recommendation – noted for information.		
PL/10443	Mr B Hughes LiveFree Adventures Reservoir View Lower Lliedi Reservoir Swiss Valley Llanelli (Swiss Valley Ward)	Retrospective planning application for a small-scale woodland outdoor sauna and wellness facility comprising a mobile wood-fired sauna trailer, associated with cold plunge tubs, unheated gravity-fed outdoor rinse showers, a modest seating area with fire pit and low-impact boundary treatments. The development is located on a previously developed hardstanding.
Recommendation – noted for information.		
PL/10533	Mrs M Lewis Land to rear of 16 – 20 Hendre Road Llwynhendy Llanelli (Bynea Ward)	Outline application for a single detached dwelling.

Application No.	Location	Development
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PL/10533 cont.

Recommendation – no objection.

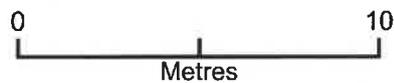
PL/10536	Bynea CP School Saron Road Bynea Llanelli (Bynea Ward)	Small-scale, single storey extension of existing school, to provide an increase in pupil capacity. The proposed extension is positioned at the front of the existing building and has been designed to match the existing character and materiality of the existing school building generally. The proposed extension measures approximately 43m ² in size. It has been designed to be in keeping with the existing design of the building, incorporating a matching facing brick façade and matching flat roof appearance and level.
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Recommendation – no objection.

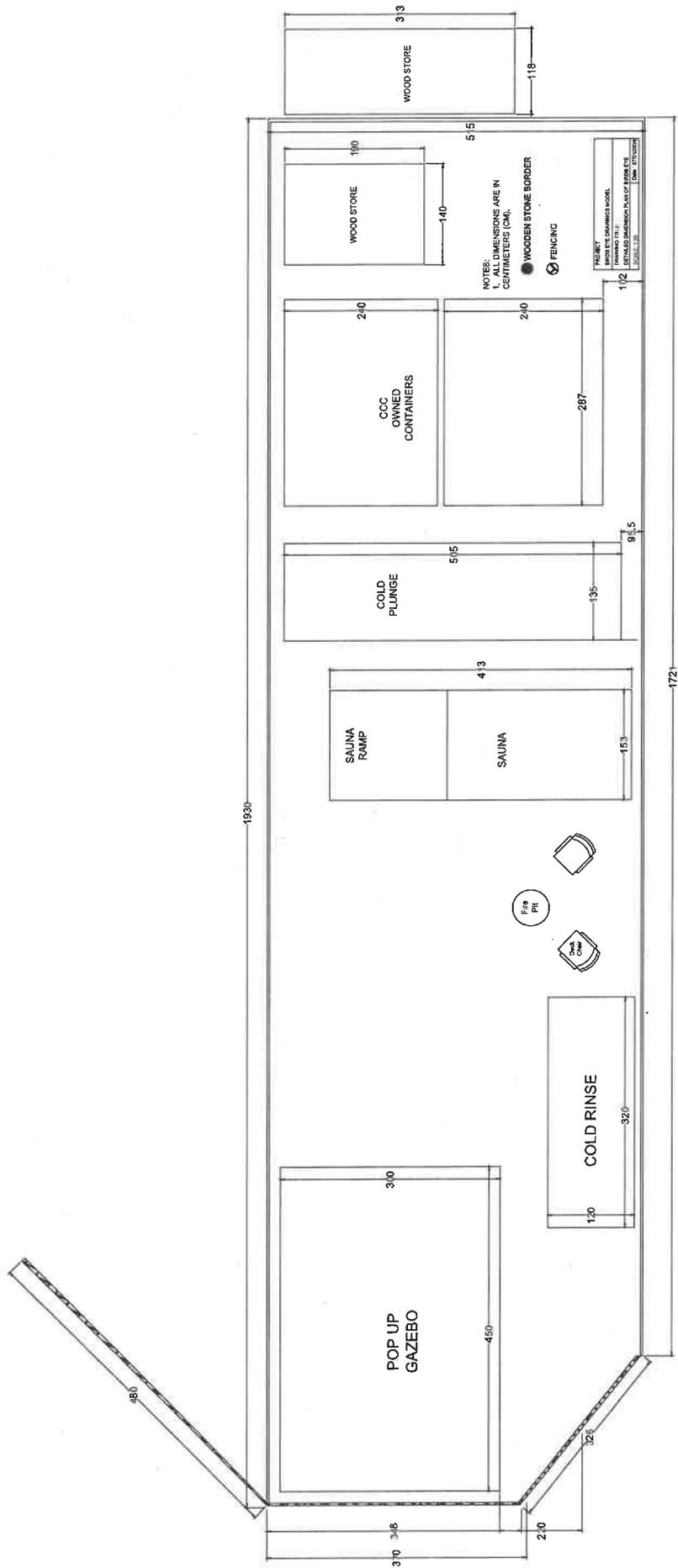
PL/10597	Mrs J Poulson-Jenkins 19 Swiss Valley Llanelli (Swiss Valley Ward)	Two storey extension to the rear of the property. Extension for an entrance porch on the front elevation of the property.
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Recommendation – no objection.

