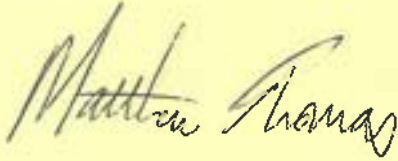


CYNGOR GWLEDIG LLANELLI
Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD
Ffôn: 01554 774103

PWYLLGOR CYSWLLT A CHYNLLUNIO

I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,
Ddydd Llun, 20 Gorffennaf, 2026, 4.45 y.h.



CLERC y CYNGOR

14 Gorffennaf, 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/10919 Lleidi Fach, Cynheidre, Llanelli
 - (2) PL/10926 Hen Orsaf Betrol, Heol Cwmfelin, Bynea
 - (3) PL/10961 31 Carnhywel, Llanelli
 - (4) PL/11091 Unedau 1-2 Heol Rhosyn, Dafen, Llanelli
4. Materion drafodwyd yn unol a phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cynllunio a newidiwyd:-
 - (1) PL/10910 136 Maes y Glo, Bynea, Llanelli
 - (2) PL/10918 Plas Bach, Pum Heol, Llanelli
5. Gwaharddiad Ar Aros Ar Bob Amser – Iscoed, Llanelli - ystyried gohebiaeth a dderbyniwyd gan Gyngor Sir Caerfyrddin ynghylch cais a dderbyniwyd i gyflwyno estyniad i'r Gwaharddiad Aros ar Unrhyw Adeg yn Iscoed, Llanelli a chytuno ar ymateb y cyngor.

6. Apeliadau Cynllunio – Parc Gwyliau Gateway, Bynae, Llanelli - nodi gohebiaeth a dderbyniwyd gan Gyngor Sir Caerfyrddin ynghylch apeliadau sydd wedi'u cyflwyno i Benderfyniadau Cynllunio ac Amgylchedd Cymru:
- (1) ENF/00557– AP-7871 — nodi'r apêl yn dilyn gwrthodiad y cyngor i ganiatáu codi Podiau Glampio a'r seilwaith cysylltiedig.
 - (2) ENF/02199 – AP-7868 - nodi'r apêl yn dilyn gwrthodiad y cyngor i ganiatáu gosod carafanau sefydlog a seilwaith cysylltiedig.
 - (3) ENF/02649– AP-7870 - nodi'r apêl yn dilyn gwrthodiad y cyngor i ganiatáu'r newid defnydd sylweddol o amaethyddol i safle carafanau a'r seilwaith cysylltiedig. (4)
 - (4) ENF/02914 – AP-7878 – nodi'r apêl yn dilyn gwrthodiad y cyngor i ganiatáu'r estyniad i'r clwb a'r isffordd.

Aelodau'r Pwyllgor:

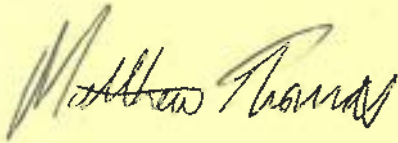
Cyng. E. M. Evans (Cadeirydd y Pwyllgor), S. R. Bowen (Is-Gadeirydd y Pwyllgor), T. M. Donoghue (Cadeirydd y Cyngor), M. V. Davies, S. L. Davies, A. Evans, R. E. Evans, S. M. T. Ford, J. Lovell, K. Morgan a S. K. Nurse.

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, 20 July, 2026, at 4.45 p.m.



CLERK to the COUNCIL

14 July, 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/10919 Lleidi Fach, Cynheidre, Llanelli
 - (2) PL/10926 Former Filling Station, Cwmfelin Road, Bynea
 - (3) PL/10961 31 Carnhywel, Llanelli
 - (4) PL/11091 Units 1-2 Heol Rhosyn, Dafen, Llanelli
4. Matters dealt with under the Clerk's delegated powers – to note the council's response to Carmarthenshire County Council in respect of the following planning applications:
 - (1) PL/10910 136 Maes y Glo, Bynea, Llanelli
 - (2) PL/10918 Plas Bach, Five Roads, Llanelli
5. Prohibition of Waiting at Any Time – Iscoed, Llanelli - to consider correspondence received from Carmarthenshire County Council regarding a request received for the introduction of an extension to the Prohibition of Waiting at Any Time at Iscoed, Llanelli and to agree the council's response.

