

18 May, 2025

LLANELLI RURAL COUNCIL

Minute Nos: 19 - 26

At a Meeting of the **PLANNING AND LIAISON COMMITTEE** of the Llanelli Rural Council held at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli and via remote attendance on Monday, 18 May, 2026 at 4.45 p.m.

Present: Cllr. E. M. Evans (Chairman)

Cllrs.

M. V. Davies	R. E. Evans
S. L. Davies	J. Lovell
T. M. Donoghue	K. Morgan

Absent: S. M. T. Ford, S. K. Nurse.

Together with representatives:

Mr Rob Jones – Real Estate Director, Aldi Stores Ltd.
Mr Alexander Magee – Account Director, Cavendish Consulting.
Mr Nick Broadshaw – Transport Director, Cavendish Consulting.
Mr Owain Griffiths – Town Planner, Cavendish Consulting.

19. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs. S. R. Bowen and A. Evans.

20. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

21. ALDI

The Chairman welcomed representatives of Aldi to the meeting to discuss and answer questions regarding the proposed new Aldi food store on land at the Pinopolis Site, Sandy Road (A484), Llanelli.

The Real Estate Director, Mr R. Jones introduced himself and thanked the council for the invitation to the meeting. Accompanied by a PowerPoint presentation he proceeded to explain the proposal for the new food store stating that the business had outgrown the original Aldi store in Llanelli town and the building had been sold as it was not feasible to extend the property. Mr

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Jones explained that the new store would be very similar to the Trostre store and would serve the communities to the west of Llanelli.

Mr Jones then invited Mr N. Bradshaw to address members. Mr Bradshaw explained that he was responsible for transport and again with the assistance of the presentation proceeded to outline the proposed introduction of a redesigned roundabout to assist traffic entering and exiting the store. He added that the store was also located on a bus route and it might reduce traffic travelling to the east of Llanelli to visit food stores in Trostre.

Mr A. Magee then addressed members and stated that the proposal had been well received so far. He explained that since the pre-application consultation opened they had contacted 2,000 residents and that 82 responses had been returned with 85% of the respondents supporting the project.

Mr Griffiths then took members through the anticipated timelines of the project assuming planning permission was granted and stated that a full planning application and supporting document bundle would likely be submitted next month. All being well it was estimated that work on site would then start in the spring of 2027 with the store opening in the autumn of 2027.

The Chairman thanked the Aldi representatives for their informative update. There then followed a question and answer session about the proposed new store and the following points were raised namely: store design; traffic volume and traffic movements; impact on the local highway infrastructure; access and egress and the design of the roundabout and newly formed junction; pedestrian access; air quality and meeting planning obligations possibly through a Section 106 Planning agreement, and it was

RESOLVED that the presentation be noted and to await receipt of the full planning application before officially expressing a view on the development proposal.

During the discussion of the above item Cllr. S. L. Davies left the meeting.

22. PLANNING APPLICATIONS

Consideration having been given to planning applications received, it was

RESOLVED as follows:-

Application No.	Location	Development
PL/10695	Mr & Mrs N French Former Popplewells Farm Swiss Valley Llanelli	One planet development

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Application No.	Location	Development
PL/10695 cont.		
Recommendation – objection - the site occupied a location closely related to the urban edge of Llanelli rather than a remote rural location. In this context, it was the council’s opinion that the proposal failed to demonstrate why a permanent, 24-hour on-site residential presence was essential, particularly given the availability of existing residential accommodation within close proximity.		
PL/10740	Mr K Strelley Gateway Holiday Park Bynea Llanelli	Use of land for the siting of static caravans (Fiji field) (24 units) (part retrospective) (resubmission of PL/08225).
Recommendation – no objection.		
PL/10741	Mr K Strelley Gateway Holiday Park Bynea Llanelli	Use of land for siting of touring caravans (Springboks field) (104 units) (Retrospective) (Resubmission of PL/08226)
Recommendation – no objection.		
PL/10772	Barty Power Limited Land adjacent to Llanelli Crematorium Penprys Road Llanelli	Construction of a car park (144 spaces) and associated access and egress infrastructure to including internal access road, landscaping and associated works.
Recommendation – no objection.		
PL/10802	Ms L Thomas 54 Havard Road Llanelli	Proposed two storey extension and alterations to dwelling house.
Recommendation – no objection.		
PL/10812	AMP Clean Energy Land at The Beacon Enterprise Centre Heol Aur Llanelli	The construction and operation of a micro battery storage project.
Recommendation – no objection.		

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23. WAITING RESTRICTIONS AND STREET PARKING PLACES – PUBLIC NOTICE

Correspondence was received from Carmarthenshire County Council informing of a public notice regarding the County of Carmarthenshire (With the exception of Carmarthen, Llanelli and Ammanford) (Waiting Restrictions and Street Parking Places) Consolidation (Variation number 42) Order 2025 concerning the proposed Waiting Restrictions and Street Parking Places, which came into effect on the 15 May 2026, and it was

RESOLVED that the correspondence be noted.

24. PROHIBITION OF PARKING EXCEPT FOR DISABLED BADGE HOLDERS – PUBLIC NOTICE

Correspondence was received from Carmarthenshire County Council regarding a public notice introducing the County of Carmarthenshire (With the exception of Carmarthen, Llanelli and Ammanford) (Waiting Restriction and Street Parking Places) Consolidation (Variation Number 43) Order 2026, concerning the proposed Prohibition of Parking Except for Disabled Badge Holders in Llanelli, which came into effect on the 15 May 2026.

RESOLVED that the correspondence be noted.

25. REVISED CARMARTHESHIRE LOCAL GOVERNMENT PLAN (LDP) 2018-2033

Members considered correspondence from Carmarthenshire County Council about the Revised Carmarthenshire LDP 2018-2033.

Following the independent examination and hearing sessions that took place in October and November 2024, and in September 2025, the county council had compiled a Schedule of Matters Arising Changes (MACs), primarily as a result of the action points arising from the examination hearing sessions. These changes were required to make the LDP sound and had all been agreed with the appointed Inspectors of the examination.

In conjunction with these MACs, the county council was also consulting upon updates to the following supporting documents.

- Integrated Sustainability Appraisal (ISA) addendum to the MACs
- Habitats Regulation Assessment (HRA) addendum to the MACs

Responses to the consultation exercise would close on 26 June, 2026.

RESOLVED that the information be noted and because of the sheer volume of documents, should members wish to comment on any aspect of the consultation proposals that they be encouraged to access and view the online documents and raise any views or observations, either with the Clerk or direct with Carmarthenshire County Council.

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26. LAND AT 17 – 19 LLWYNHENDY ROAD, LLANELLI – STREET NAME

Members considered correspondence received from Carmarthenshire County Council about the naming of the above development. Following discussion about the proposed street name put forward by the developer and the peculiar English translation of the name, it was

RESOLVED that the council propose the street name ‘Clos Y Berllan’ as a possible alternative.

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The meeting concluded at 6.06 pm

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The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 9 June, 2026, adopted by the Council.