Container Site Plan



Plan Produced for: CCC
Date Produced: 27 Nov 2025
Plan Reference Number: TQRQM25330233530036
Scale: 1:200 @ A4



SITE BLOCK PLAN & LOCATION PLAN **LAND TO REAR OF 16, 18 & 20 HENDRE ROAD, LLWYNHENDY, LLANELLI, CARMS.**



Site Block Plan 1:500



Site Location Plan 1:1250

NOTES
 1. The drawings are the property of Prime Architecture Limited and shall remain the property of Prime Architecture Limited.
 2. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Prime Architecture Limited.
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Revision	Description	Date

KEY
BOUNDARY TREATMENTS
 Application Site



Drawing Status
PLANNING



Prime Architecture Limited, 3 Llanelli Road,
 Cross Hands, Llanelli, SA14 6NA
 01292 842375
 info@prime-arch.co.uk
 www.prime-arch.co.uk

Client:
 Mrs. M. Lewis.

Project Title:
 Proposed detached dwelling to rear of
 Hendre Road, Llwynhendy, Llanelli.

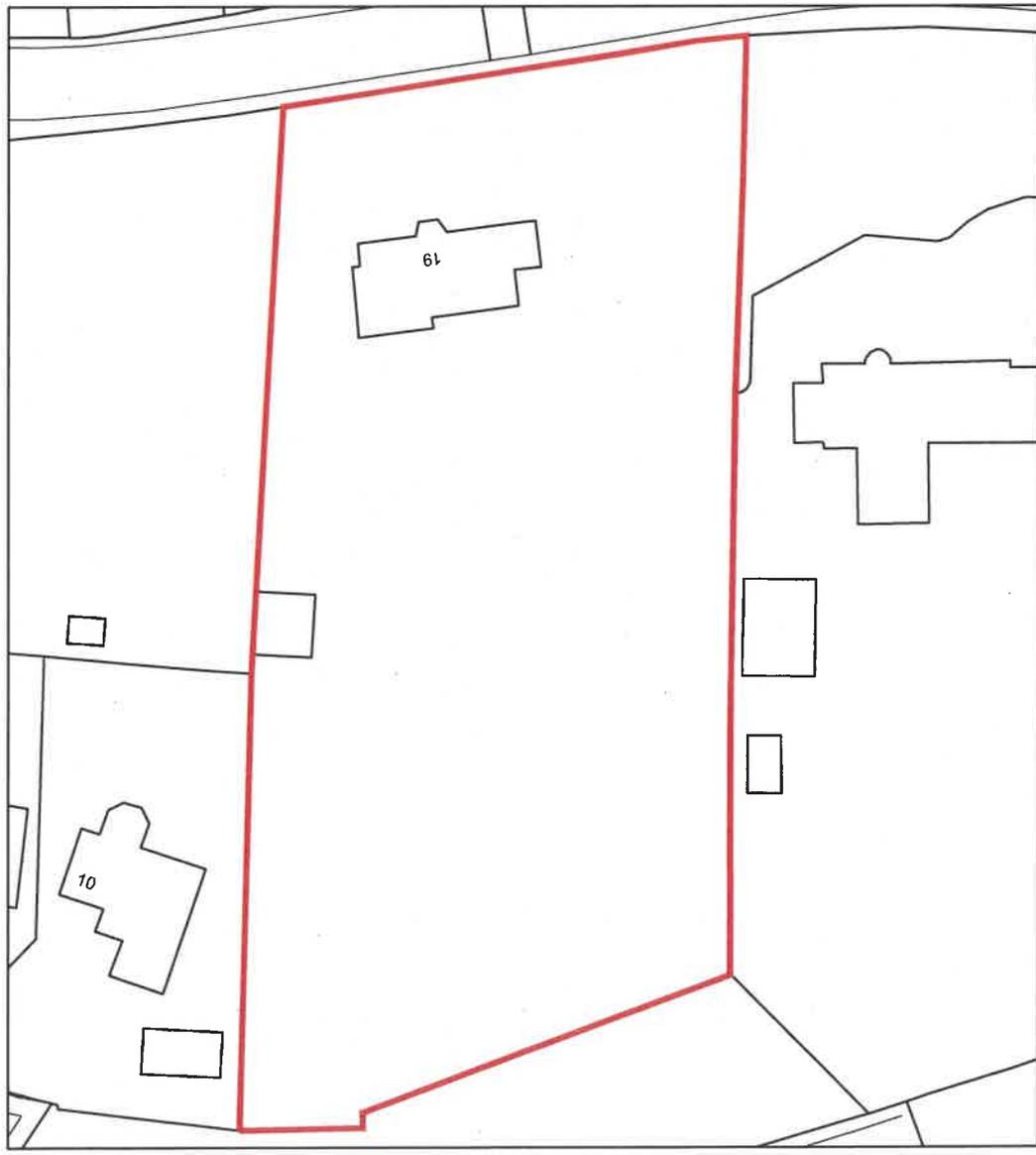
Drawing Title:
 Existing Block & Location Plans.

Scale	1:500, 1:1250	Date	Dec 25
Drawn	PGM	Checked	
Job No	1279	Drawing No	01

Rev	Amendments	Date	Drawn By



SITE PLAN 1:500



LOCATION PLAN 1:2500

Map reference **SN6202**

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Project	PROPOSED ALTERATIONS AND EXTENSIONS Location : 19 SWISS VALLEY LANELLI Client : MR AND MRS P JENNIS	Title	EXISTING SITE & LOCATION PLANS
