

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

PWYLLGOR CYSWLLT A CHYNLLUNIO

P'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,
Ddydd Llun, 10 Awst, 2026, 4.45 y.h.

Matthew Thomas

CLERC y CYNGOR

3 Awst, 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:-

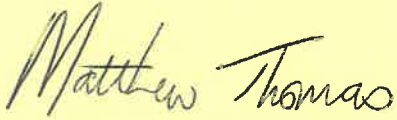
(1) PL/11150 Parc Gwyliau Gateway, Bynea
4. Deddf Bywyd Gwyllt a Chefn Gwlad 1981 Adran 53 – Gorchymyn Addasu Map Diffiniol – Ychwanegu Llwybr Troed Cyhoeddus 71/35 Porth Tywyn, Sir Gaerfyrddin – nodi er gwybodaeth gohebiaeth gan Gyngor Sir Caerfyrddin ynghylch gorchymyn addasu map diffiniol.
5. Deddf 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) – Tir i'r Dwyrain o Heol Pendderi, Llanelli – ymhellach i Gofnod Rhif 394 (16 Mawrth, 2026, cyfeirir ato), i nodi er gwybodaeth gohebiaeth gan Benderfyniadau Cynllunio ac Amgylchedd Cymru, Llywodraeth Cymru yn hysbysu am atal y cyfnod penderfynu am gyfnod o 9 wythnos.

Aelodau'r Pwyllgor:

Cyng. E. M. Evans (Cadeirydd y Pwyllgor), S. R. Bowen (Is-Gadeirydd y Pwyllgor), T. M. Donoghue (Cadeirydd y Cyngor), M. V. Davies, S. L. Davies, A. Evans, R. E. Evans, S. M. T. Ford, J. Lovell, K. Morgan a 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, 10 August, 2026, at 4.45 p.m.



CLERK to the COUNCIL

3 August, 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 application received from Carmarthenshire County Council:-
 - (1) PL/11150 Gateway Holiday Park, Bynea
4. Wildlife and Countryside Act 1981 Section 53 – Definitive Map Modification Order – Addition of Public Footpath 71/35 Burry Port, Carmarthenshire – to note for information correspondence from Carmarthenshire County Council regarding definitive map modification order.
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') – Land to East of Pendderi Road, Llanelli – further to Minute No. 394 (16 March, 2026, refers), to note for information correspondence from the Planning and Environment Decisions Wales, Welsh Government informing of the suspension of the determination period for a period of 9 weeks.

Members of the Committee:

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

Application No.	Location	Development
PL/11150	Mr K Strelley Gateway Holiday Park Bynea Llanelli (Bynea ward)	Use of land for the siting of glamping pods (40 units) (part retrospective) and communal amenity area (resubmission of PL/08224 refused on 16.07.25).

Recommendation: Objection as presently submitted, without opposing tourism development in principle, because the package does not yet demonstrate that the whole development is acceptable on flood risk, European-site ecology, drainage, ground stability, or operational impacts.

The Council's concerns are:

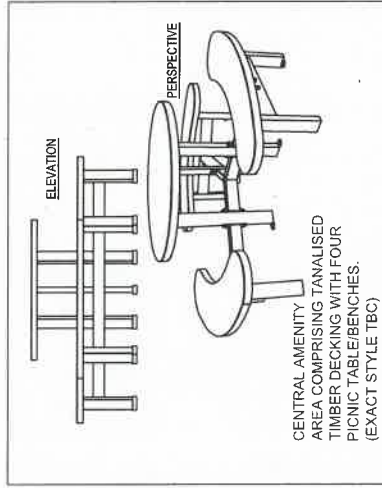
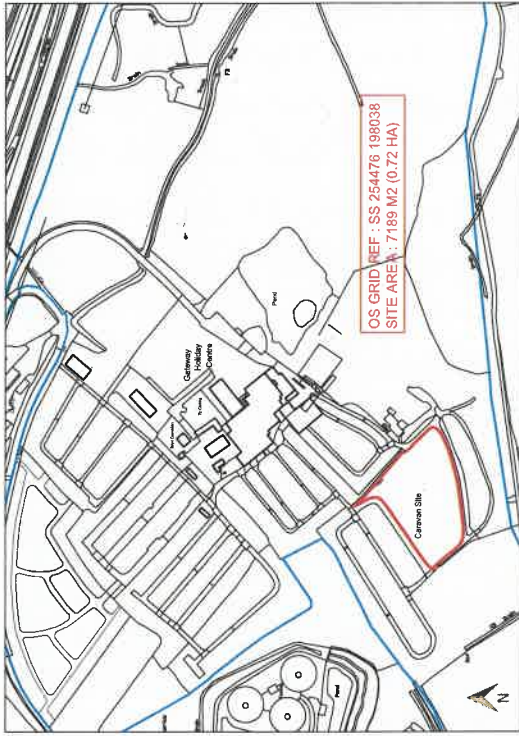
1. The submitted reports give inconsistent descriptions of the development. A definitive schedule and plan are required identifying every proposed and retrospective element, the total number and type of accommodation units, and all operational buildings and leisure uses.
2. Parts of the accommodation area are acknowledged to be within defended Flood Zone 3. The submitted Flood Consequence Assessment does not provide modelled flood depths, velocities, climate-change and breach scenarios, or demonstrate safe access and evacuation. The fact that accommodation structures are lightweight does not remove risks to occupants. NRW and the relevant flood authority should confirm compliance with the current TAN 15 before determination.
3. The site adjoins internationally protected estuarine sites. The applicant's ecological appraisal expressly recommends a Habitats Regulations Assessment. Permission should not be granted unless the competent authority has completed an appropriate HRA and can exclude adverse effects on the integrity of the Carmarthen Bay and Estuaries SAC and the Burry Inlet SPA/Ramsar site, including effects from wastewater, surface-water pollution, lighting, recreational disturbance and cumulative development.
4. Water-vole evidence was recorded within the site, otter evidence was recorded immediately outside it, and the reports acknowledge previous clearance of grassland, scrub and trees and works close to water-filled ditches. The Council requests an agreed ecological mitigation and long-term habitat-management plan, a minimum seven-metre undeveloped buffer to all ditches, dark ecological corridors, an invasive-species management plan, and clear evidence of a net benefit for biodiversity.
5. The drainage submission addresses principally the 40 glamping pods rather than the complete 200-unit development. Use of existing communal toilets does not mean that additional occupants generate no additional foul-water loading. Capacity, discharge, nutrient effects and the views of Dŵr Cymru and NRW must be established.
6. The Transport Statement assesses growth against 488 pitches already in use, although it identifies only 378 consented pitches. The highway assessment should be verified against the lawful baseline and the final development. Any necessary access-road and active-travel improvements should be completed before additional units are brought into use.
7. The Coal Authority report identifies shallow historic workings beneath the property and a mine shaft whose treatment is unknown. A site-specific Coal Mining Risk Assessment, intrusive investigation where necessary, and appropriate remediation and gas protection should be agreed before development or retention is approved.
8. No adequate operational noise and lighting assessment has been supplied for the funfair rides, ice rink, public bar, amplified entertainment and events. The application should specify operating hours, event limits, lighting design, plant noise and an enforceable management plan.

Application No.**Location****Development**

Should the Local Planning Authority ultimately be satisfied on these matters, the Council requests conditions or obligations covering:

- holiday use only, with no permanent residential occupation;
- an occupancy register and maximum length of stay;
- maximum numbers and precise locations of each unit type;
- flood warning, evacuation and site-closure procedures;
- ecological buffers, dark corridors and long-term habitat management;
- wastewater and sustainable-drainage controls;
- access and active-travel improvements;
- remediation of mining risks;
- hours and noise limits for amusement, bar and event uses;
- restrictions on external lighting and amplified music;
- phased occupation linked to delivery of mitigation; and
- removal or restoration requirements if any temporary or seasonal use ceases.

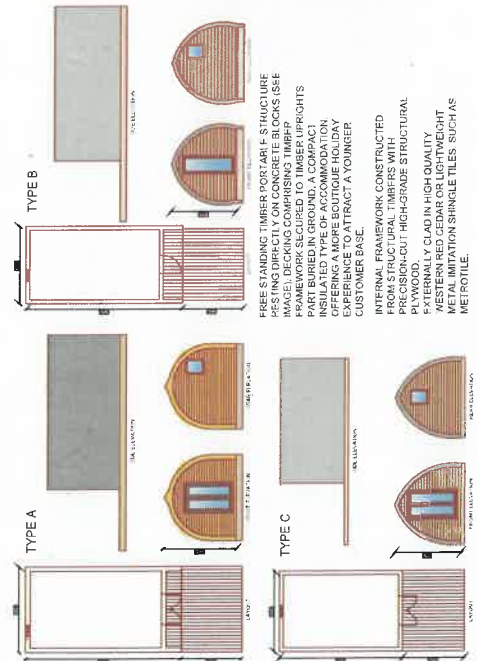
Unless these matters are satisfactorily resolved, the Council considers that the development has not demonstrated compliance with the adopted LDP's tourism, biodiversity, water, flood-risk, transport, design and amenity policies or with current national planning policy.