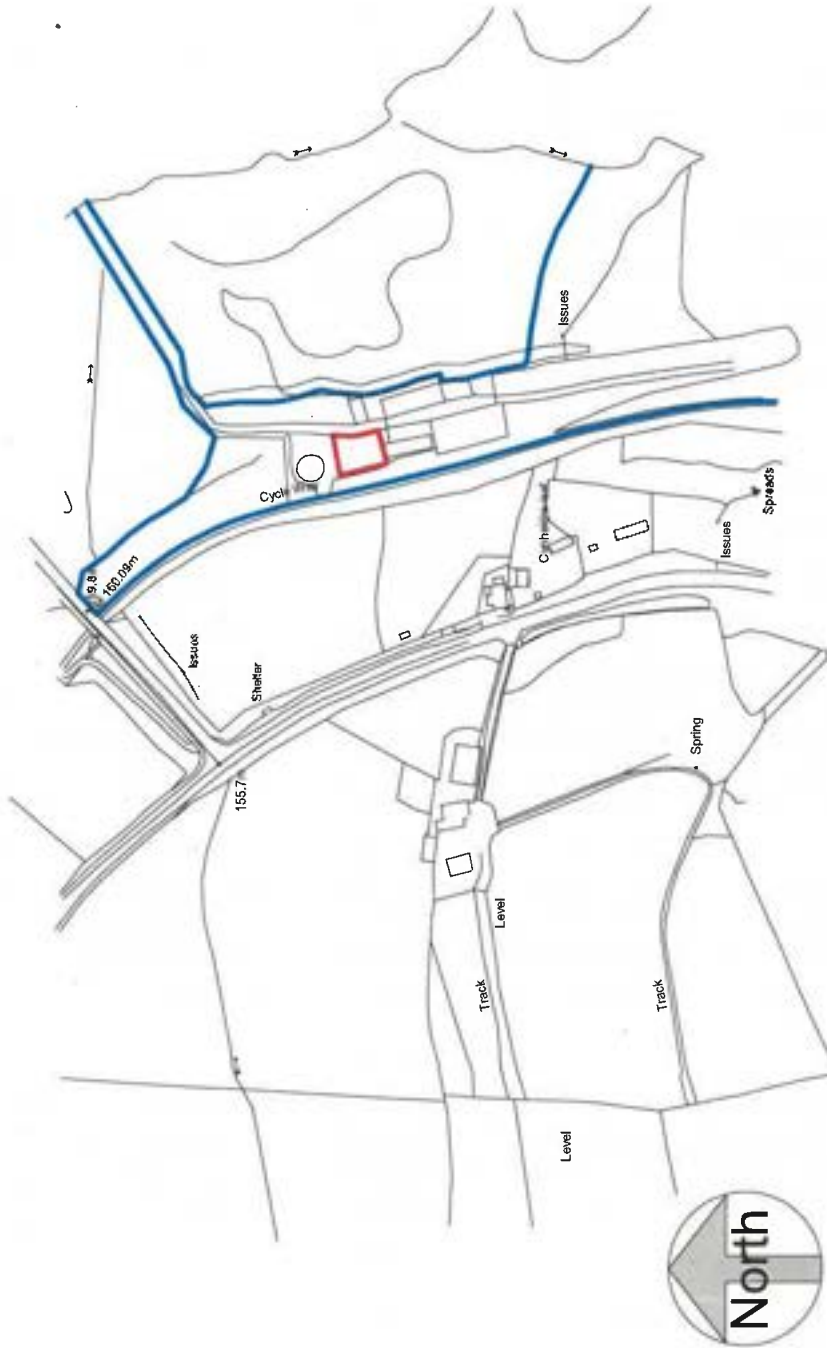
6. Planning Appeals – Gateway Holiday Park, Bynea Llanelli – to note correspondence received from Carmarthenshire County Council of appeals that have been lodged with the Planning & Environment Decisions Wales:
- (1) ENF/00557– AP-7871 – to note the appeal following the council's refusal to allow the erection of Glamping Pods and associated infrastructure.
 - (2) ENF/02199 – AP-7868 – to note the appeal following the council's refusal to allow the stationing of static caravans and associated infrastructure.
 - (3) ENF/02649– AP-7870 - to note the appeal following the council's refusal to allow the material change of use from agricultural to caravan site and associated infrastructure.
 - (4) ENF/02914 – AP-7878 - to note the appeal following the council's refusal to allow the extension to the club house and underpass.

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/10919	Mr D. & Mrs C. Saunders Gee Gee Business Lliedi Fach Cynheidre Llanelli (Glyn ward)	Erection of a hay and implement shed – land part of Lliedi Fach.
Recommendation – no objection		
PL/10926	C K Supermarkets Former Filling Station Cwmfelin Road Bynea Llanelli (Bynea Ward)	Retrospective planning application for new convenience store and associated parking.
Recommendation – no objection.		
PL/10961	Mr and Mrs C Waters 31 Carnhywel Llanelli (Pemberton ward)	Attic conversion with dormers.
Recommendation – no objection provided:		
1. The Local Planning Authority being satisfied that the proposal complies with Policies GP1, GP6, EQ4 and EP3 of the Carmarthenshire Local Development Plan. 2. The development proposal is not regarded as an incongruous form of development when compared to other properties in the immediate street scene. 3. The council requests that any consent secures the biodiversity enhancement measures recommended in the submitted bat survey, including the proposed bat box, bird nesting provision and native planting, and that appropriate surface water drainage arrangements are addressed.		
PL/11091	Mr and Mrs J Thorne Amiad House Units 1-2 Heol Rhosyn Dafen Llanelli (Dafen ward)	Change of use of part of offices to a dance studio with the retention of two gymnasiums.