Project Number	2241	Date Drawn	04/24
Drawings Number	01	Date Checked	19/04/24
Rev.	*	Scale	AS SHOWN
Scale	AS SHOWN	Status	PLANNING
Project Number	2241	Scale	A3

LEWIS PARTNERSHIP
architects - penseiri

RIBA
Chartered Practitioner

13 Park Crescent, LANELLI Carmarthen SA31 3AE
enquiries@lewispartnership.co.uk
www.lewispartnership.co.uk

Architects
Registration
Board

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LEWIS PARTNERSHIP LIMITED
Registered in England
Registered office:
LEWIS PARTNERSHIP LIMITED
Lewis Partnership Limited, registered in
Wales, no. 10131005

Carol Lloyd

From: enquiries
Subject: FW: Hysbysiad Apêl Cynllunio - Planning Appeal Notification - PL/10040 - AP-7852
 Please ignore previous email with missing reference number
Attachments: PL-10040 - Refusal Reasons for Appeal.pdf

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	24 FEB 2026
FILE REF.	
PASSED TO	
***Please ignore previous	

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

Sent: 24 February 2026 09:43

To: enquiries <enquiries@llanelli-rural.gov.uk>

Subject: Hysbysiad Apêl Cynllunio - Planning Appeal Notification - PL/10040 - AP-7852 ***Please ignore previous email with missing reference number***

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: **Panthera Properties Ltd - Jude Cross**