TYPICAL EXAMPLE OF UK. GLAMPING POD SITE



GLAMPING PODS



POD UNIT SUPPORTED BY TIMBER BEAMS RESTING UPON CONCRETE BLOCKS. TIMBER DECKING FIXED TO PARTLY BURIED POSTS

SITE, LOCATION PLAN & POD DESIGN
GATEWAY RESORT, BYNEA, LLANELLI
CARMS, SA14 9SN
PROPOSED USE OF HOLIDAY RESORT
LAND AS GLAMPING POD SITE (40 UNITS)
(13 UNITS RETROSPECTIVE)

SCALE @ A1 DATE 1:100,500,2500 JANUARY 2025
JOB NO. DRAWING NO. REVISION
2003J ORGLAM20203JTJ501 JAN 25 REV

THIS DRAWING HAS BEEN PRODUCED SOLELY FOR THE PURPOSES OF THE APPLICATION FOR PLANNING PERMISSION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JCR PLANNING.



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UNIT 2 AND 3
CROSS HANDS BUSINESS WORKSHOPS
HEOL PARC MAWR, CROSS HANDS
CARMARTHENSIRE, SA14 9RE
01600 207100
info@jcrplanning.com

From: Accounts
Subject: FW: Notice of Made Order - Wildlife & Countryside Act 1981 - Addition of Public Footpath 71/35, Burry Port, Carmarthenshire
Attachments: NoM 71-35 DMMO Pwll (C&E).pdf; DMMO 71-35 Made Order.pdf

From: Kirsten Stiles <KHJStiles@carmarthenshire.gov.uk>

Sent: 21 July 2026 17:18

Subject: Notice of Made Order - Wildlife & Countryside Act 1981 - Addition of Public Footpath 71/35, Burry Port, Carmarthenshire

Prynhawn da | Good afternoon,

RW2/71-35/MO/KS

Wildlife and Countryside Act 1981 Section 53

Definitive Map Modification Order – Addition of Public Footpath 71/35, Burry Port, Carmarthenshire

Further to my email below, please find attached a Notice of the Making of an Order, along with a copy of the Order and map, in relation to the above.

The Notice will appear in the Llanelli Star on Wednesday 22 July 2026, and on site on the same date.

If you have any questions, please contact me.

Cofion cynnes | Kind regards

Kirsten Stiles MIPROW

Swyddog Mynediad i Gefn Gwlad | Countryside Access Officer

Adran Lle, Seilwaith a Datblygu Economaidd | Place, Infrastructure & Economic Development Department

07816 202963

From: Kirsten Stiles

Sent: 25 July 2024 09:44

Subject: Wildlife and Countryside Act 1981 s.53 - Definitive Map Modification Order application - addition of a Public Footpath in Pwll, Llanelli Rural, Carmarthenshire

Bore da / Good morning,

RW2/71-35/MO/KS

Wildlife and Countryside Act 1981 Section 53

Definitive Map Modification Order application for the addition of a public footpath in Pwll, Llanelli Rural, Carmarthenshire

Please find attached a letter and map regarding the above modification order application.

Cofion cynnes / Kind regards,

Kirsten Stiles MIPROW

Swyddog Mynediad i Gefn Gwlad | Countryside Access Officer

Adran Lle, Seilwaith a Datblygu Economaidd | Place, Infrastructure & Economic Development Department

07816 202963

WILDLIFE AND COUNTRYSIDE ACT 1981**DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY
FOR THE COUNTY OF CARMARTHENSHIRE****CARMARTHENSHIRE COUNTY COUNCIL
(ADDITION OF PUBLIC FOOTPATH 71/35, BURRY PORT)
DEFINITIVE MAP MODIFICATION ORDER 2026**

This Order is made by Carmarthenshire County Council ('the Authority') under Section 53(2)(b) of the Wildlife and Countryside Act 1981 ('the Act') because it appears to the Authority that the Definitive Map and Statement for the County of Carmarthenshire requires modification in consequence of the occurrence of an event specified in Section (53)(3)(c)(i) of the Act, namely the discovery by the Authority of evidence which (when considered with all other relevant evidence available to them) shows that a right of way which is not shown in the map and statement subsists or is reasonably alleged to subsist over land in the area to which the map relates, being a right of way such that the land over which the right subsists is a public path.