Recommendation – no objection



1 Site Location Plan

1:2500

9 Pine Tree Close
Burry Port
Carmarthenshire
SA16 0TF
TEL 0154833725
07837594671



CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
			Planning

PROJECT
Hay and Implements Shed at Liledi Fach, Cynheidre

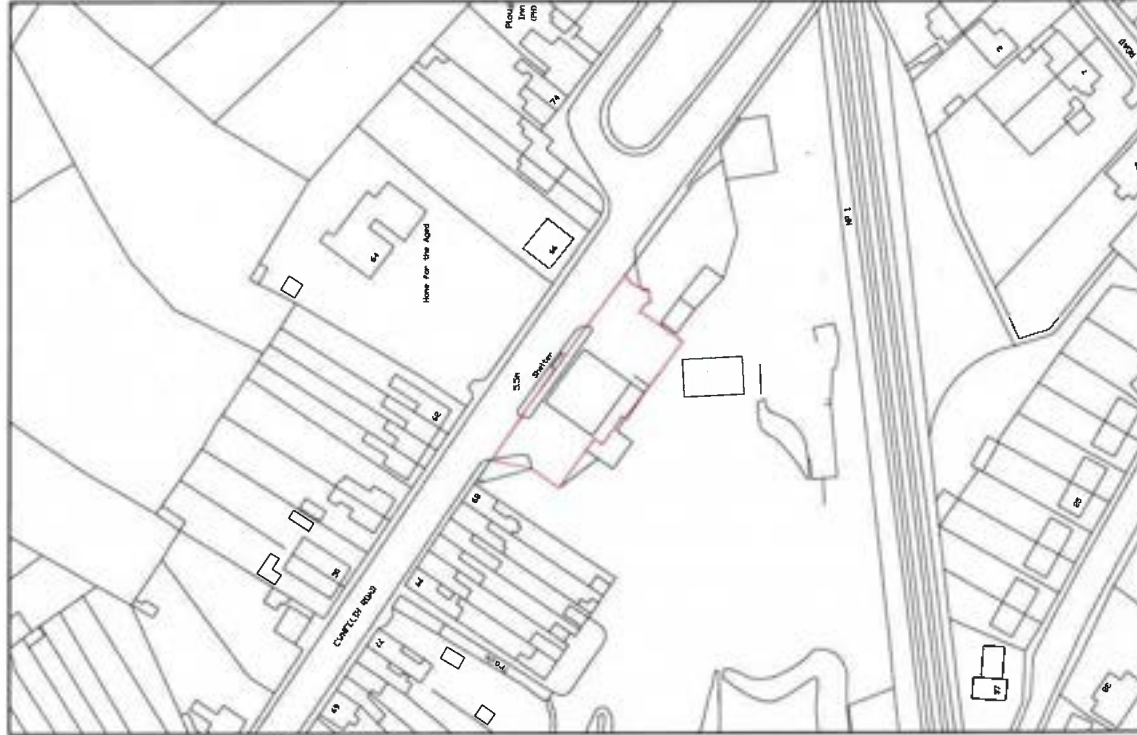
CLIENT			
Date	15/05/2026	Project number Project Number	Scale (@ A3) 1 : 2500
Author		DRAWING NUMBER	REV
Checked by		A101	

LAND OFF CWMFELIN ROAD, BYNEA

SITE BLOCK PLAN & LOCATION PLAN



Site Block Plan 1:500



Site Location Plan 1:1250

NOTES 1. The site is a vacant plot of land, approximately 0.5 hectares in area, situated off Cwmfelin Road, Bynea. The site is currently used as a car park and is surrounded by residential properties. The proposed development is a single-storey food store and forecourt parking, which will provide a much-needed facility for the local community. The development is in accordance with the local planning authority's policies and is expected to bring significant benefits to the area.																
REVISIONS <table border="1"> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>A</td> <td>Submission to Red Line Boundary</td> <td>16.04.2021</td> </tr> <tr> <td>B</td> <td>Submission to Red Line Boundary</td> <td>16.04.2021</td> </tr> <tr> <td>C</td> <td>Submission to Red Line Boundary</td> <td>16.04.2021</td> </tr> <tr> <td>D</td> <td>Submission to Red Line Boundary</td> <td>16.04.2021</td> </tr> </table>	Rev	Description	Date	A	Submission to Red Line Boundary	16.04.2021	B	Submission to Red Line Boundary	16.04.2021	C	Submission to Red Line Boundary	16.04.2021	D	Submission to Red Line Boundary	16.04.2021	CK FOODSTORES
Rev	Description	Date														
A	Submission to Red Line Boundary	16.04.2021														
B	Submission to Red Line Boundary	16.04.2021														
C	Submission to Red Line Boundary	16.04.2021														
D	Submission to Red Line Boundary	16.04.2021														
PLANNING																
CIAT CHARTERED PRACTICE																
PRIME ARCHITECTURE																
Prime Architecture Limited, 11 Llanidloes Road, Cwm Felin, Llanidloes, SA44 1NN 01449 842 515 info@primearch.co.uk www.primearch.co.uk																
CK's Food Stores																
Project Title: Proposed Single Storey Food Store & Forecourt Parking																
Drawing Title: Site Block Plan & Location Plan																
Scale: 1:1250 / 1:500 A1	Date: NOV 2021															
Job No: 1044	Drawn By: 01															
Rev: D																

NOTES

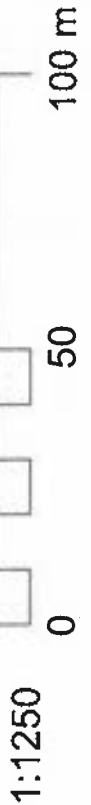
1. All dimensions are in millimetres unless noted otherwise.
2. All levels are shown in millimetres unless noted otherwise.
3. Do not scale from the drawing. Use figured dimensions only.
4. Any discrepancies to be reported immediately to the Designer/Engineer.
5. This drawing to be read in conjunction with all relevant Architects, engineers, subcontractors and specialists drawings and specifications.

PLANNING
ONLY



1 Location

1 : 1250



rev.	drawn	chkd.	appvd.	date	description
Client Chris Waters					
31 Carnhywel, Llanelli SA14 9EE					
Project Dormer Extension					
Title Location					
 360AD Limited Architectural Design & Visualisation Consultancy First floor, 29 Bocam Park Pencoed, Bridgend, CF35 5LJ t. 01656330597 email enquiries@360ad.co.uk web www.360ad.co.uk					
date	drawn	checked	approved		
01.05.26	SLJ	ND	CW	12.05.26	
scale @ A4	Project number			26-015	
1 : 1250					
Status	System Number			drg. no.	rev.
CONCEPT	26-015-b			A100	



1 Site Location plan
1 : 1250

9 Pina Tree close
Burry port
Carmarthenshire
SA18 0TF
TEL 01554833726
07837594671



PROJECT		CLIENT	
Unit 22 Heol Rhosyn, Llanelli, SA14 8 QG		Date 15/06/2026	
Site Location Plan		Project number Project Number	Scale (@ A3) 1 : 1250
		Author	REV
		Checked by	DRAWING NUMBER
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

Application No.	Location	Development
PL/10910	Ms S Jenkins 136 Maes y Glo Llanelli (Bynea ward)	Outbuilding built for the purpose of a garden room, gym, additional storage and office.