Safle / Site: **6 Llandafen Road, Llanelli, SA14 9BD**

Datblygu / Development: **4-bedroom House in Multiple Occupation (HMO) (Use Class C4)**

Cyfeirnod / Reference: **CAS-04815-N4N9K4**

Dyddiad Dechrau'r Apêl / Appeal Start Date: **24/02/2026**

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 (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 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.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

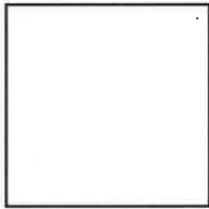
website: <http://gov.wales/planning-appeals-guidance-engaging-planning-and-environment-decisions-wales>

Cofion | Regards

Tîm Rheoli Datblygu | Development Management Team
Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

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



]]>

PL/10040

4-bedroom House in Multiple Occupation (HMO) (Use Class C4)
6 Llandafen Road, Llanelli, SA14 9BD

Reasons for Refusal:

Reason 1

The proposed development is contrary to Policy GP1 of the Carmarthenshire Local Development Plan 2014 in that it may result in intensification resulting in a loss of amenity to neighbouring properties.

Reason 2

The proposed development is contrary to Policy TR3 of the Carmarthenshire Local Development Plan 2014, in that it does not provide adequate off street parking nor does it propose that adequate transport arrangements can be provided, causing potential highway safety issues.

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.



Dull Newydd a syml o roi sylw ar apêl I Bobl â Diddordeb

Mae'r Arolygiaeth Gynllunio yn annog pobl i gyflwyno sylwadau ar apeliadau drwy e-bost. Mae cyflwyno sylwadau drwy e-bost yn hawdd, yn gyflym, ac yn arbed amser, a chostau argraffu a phostio i chi. Mae'n lleihau'r posibilrwydd o oedi unwaith y cyflwnir eich sylwadau. Byddwch hefyd yn cael derbynneb ar ffurf e-bost fel y byddwch yn gwybod bod eich sylwadau wedi'i derbyn yn ddiogel.

Gallwch ddewis cyflwyno eich sylwadau drwy'r post o hyd – er y byddai'n well gennym pe baech yn eu hanfon atom ar ffurf e-bost lle y bo modd. Os byddwch yn dewis eu hanfon atom ar bapur drwy'r post, sicrhewch fod pob atodiad o dogfennaeth ategol a anfonir atom wedi'i marcio'n glir gyda chyfeirnod yr apêl os ydych yn ei wybod neu enw'r apelydd a chyfeiriad safle'r apêl os nad ydych yn ei wybod.

Gwneir dogfennau a dderbynnir fel rhai dilys a anfonir atom drwy'r e-bost neu'r post yn gyhoeddus. Cofiwch hyn.

Os nad ydych am i ni gyhoeddi manylion personol fel eich cyfeiriad e-bost neu gyfeiriad gartref, atodwch ddogfen ar wahân o'ch sylwadau yn hytrach na'u cynnwys yng nghorff yr e-bost/llythyr.

Cyn belled a bod eich enw ar eich dogfen, fel ein bod yn gwybod gan bwy y'i hanfonwyd, nid oes angen cynnwys eich llofnod.

Caiff popeth a anfonir atom ei wirio er mwyn sicrhau nad yw'n cynnwys dim sy'n enllibus neu'n hiliol. Os ydyw caiff ei ddychwelyd i'r awdur. Os dilëir y darn sy'n tramgwyddo, gellid ailanfon y ddogfen, cyn belled y gwneir hyn o fewn y terfryn amser perthnasol.

<https://llyw.cymru/penderfyndiadau-cynllunio-ac-amgylchedd-cymru>
<https://gov.wales/planning-and-environment-decisions-wales>

PEDW.GwaithAchos@llyw.cymru
PEDW.Casework@gov.wales

A new and simple way to comment on an appeal for Interested Persons

The Planning Inspectorate encourages the submission of comments on an appeal by e-mail. Submission of comments by e-mail is easy, quick and it saves your time, and printing and postage costs. It minimises the possibility of delays once your comments are submitted. You will also get a receipt by e-mail, so you know that your comments have been received safely.