The Authority has consulted with every Local Authority whose area includes the land to which the Order relates.

The Carmarthenshire County Council hereby order that:

1. For the purposes of this Order the relevant date is 30th June 2026.
2. The Definitive Map and Statement for the County of Carmarthenshire shall be modified as described in Part I and Part II of the Schedule and shown on the map attached to the Order.
3. This Order shall take effect on the date it is confirmed and may be cited as the 'Carmarthenshire County Council (Addition of Public Footpath 71/35, Burry Port) Definitive Map Modification Order 2026'

Dated this 3rd day of July 2026

THE COMMON SEAL OF CARMARTHENSHIRE COUNTY COUNCIL
was hereunto affixed hereto in the presence of:


.....
Steven P Murphy
Head of Law, Governance and Civil Services



SCHEDULE

PART I

Modification of Definitive Map

Description of path or way to be added

Public Footpath 71/35, Burry Port

The length and entire width of footpath 71/35 commences on Tramway Lane at the junction of Public Footpath 57/87 and Byway Open to All Traffic 57/97 at Ordnance Survey Grid Reference (OSGR) SN 4731 0104 (being Point 'A' on the Order Map). The path follows the old railway track bed in a westerly direction to SN 4609 0118 (Point 'B') where it turns southwards, crossing open ground to SN 4610 0113 (Point 'C'). It then turns westerly to terminate at a point on the public highway B4311 at SN 4606 0112 (being Point 'D' on the Order Map).

Total length of footpath to be added: 1379 metres

Width:	Point A to Point B	4 metres
	Point B to Point C	3 metres
	Point C to Point D	2 metres