Recommendation – no objection provided:

The Local Planning Authority was satisfied that the proposal complied with Policies GP1 and GP6 of the Carmarthenshire Local Development Plan in addition to the following criteria:

1. There was no detrimental impact on the property's garden amenity space.
2. The proposal did not hamper, obstruct, or interfere with general access along the public right of way at the rear property boundary.
3. The application had been submitted retrospectively following the discovery that permitted development rights had been removed from the property. Should planning permission be granted, an appropriate condition should be imposed confirming that the ancillary domestic garden room shall remain ancillary to the enjoyment of the existing dwellinghouse and shall not be occupied as a separate unit of residential accommodation

PL/10918	Mr L Jenkins Plas Bach Five Roads Llanelli (Glyn ward)	Single-storey extension to existing dwellinghouse.
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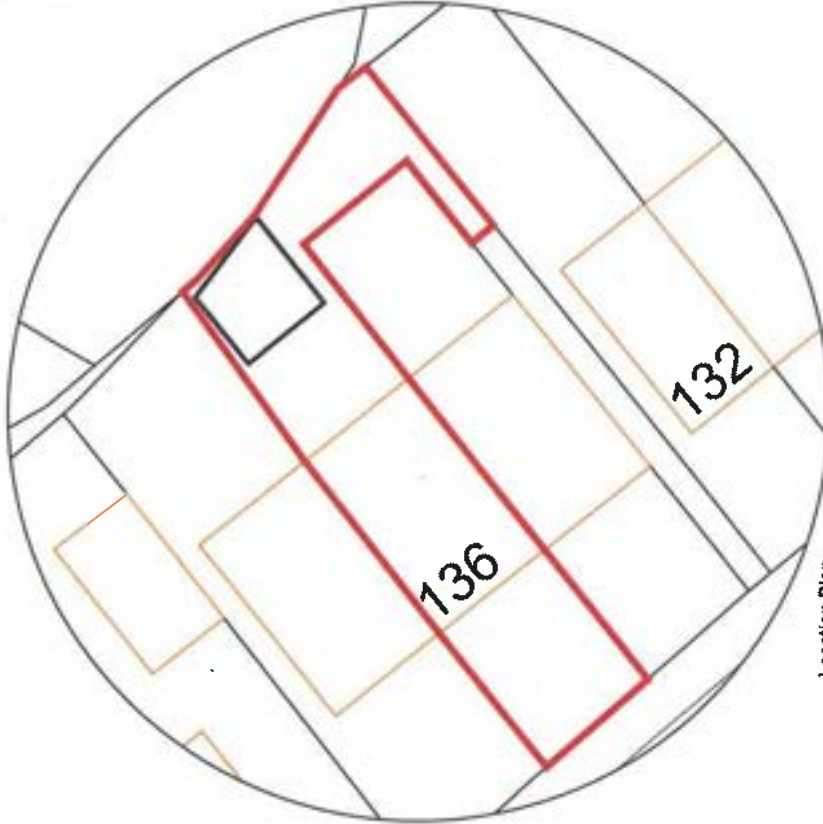
Recommendation – no objection provided:

1. The Local Planning Authority being satisfied that the proposal complied with Policies GP1, GP6, EQ4 and EP3 of the Carmarthenshire Local Development Plan.
2. Any consent secured the ecological enhancement measures recommended in the bat survey, including the bat box and biodiversity improvements.
3. Appropriate drainage and Welsh Water advisory requirements were addressed.

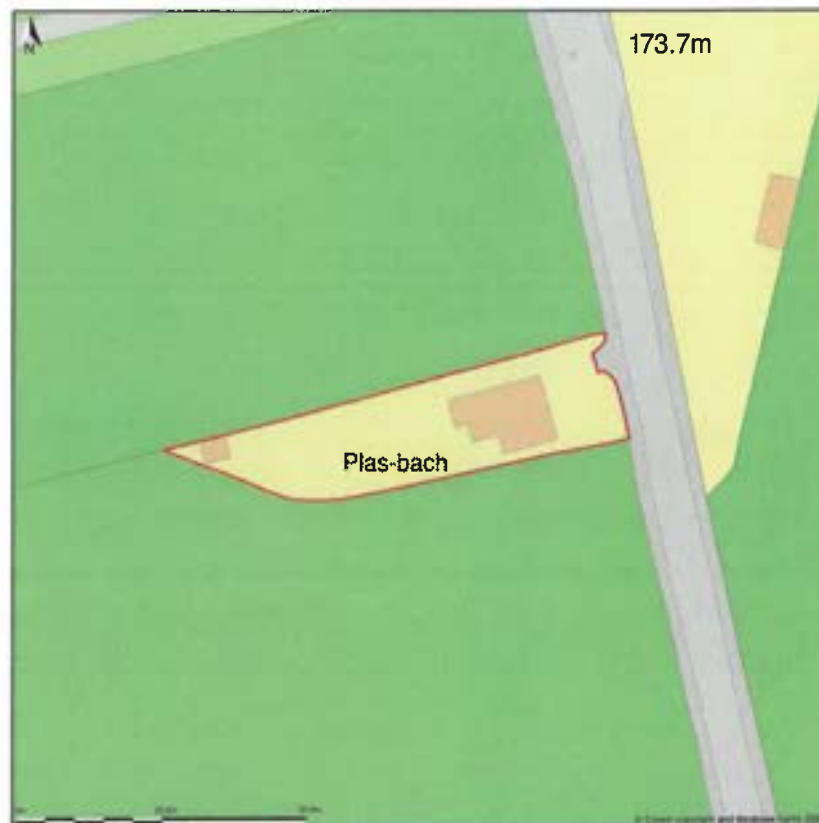
A3

NOTES

SJ-002 Proposed Location Plans

Client
Susan JenkinsAddress
136 Maes Y Glo,
Llanelli,
SA14 9PZ

Plasbach, Furnace To Pontyates, Five Roads, Llanelli, Carmarthenshire, SA15 4NB



Location Plan shows area bounded by: 249463.44, 204041.84, 249604.86, 204183.26 (at a scale of 1:1250), OSGridRef: SN49530411. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Alexandra Einon