You can still choose to submit your comments by post – though we would prefer you to send them to us by e-mail wherever possible. If you do choose to send them to us on paper by post, please make sure that all attachments and supporting documentation posted to us are clearly marked, with the appeal reference if you know it or the name of the appellant and the appeal site address where you do not.

Documents sent to us by e-mail or through the post that are accepted as valid will be made public. Please bear this in mind.

If you do not wish us to publish personal details such as your e-mail or home address, please attach a separate document of your comments rather than including them in the body of the e-mail/letter.

Provided that your name is on your document, so we know who it came from, there is no need to include your signature.

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

Carol Lloyd

From: enquiries
Subject: FW: Update on PEDW case – DNS CAS-04012-T8Y8D2

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	10 MAR 2026
FILE REF.	
PASSED BY	P&L

From: Planning and Environmental Decisions Wales
<planning.and.environmental.decisions.wales@notifications.service.gov.uk>
Sent: 09 March 2026 14:33
To: enquiries <enquiries@llanelli-rural.gov.uk>
Subject: Update on PEDW case – DNS CAS-04012-T8Y8D2



Annwyl bawb / Dear all parties

Cyfeiriau at y Cais DAC uchod / I refer to the above DNS Application

Dewch o hyd i'r llythyr Diwedd Cynrychiolaethau
[\[https://planningcasework.service.gov.wales/cy/case/CAS-04012-T8Y8D2\]](https://planningcasework.service.gov.wales/cy/case/CAS-04012-T8Y8D2)

Please find the End of Representations letter
[\[https://planningcasework.service.gov.wales/case/CAS-04012-T8Y8D2\]](https://planningcasework.service.gov.wales/case/CAS-04012-T8Y8D2)

Defnyddiwch yr swyddogaeth 'hidlo dogfennau' i hidlo i 'Hysbysiadau Arholiad' ac yna cliciwch ar 'Dyddiad Cyhoeddi' i weld y rhai diweddaraf

Please use the 'filter documents' function to filter to 'Examination Notices' then click on 'Date Published' to see the most recent

Hyderaf fod y cynnwys yn hunanesboniadol. Fodd bynnag, os bydd gennych unrhyw ymholiadau, dylid eu cyfeirio at:
pedw.seilwaith@llyw.cymru

I trust the contents of which are self-explanatory. If however you should have any queries then any such queries should be addressed to: pedw.infrastructure@gov.wales

Adeilad y Goron
Parc Cathays
Caerdydd
CF10 3NQ



Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Ein Cyf / Our Ref: CAS-04012-T8Y8D2

Ffôn / Tel: 0300 123 1590
E-Bost / E-Mail: PEDW.infrastructure@gov.wales

Dyddiad / Date: 09/03/2026

Lighthouse Development Consulting (Asiant yr Ymgeisydd / Applicant's Agent)

Cyngor Sir Caerfyrddin / Carmarthenshire County Council (Awdurdod Cynllunio
Lleol / Local Planning Authority)

Ymgynghoreion Arbenigol / Ymgynghoreion Cymunedol / Phartïon â Buddiant |
Specialist Consultees / Community Consultees / Interested Parties

(gan E-Bost / via E-Mail)

Annwyl Syr / Madam | Dear Sir / Madam

**** English Text follows the Welsh text, see page 03 onwards****

Deddf Cynllunio Gwlad a Thref 1990 (fel y'i diwygiwyd) ('Deddf 1990')
Rheoliadau Datblygiadau o Arwyddocâd Cenedlaethol (Cymru) 2016
(fel y'u diwygiwyd) ('y Rheoliadau DAC')
Gorchymyn Datblygiadau o Arwyddocâd Cenedlaethol (Gweithdrefn) (Cymru) 2016
(fel y'i diwygiwyd) ('y Gorchymyn Gweithdrefn DAC')

Cais gan: Windel Solar 11 Ltd

Cyfeiriad y safle: Tir i'r dwyrain o Heol Pendderi, Pendderri, Llanelli, SA14 9PL

Datblygiad arfaethedig: Gosod fferm solar sy'n cynnwys paneli solar ffotofoltäig wedi'u gosod ar y ddaear gyda capasiti cynhyrchu o hyd at 35MW, am gyfnod dros dro o 40 mlynedd, gan gynnwys seilwaith cysylltiedig yn ogystal â dymchwel adeiladau fferm presennol.

