

10 August, 2026

LLANELLI RURAL COUNCIL

Minute Nos: 140 – 145

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, 10 August, 2026 at 4.45 p.m.

Present: **Cllrs.**

M. V. Davies	R. E. Evans
S. L. Davies	J. Lovell
N. Evans	A. J. Rogers

Absent: S. R. Bowen, A. Evans, S. T. M. Ford, S. K. Nurse.

140. APPOINTMENT OF CHAIRMAN PRO-TEMPORE

RESOLVED that Cllr. R. E. Evans be appointed Chairman Pro-tempore.

141. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr. T. M. Donoghue (Cllr. A. J. Rogers deputising), E. M. Evans (Cllr. N. Evans deputising) and K. Morgan.

142. MEMBERS' DECLARATIONS OF INTEREST

No declarations of interest were made.

143. PLANNING APPLICATIONS

Consideration having been given to planning application received, it was

RESOLVED as follows:-

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Application No.	Location	Development
PL/11150	Mr K Strelly Gateway Holiday Park Bynea Llanelli	Use of land for 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 did not yet demonstrate that the whole development was acceptable on flood risk, European-site ecology, drainage, ground stability, or operational impacts.

The Council's concerns were:

1. The submitted reports give inconsistent descriptions of the development. A definitive schedule and plan were 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 were acknowledged to be within defended Flood Zone 3. The submitted Flood Consequence Assessment did not provide modelled flood depths, velocities, climate-change and breach scenarios, or demonstrate safe access and evacuation. The fact that accommodation structures were lightweight did not remove risks to occupants. NRW and the relevant flood authority should confirm compliance with the current TAN 15 before determination.
3. The site adjoined 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 requested 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 did 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 identified 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 were brought into use.
7. The Coal Authority report identified shallow historic workings beneath the property and a mine shaft whose treatment was 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 was approved.
8. No adequate operational noise and lighting assessment had 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.

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Should the Local Planning Authority ultimately be satisfied on these matters, the Council requested 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 were satisfactorily resolved, the Council considered that the development had not demonstrated compliance with the adopted LDP's tourism, biodiversity, water, flood-risk, transport, design and amenity policies or with current national planning policy.

**144. WILDLIFE AND COUNTRYSIDE ACT 1981 SECTION 53
DEFINITIVE MAP MODIFICATION ORDER
ADDITION OF PUBLIC FOOTPATH 71/35 BURRY PORT
CARMARTHENSHIRE**

Correspondence was received from the Place, Infrastructure and Economic Development Department, Carmarthenshire County Council informing of a Notice of Modification Order under Section 53 of the Wildlife and Countryside Act 1981 which would modify the Definitive map and statement of the area by adding to them footpath 71/35 commencing on Tramway lane at the junction of footpath 57/87 by Byway Open to All Traffic 57/97 at SN47310104.

The path followed the old railway track bed in a westerly direction to SN46090118 where it turned southwards, crossing open ground to SN46100113 and then turned westerly to terminate at a point on the public highway B4311 at SN46060112.

Following discussion, it was

RESOLVED that the correspondence be noted.

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145. **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), members received correspondence from the Planning and Environment Decisions Wales (PEDW), Welsh Government.

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

Following discussion, it was

RESOLVED that the correspondence be noted.

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The meeting concluded at 4.51 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 8 September, 2026, adopted by the Council.