From: Claire A Green <CIAGreen@cararthenshire.gov.uk>
Sent: 24 June 2026 08:16
To: RPU Carms ; RoadsPolicingSgtsGroup (RoadsPolicingSgtsGroup@dyfed-powys.police.uk); susanne.davies@dyfed-powys.police.uk; nicholas.brookes@dyfed-powys.pnn.police.uk; FCCFIMs; Alexander Yate; cararthenshire@mawwfire.gov.uk; FIRE CONTROL; systems@firecontrol-bridgend.gov.wales; pandp@firecontrol-bridgend.gov.wales; er@firecontrol-bridgend.gov.wales; d.walters@mawwfire.gov.uk; Huw Phillips (Welsh Ambulance Service NHS Trust); Eleanor.Blackmore@Wales.nhs.uk; amb_epr@wales.nhs.uk; Richard.Jones21@wales.nhs.uk; amb-CWControlDutyManagers@wales.nhs.uk; TrafficOrdersWales@logistics.org.uk; TrafficOrdersSouthWest@logistics.org.uk; Midlands-western@rha.uk.net; w.m.thomas@btinternet.com; acc_cp@cdcfa.org.uk; Meirion RM Jones; enquiries
Cc: Cllr. Martyn Palfreman; Cllr. Edward Skinner; Mike J Jacob; Allison J Roberts; K Joy Davies
Subject: Iscoed, Llanelli - Proposed Prohibition of Waiting At Any Time
Attachments: Iscoed Llanelli - Plan.pdf

LLANELLI RURAL COMMUNITY COUNCIL	
DATE	24 JUN 2026
FILE REF.	
PASSED TO	PAL
Cc:	

Annwyl Syr/Madam/Gynghorydd

Mae cais wedi dod i law am ymestyn y Gwaharddiad ar Aros ar Unrhyw Adeg yn Iscoed, Llanelli, fel y dangosir yn y cynllun wrth raddfa sy'n amgaeedig. Mae terfyn cyflymder 20mya yn y lleoliad hwn ac mae yno nifer sylweddol o leoedd parcio ar y stryd, ynghyd â throedffyrdd a goleuadau stryd.

Ystyrir bod y cyfyngiadau Dim Aros ar Unrhyw Adeg a gynigir yn angenrheidiol i ddiogelu troedffordd newydd er budd diogelwch ffyrdd. Byddant yn helpu i sicrhau gwelededd digonol, atal rhwystrau, a hwyluso llif diogel y traffig, gan ystyried mynedfeydd eiddo presennol a chyffyrdd cyfagos.

Carwn dderbyn unrhyw sylwadau a allai fod gennych ynghylch y cynnig hwn erbyn dydd Llun, 27 Gorffennaf 2026.

Dear Sir/Madam/Councillor

A request has been received for the introduction of an extension to the Prohibition of Waiting at Any Time at Iscoed, Llanelli, as illustrated on the attached scale plan. The location lies within a 20mph speed limit and benefits from a significant number of on-street parking spaces, along with existing footways and street lighting.

The proposed No Waiting at Any Time restrictions are considered necessary to protect a newly constructed footway in the interests of road safety. They will help maintain adequate visibility, prevent obstruction, and support the safe and free flow of traffic, taking into account existing property accesses and nearby junctions.

I would be grateful to receive any comments or observations you may have regarding this proposal by Monday 27th July 2026.