PART II

Modification of Definitive Statement

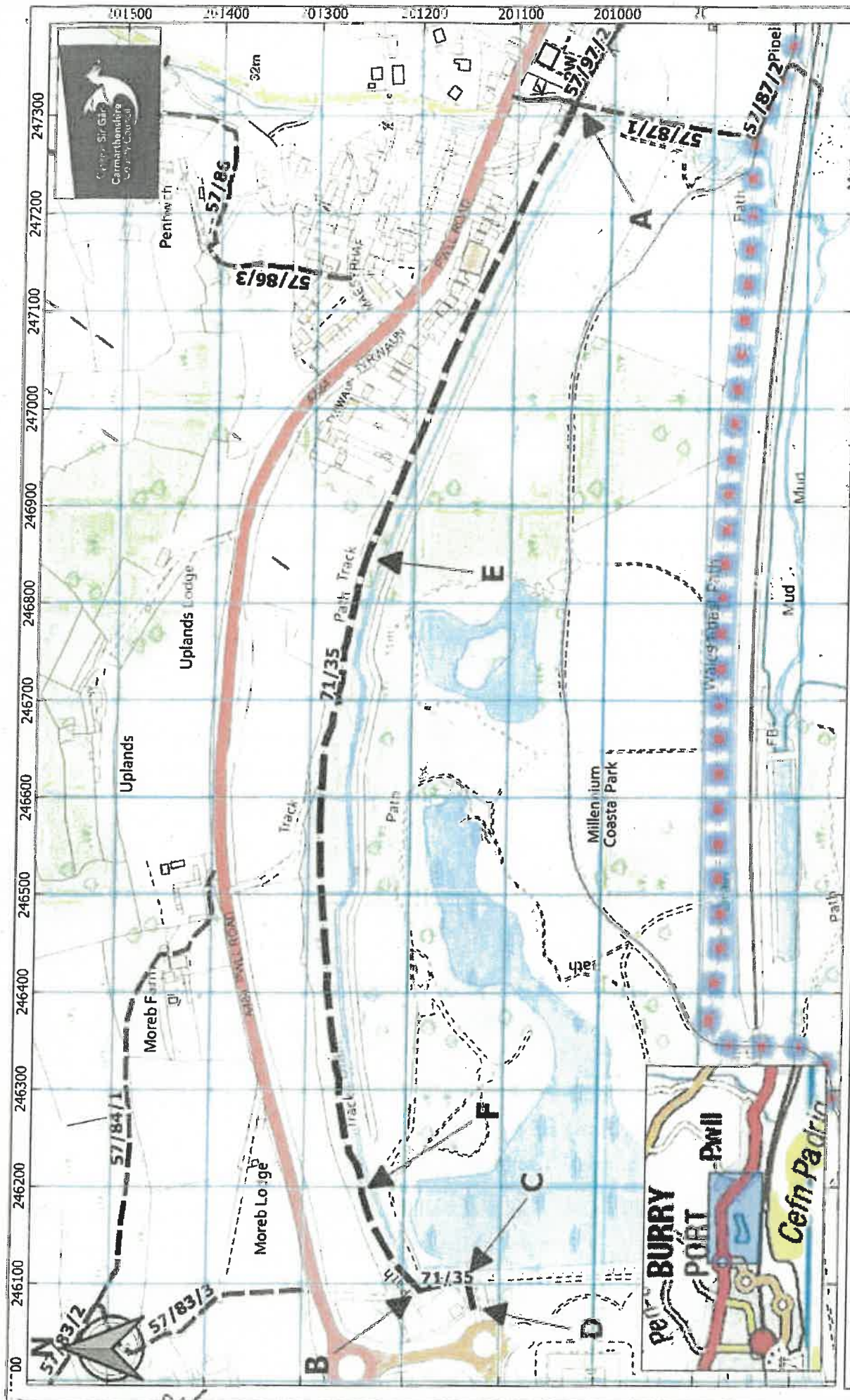
Variation of particulars of path or way

Add the following to the Definitive Statement:

Footpath	71/35	Commencing at a field gate on Tramway Lane at the junction of Footpath 57/87 and Byway Open to All Traffic 57/97 at SN 4731 0104 and following the old railway track bed in a westerly direction. Passing through a kissing gate at SN 4684 0124, then a field gate and kissing gate at SN 4620 0124. Continuing in a westerly direction to SN 4609 0118 where the path turns southwards, crossing open ground, to SN 4610 0113. It then turns westerly, following a grass verge to its termination point on the public highway B4311 at SN 4606 0112.
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LIMITATIONS AND CONDITIONS

Position on Paths to which limitations or Conditions Apply		Limitation/Condition
Point on order map	OS Grid Ref	
Point A	SN 4731 0104	Structure compliant with BS5709, initially a field gate
Point E	SN 4684 0124	Structure compliant with BS5709, initially a kissing gate
Point F	SN 4620 0124	Structure compliant with BS5709, initially a field gate
Point F	SN 4620 0124	Structure compliant with BS5709, initially a kissing gate



CARMARTHENSIRE COUNTY COUNCIL (ADDITION OF PUBLIC FOOTPATH 71/35, BURRY PORT) DEFINITIVE MAP MODIFICATION ORDER 2026

- Footpath to be added
- - - Footpath unchanged
- V - Byway Open to All Traffic
- Wales Coast Path (Permissive)

Town/Community: Burry Port
OS Grid Reference: SN466012
OS Map Sheet: SN405E
Scale: 1:5000 at A4

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 Arolwg Ordnans 100023377
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 Ordnance Survey 100023377

NOTICE OF MODIFICATION ORDER

SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

CARMARTHENSHIRE COUNTY COUNCIL

DEFINITIVE MAP AND STATEMENT FOR THE COUNTY OF CARMARTHENSHIRE

CARMARTHENSHIRE COUNTY COUNCIL (ADDITION OF PUBLIC FOOTPATH 71/35, BURRY PORT) DEFINITIVE MAP MODIFICATION ORDER 2026

The above Order, made on 3rd July 2026, if confirmed as made, will modify the Definitive Map and Statement for the area by adding to them Footpath 71/35 commencing on Tramway Lane at the junction of Footpath 57/87 and Byway Open to All Traffic 57/97 at SN47310104. The path follows the old railway track bed in a westerly direction to SN46090118 where it turns southwards, crossing open ground to SN46100113. It then turns westerly to terminate at a point on the public highway B4311 at SN46060112.

A copy of the order and the order map may be seen free of charge at the offices of Carmarthenshire County Council's Countryside Access Team at Mynydd Mawr Woodland Park, Heol Hirwaun Olau, Tumble, Llanelli SA14 6HU, between the hours of 10am and 3pm on Mondays and Wednesdays, or by prior appointment. Postal copies of the order and map may be obtained at the price of £5.00. Alternatively, a digital copy can be requested by emailing prow@carmarthenshire.gov.uk

Any representation or objection relating to the Order must be sent in writing to Daniel W John, Head of Environmental Infrastructure, Carmarthenshire County Council, Department for Place & Infrastructure, County Hall, Carmarthen SA31 1JP, or via email to prow@carmarthenshire.gov.uk, not later than **4th September 2026**. Please state the grounds on which they are made.