Fel y gwyddoch, mae'r terfyn amser i bartïon â buddiant gyflwyno sylwadau ac i'r Awdurdod Cynllunio Lleol gyflwyno ei Adroddiad Effaith Leol wedi mynd heibio.

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome correspondence in Welsh. Correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not involve any delay.

Mae'r holl sylwadau a dderbyniwyd a'r Adroddiad Effaith Leol wedi'u cyhoeddi ar y Porth Gwaith Achos:

<https://planningcasework.service.gov.wales/> - Chwiliwch CAS-04012-T8Y8D2

Bydd yr Arolygydd a benodir yn ystyried yr Adroddiad Effaith Leol a'r holl sylwadau a dderbyniwyd ac yn penderfynu pa weithdrefn y bydd archwilio'r cais yn ei ddilyn erbyn heb fod yn hwyrach na 20/03/2026, yn unol â'r Rheoliadau uchod.

Yn unol â'r Gorchymyn uchod, mae gan yr ymgeisydd tan yr un dyddiad i wneud cais i amrywio'r cais. Os gwneir ac os derbynnir cais, bydd yn arwain at ohirio archwilio'r cais.

Nid oes cyfle pellach i'r ymgeiswyr gyflwyno gwybodaeth ysgrifenedig ychwanegol oni bai bod yr Arolygydd yn gofyn iddynt wneud hynny. Os yw'r ymgeiswyr yn credu y byddai gwybodaeth bellach yn fuddiol, dylent hysbysu PCAC a darparu manylion, gan gynnwys amcangyfrif amser realistig ar gyfer paratoi. Yna bydd yr Arolygydd yn ystyried a ddylid gwneud cais ffurfiol am y wybodaeth honno.

Bydd y llythyr hwn ar gael i'r cyhoedd ar y Porth Gwaith Achos.

Yr eiddoch yn gywir

Nicola Bond

Nicola Bond
Swyddog Achos

**** English text begins on the next page****

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome correspondence in Welsh. Correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not involve any delay.

Town and Country Planning Act 1990 (as amended) ('the 1990 Act')
The Developments of National Significance (Wales) Regulations 2016
(as amended) ('the DNS Regulations')
The Developments of National Significance (Procedure) (Wales) Order 2016
(as amended) ('the DNS Procedure Order')

Application by: Windel Solar 11 Ltd

Site address: Land to the east of Pendderi Road, Pendderi, Llanelli, SA14 9PL

Proposed development: Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 35MW, for a temporary period of 40 years, including associated infrastructure as well as the demolition of existing farm buildings.

As you will be aware the deadline for interested parties to submit representations and for the Local Planning Authority to submit its Local Impact Report has now passed. All representations received and the Local Impact Report have been published to the Casework Portal:

<https://planningcasework.service.gov.wales/> - Search CAS-04012-T8Y8D2

The appointed Inspector will now consider the Local Impact Report and all representations received and determine which procedure the examination of the application will follow by no later than 20/03/2026, in line with the above Regulations.

The applicant now has until the same date, in line with the above Order, to make a request to vary the application. If a request is made and accepted, it will result in the examination of the application being suspended.

There is no further opportunity for the applicants to submit additional written information unless requested to by the Inspector. If the applicants believe further information would be beneficial, they should notify PEDW and provide details, including a realistic time estimate for preparation. The Inspector will then consider whether to make a formal request for that information.

This letter will be made publicly available on the Casework Portal.

Yours sincerely

Nicola Bond

Nicola Bond

Case Officer

Rydym yn croesawu gohebiaeth Gymraeg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome correspondence in Welsh. Correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not involve any delay.