Yn Gywir/Regards,

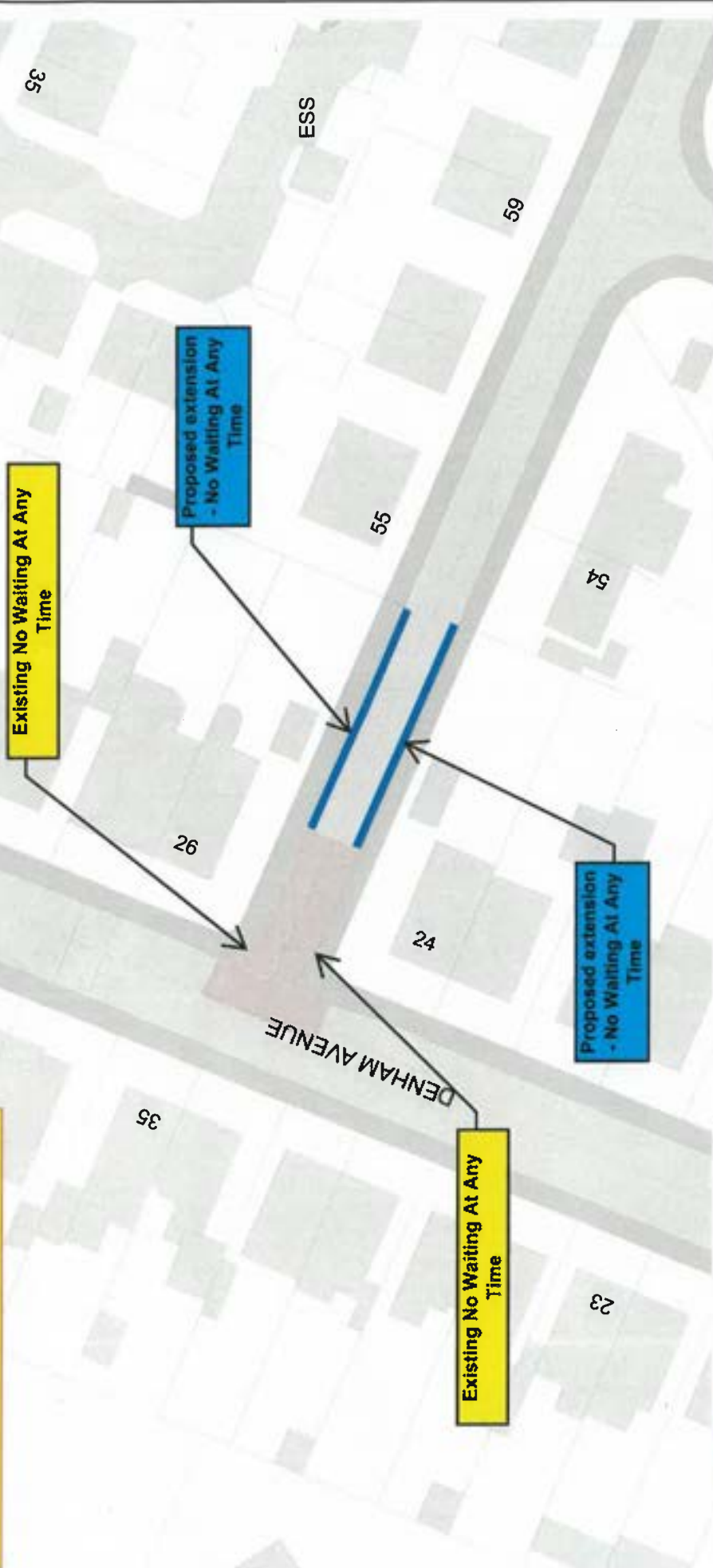
Claire Green 

Technegydd Rheolaeth Traffic/Traffic Management Technician
 Adran Lle, Seilwaith a Datblygu Economaidd / Place, Infrastructure & Economic Development Department.

01267 228 380

sirgar.llyw.cymru | cararthenshire.gov.wales

Iscoed, Llanelli - Proposed extension
of No Waiting At Any Time



Cyngor Sir Gâr
Carmarthenshire County Council
Parc Myrddin,
Wain Dew / Richmond Terrace,
Caerfyrddin / Carmarthen
SA31 1HQ

GORCHYMYN / ORDER:

Allwedd i'r mathau o gyfyngiadau a ddangosir i Key to restriction types displayed

Dim arweinyddwr byrdi No waiting at any time

Cyf. Tiel / Tile ref.	Iscoed, Llanelli
Statws / Status	Proposed
Rhif adolygiad / Revision no.	
Dyddiad gweithredu / Operative date	18/06/2026
Graddfa / Scale	1 : 375

CYFEIRIADAU TEILS CYFAGOS
ADJACENT TILE REFERENCES

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Awdor: Ordnance Survey AC000010949 / (c) Crown copyright and
data held rights 2026 Ordnance Survey AC0000810649

From: Planning Appeals <planningappeals@cararthenshire.gov.uk>
Sent: 30 June 2026 15:43
To: enquiries <enquiries@llanelli-rural.gov.uk>
Subject: Apêl Cynllunio ymgynghori - Enforcement Appeal consultation - ENF/00557 - AP-7871

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: K Strelley
Safle / Site: Gateway Holiday Park, Bynea, Llanelli, SA14 9SN
Datblygu / Development: Without planning permission the erection of Glamping Pods and associated infrastructure.
Cyfeirnod / Reference: CAS-05055-F2W3N3
Dyddiad Dechrau'r Apêl / Appeal Start Date: 30/06/2026
Seiliau Apêl / Grounds of Appeal: See attachment for Reasons and Grounds of Appeal

Any comments you wish to make, either by email or post (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 the Planning Inspectorate Wales' through the Welsh Government website: <http://gov.wales/planning-appeals-guidance-engaging-planning-inspectorate>

Cofion | Regards

Tîm Rheoli Datblygu | Development Management Team
Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning
E-bost | Email: planningappeals@cararthenshire.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

ENF/00557

Gateway Holiday Park, Bynea, Llanelli, SA14 9SN

Alleged Breach of Planning Control:

Without planning permission the erection of Glamping Pods and associated infrastructure.

Reasons for issuing the Notice:

The Local Planning Authority considers it to be expedient and in the wider public interest to issue this notice for the following reasons:-

1 - It appears to the Council that the above breach of planning control has occurred within the last Four years.

2 - The operational development has been built contrary to Policies EQ4 'Biodiversity' and SP14 'Protection and Enhancement of the Natural Environment' of the adopted Carmarthenshire Local Development Plan (2014) and the objectives of paragraphs 6.4.5 – 6.4.8 and 6.4.11 – 6.4.16 of Planning Policy Wales Edition 12 (February 2024) in that: -

A - The operational development has been built without providing benefits in relation to biodiversity and ecosystem resilience in accordance with the step-wise approach of Planning Policy Wales

B - The appellant has built the operational development without providing sufficient information in the form of overwintering birds surveys of the site to enable an assessment of the potential effects of the development on overwintering birds, including those (overwintering waders and wildfowl) that are features of the Burry Inlet Special Protection Area (SPA)/Ramsar Site and the Burry Inlet and Loughor Estuary Site of Special Scientific Interest.