If no representations or objections are duly made to the Order, or if any so made are withdrawn, the Carmarthenshire County Council, instead of submitting the Order to Welsh Government's Planning and Environment Decisions Wales (PEDW), may itself confirm the Order. If the Order is submitted to PEDW, any representations or objections which have not been withdrawn will be sent with it.

Signed: Daniel W John
Head of Environmental Infrastructure
Carmarthenshire County Council

Dated: 22nd July 2026

Dawn Jones**Subject:**

FW: Update on PEDW case – DNS CAS-04012-T8Y8D2 – Pendderi Road Solar Farm

From: Planning and Environmental Decisions Wales[<planning.and.environmental.decisions.wales@notifications.service.gov.uk>](mailto:planning.and.environmental.decisions.wales@notifications.service.gov.uk)**Sent:** 28 July 2026 14:28**To:** enquiries [<enquiries@llanelli-rural.gov.uk>](mailto:enquiries@llanelli-rural.gov.uk)**Subject:** Update on PEDW case – DNS CAS-04012-T8Y8D2 – Pendderi Road Solar FarmLlywodraeth Cymru
Welsh Government

Annwyl bawb / Dear all parties

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

sy'n cadarnhau y cais am wybodaeth ychwanegol y bydd y cyfnod penderfynu'n cael ei atal dros dro / confirming a request for further information and suspension of the determination period

Gweler yr Hysbysiad Archwiliad diweddaraf [YMA](#)
Please find the latest Examination Notice [HERE](#)

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

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 East of Pendderi Road, Pendderi Road, Llanelli, SA14 9PL. The site is located within the administrative boundary of Carmarthenshire County Council.

Proposed development: Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 35MW, including permanent grid connection hub, mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net benefit and environmental enhancements, for a temporary period of 40 years, as well as the demolition of existing farm buildings on site.

The appointed Inspector, H Davies BSc (Hons) MSc MRTPI, has asked me to contact you regarding this Development of National Significance (DNS) examination.

This communication constitutes official notification of an important matter related to the Application. Please read the following in full and contact us if anything is unclear. This letter should be treated as:

Notice under Section 62L(5) of the Town & Country Planning Act 1990 (as amended) of suspension of the determination period

In line with the published guidance on the DNS process, PEDW considers it appropriate to suspend the determination of the application for a period of **9 weeks** to allow time for the submission of additional information, as explained in point 1 below, and to allow PEDW to undertake consultation in respect of the additional information. The termination date of the suspension period will be 1 October 2026, and **the examination will recommence on 2 October 2026.**

Under Section 62L(5) of the 1990 Act, I hereby suspend the determination period for this application.

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.

1. Decommissioning

During PEDW's consideration of other recent Applications, issues have been raised regarding the need for a mechanism to secure costs or financial guarantees for decommissioning arrangements. These may be necessary to ensure that decommissioning works can be undertaken by the Council, where necessary, if a developer / landowner has financial issues or has ceased to exist at the end of the lifetime of the development.

It is well-established that a condition should not be used to require financial obligations, as per paragraph 4.22 of Welsh Government Circular 016/14 which states that : *"...some matters are more appropriately required through an obligation and should not be required in a condition, for example, commitments on behalf of the developer involving transfers of land or payments to be made to the local planning authority".*

We also refer to Policy 18(11) of Future Wales 2040 which requires *"...acceptable provisions relating to the decommissioning of the development at the end of its lifetime, including the removal of infrastructure and effective restoration"*, and paragraph 5.9.30 of Planning Policy Wales (Edition 12) which states that: *'Planning authorities should use planning conditions or legal agreements to secure the decommissioning of developments and associated infrastructure, and remediation of the site. Planning authorities should consider including appropriate conditions for the decommissioning of energy generating developments and site restoration when they reach the end of their design life, taking into account any proposed after-use of the site. In addition, operators should ensure that sufficient finance is set aside to enable them to meet restoration obligations. **An authority may require financial guarantees by way of a Section 106 planning obligation / agreement, as part of the approval of planning permission to ensure that restoration will be fully achieved**'*. ('our emphasis').

Having considered the parties' views, the Inspector is of the opinion that a financial obligation is required to secure decommissioning. This is without prejudice to the final decision on the application. The applicant has therefore agreed to prepare an obligation and has requested time for it to be completed. There will be an opportunity to make comments on the content of any obligation submitted.

The applicant is requested to submit a completed obligation no later than Tuesday 8 September.

Yours sincerely,

Hannah Roberts

Hannah Roberts
Casework Manager

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.