C - The appellant has built the operational development without providing sufficient information in the form of an assessment of the impact of the development upon water voles and otters and any commuting and foraging routes through the site and surrounding areas and habitats. Otters are feature of the Carmarthen Bay and Estuaries

Special Area of Conservation (SAC) and in the absence of this information, the Authority is unable to conclude that the development is not likely to have a significant effect on the Carmarthen Bay and Estuaries SAC, as required under the Conservation and Habitats Regulations 2017 (as amended)

D - The appellant has built the operational development without providing information to demonstrate that the proposal will not have an adverse impact upon the water quality of the Carmarthen Bay and Estuaries SAC by way of additional wastewater generation and nutrient loading. Further, the applicant has failed to provide sufficient information in the form of a Construction Environmental Management Plan to demonstrate that there will be no unacceptable pollution impacts upon the Carmarthen Bay and Estuaries SAC during the construction phase of the development. As such, the Authority is unable to conclude that the development is not likely to have a significant effect on the Carmarthen Bay and Estuaries SAC, as required under the Conservation and Habitats Regulations 2017 (as amended).

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

3 - The operational development is contrary to Policy SP2 'Climate Change' of the adopted Carmarthenshire Local Development Plan (2014) in that it is highly vulnerable development in the form of new glamping pods in Flood Zone 2 and 3 (Sea) and the defended zone of the Flood Map for Planning as defined in TAN15, and the applicant has failed to provide sufficient information in the form of a suitable Flood Consequence Assessment to adequately assess the risks of flooding to the development and demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development in accordance with the requirements of the TAN.

4 - The Council considers that the planning permission should not be granted for the retention of the development as conditions could not overcome its objections.

Appellants Ground[s] of Appeal:

Ground F - Steps too excessive to comply

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.

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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.

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

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

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

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

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

From: Planning Appeals <planningappeals@cararthenshire.gov.uk>
Sent: 30 June 2026 15:32
To: enquiries <enquiries@llanelli-rural.gov.uk>
Subject: Apêl Cynllunio ymgynghori - Enforcement Appeal consultation - ENF/02199 - AP-7868

Cyflwynwyd apêl i'r Penderfyniodau Cynllunio ac Amgylchedd Cymru
An appeal has been lodged with the Planning & Environment Decisions Wales

Apêl / Appeal: Written Representations
Apêl gan / Appeal by: MR KEN STRELLEY
Safle / Site: Gateway Holiday Park, Bynea, Llanelli, SA14 9SN
Datblygu / Development: Without planning permission the stationing of static caravans and associated infrastructure.
Cyfeirnod / Reference: CAS-05040-C4V4Y6
Dyddiad Dechrau'r Apêl / Appeal Start Date: 30/06/2026
Seiliau Apêl / Grounds of Appeal: See attachment for Reasons and Grounds of Appeal

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Cofion | Regards

Tim Rheoli Datblygu | Development Management Team
Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning
E-bost | Email: planningappeals@cararthenshire.gov.uk | planningappeals@sirgar.gov.uk

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ENF/02199

Gateway Holiday Park, Bynea, Llanelli, SA14 9SN

Alleged Breach of Planning Control:

Without planning permission the stationing of static caravans and associated infrastructure.

Reasons for issuing the Notice:

The Local Planning Authority considers it to be expedient and in the wider public interest to issue this notice for the following reasons:-

It appears to the Council that the above breach of planning control has occurred within the last Ten years.

1 - The unauthorised change of use conflicts with Policies GP1 'Sustainability and High Quality Design', SP1 'Sustainable Places and Spaces' and EP6 "Unstable Land" of the adopted Carmarthenshire Local Development Plan (2014) in that the site is located within the Coal Authority's Development High Risk Area.

2 - The change of use also conflicts with Policies SP1 'Sustainable Places and Spaces', GP1 'Sustainability and High Quality Design' and EP2 'Pollution' of the adopted Carmarthenshire Local Development Plan (2014) and paragraph 6.9.19 of Planning Policy Wales Edition 12 (February 2024) in that the site is located within the Coal Authority's Development High Risk Area with recorded mine shafts located within close proximity of the area.

3 - The material change of use conflicts with Policies SP1 'Sustainable Places and Spaces', GP1 'Sustainability and High Quality Design' and EP2 'Pollution' of the adopted Carmarthenshire Local Development Plan (2014) and paragraph 6.9.19 of Planning Policy Wales Edition 12 (February 2024) in that the site is located within the Coal Authority's Development High Risk Area with recorded mine shafts located within close proximity of the area.

4 - The Council considers that planning permission should not be granted for the retention of the development as conditions could not overcome its objections.

Appellants Ground[s] of Appeal:

Ground F - Steps too excessive to comply

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.

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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.

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<https://llyw.cymru/penderfyndiadau-cynllunio-ac-amgylchedd-cymru>
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PEDW.GwaithAchos@llyw.cymru
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Rhodri Griffiths

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Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

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

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

Sent: 30 June 2026 15:50

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

Subject: Apêl Cynllunio ymgynghori - Enforcement Appeal consultation - ENF/02649 - AP-7870

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: MR KEN STRELLEY

Safle / Site: Gateway Holiday Park, Bynea, Llanelli, SA14 9SN

Datblygu / Development: Without planning permission the material change of use from agricultural to caravan site and associated infrastructure.

Cyfeirnod / Reference: CAS-05058-F8K6N3

Dyddiad Dechrau'r Apêl / Appeal Start Date: 30/06/2026

Seiliau Apêl / Grounds of Appeal: See attachment for Reasons and Grounds of Appeal

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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

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ENF/02649

Gateway Holiday Park, Bynea, Llanelli, SA14 9SN

Alleged Breach of Planning Control:

Without planning permission the material change of use from agricultural to caravan site and associated infrastructure.

Reasons for issuing the Notice:

The Local Planning Authority considers it to be expedient and in the wider public interest to issue this notice for the following reasons:-

1. It appears to the Council the above breach of planning control has occurred within the last ten years.
- 2 - The unauthorised change of use conflicts with Policies GP1 'Sustainability and High Quality Design', SP1 'Sustainable Places and Spaces' and EP6 "Unstable Land" of the adopted Carmarthenshire Local Development Plan (2014) in that the site is located within the Coal Authority's Development High Risk Area.
- 3 - The unauthorised change of use also conflicts with policies EQ4 'Biodiversity' and SP14 'Protection and Enhancement of the Natural Environment' of the adopted Carmarthenshire Local Development Plan (2014) paragraphs 6.4.5 – 6.4.8 and 6.4.11 – 6.4.16 of Planning Policy Wales Edition 12 (February 2024) in that the site is located within the Coal Authority's Development High Risk Area with recorded mine shafts located within the site while also likely to have been subject to unrecorded mining activity in the past, nor does the use maintain and enhance the biodiversity.
- 4 - The unauthorised change of use also conflicts with Policies SP1 'Sustainable Places and Spaces', GP1 'Sustainability and High Quality Design' and EP2 'Pollution' of the adopted Carmarthenshire Local Development Plan (2014) and paragraph 6.9.19 of Planning Policy Wales Edition 12 (February 2024) in that the site is located within the Coal Authority's Development High Risk Area with recorded mine shafts located within the site while also likely to have been subject to unrecorded mining activity in the past, there could also be a potential risk to its occupants and its users.
- 5 - The Council considers planning permission should not be granted for the retention of the unauthorised use, as conditions could not overcome its objections to the location.

Rhodri Griffiths

Pennoeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

Appellants Ground[s] of Appeal:

Ground F - Steps too excessive to comply

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

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3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

From: Planning Appeals <planningappeals@cararthenshire.gov.uk>
Sent: 30 June 2026 15:38
To: enquiries <enquiries@llanelli-rural.gov.uk>
Subject: Apêl Cynllunio ymgynghori - Enforcement Appeal consultation - ENF/02914 - AP-7878

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: MR KEN STRELLEY
Safle / Site: Gateway Holiday Park, Bynea, Llanelli, SA14 9SN
Datblygu / Development: Without planning permission the extension to club house and underpass.
Cyfeirnod / Reference: CAS-05114-G6J2G0
Dyddiad Dechrau'r Apêl / Appeal Start Date: 30/06/2026
Seiliau Apêl / Grounds of Appeal: See attachment for Reasons and Grounds of Appeal

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Cofion | Regards

Tim Rheoli Datblygu | Development Management Team
Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning
E-bost | Email: planningappeals@cararthenshire.gov.uk | planningappeals@sirgar.gov.uk

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ENF/02914

Gateway Holiday Park, Bynea, Llanelli, SA14 9SN

Alleged Breach of Planning Control:

Without planning permission the extension to club house and underpass.

Reasons for issuing the Notice:

The Local Planning Authority considers it to be expedient and in the wider public interest to issue this notice for the following reasons:-

1 - It appears to the Council that the above breach of planning control has occurred within the last Four years.

2 - The operational development has been built contrary to Policies EQ4 'Biodiversity' and SP14 'Protection and Enhancement of the Natural Environment' of the adopted Carmarthenshire Local Development Plan (2014) and the objectives of paragraphs 6.4.5 – 6.4.8 and 6.4.11 – 6.4.16 of Planning Policy Wales Edition 12 (February 2024) in that: -

A - The operational development has been built without providing benefits in relation to biodiversity and ecosystem resilience in accordance with the step-wise approach of Planning Policy Wales

B - The operational development has been built without providing sufficient information in the form of overwintering birds surveys of the site to enable an assessment of the potential effects of the development on overwintering birds, including those (overwintering waders and wildfowl) that are features of the Burry Inlet Special Protection Area (SPA)/Ramsar Site and the Burry Inlet and Loughor Estuary Site of Special Scientific Interest.

C - The operational development has been built without providing sufficient information in the form of an assessment of the impact of the development upon water voles and otters and any commuting and foraging routes through the site and surrounding areas and habitats. Otters are feature of the Carmarthen Bay and Estuaries

Special Area of Conservation (SAC) and in the absence of this information, the Authority is unable to conclude that the development is not likely to have a significant effect on the Carmarthen Bay and Estuaries SAC, as required under the Conservation and Habitats Regulations 2017 (as amended)

D - The operational development has been built without providing sufficient information to demonstrate that the proposal will not have an adverse impact upon the water quality of the Carmarthen Bay and Estuaries SAC by way of additional wastewater generation and nutrient loading. Further, the applicant has failed to provide sufficient information in the form of a Construction Environmental Management Plan to demonstrate that there will be no unacceptable pollution impacts upon the Carmarthen Bay and Estuaries SAC during the construction phase of the development. As such, the Authority is unable to conclude that the development is not likely to have a significant effect on the Carmarthen Bay and Estuaries SAC, as required under the Conservation and Habitats Regulations 2017 (as amended).

Rhodri Griffiths

Pennaeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

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

3 - The unauthorised operational development conflicts with Policy EP2 Pollution, and EP6 "Unstable Land" of the adopted Carmarthenshire Local Development Plan (2014) and paragraph 6.9.19 of Planning Policy Wales Edition 12 (February 2024) in that the site is located within the Coal Authority's Development High Risk Area with recorded mine shafts located within the site while also likely to have been subject to unrecorded mining activity in the past, there could also be a potential risk to its occupants and its users.

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Appellants Ground[s] of Appeal:

Ground F - Steps too excessive to comply

Rhodri Griffiths

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