

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, 2 Tachwedd, 2026, 4.45 y.h.

Matthew Thomas

CLERC y CYNGOR

27 Hydref, 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/11514 135 Heol Pwll, Pwll
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/11451 Ymyl Glaswellt, ger Heol Cropin, Dafen
 - (2) PL/11487 Glyncerrig, Furnace
5. Deddf Cynllunio Gwlad a Thref (1990) – Apeliadau Cynllunio – Parc Gwyliau Gateway, Bynea, Llanelli – yn dilyn Cofnod Rhif 116, nodi gohebiaeth a dderbyniwyd gan Gyngor Sir Caerfyrddin yn hysbysu am benderfyniadau apel mewn perthynas â Pharc Gwyliau Gateway. Mae'r apeliadau wedi'u gwrthod.
 - (1) ENF/00557– AP-7871 – codi podiau 'glamping' a seilwaith cysylltiedig.
 - (2) ENF/02199 – AP-7868 – lleoli carafanau statig a seilwaith cysylltiedig.
 - (3) ENF/02649– AP-7870 – newid defnydd o dir amaethyddol i safle carafanau a seilwaith cysylltiedig.
 - (4) ENF/02914 – AP-7878 – estyniad i'r clwb a'r isffordd.
6. Cynllun Datblygu Lleol (CDLI) Diwygiedig Cyngor Sir Caerfyrddin 2018 – 2033 – yn dilyn Cofnod Rhif 85, nodi gohebiaeth a dderbyniwyd gan y Rheolwr Polisi Strategol a Creu Lleoedd, Cyngor Sir Caerfyrddin.

7. Ymgynghoriad ar Ddrafft o Ganllawiau Cynllunio Atodol – nodi gohebiaeth gan y Rheolwr Polisi Strategol a Creu Lleoedd, Cyngor Sir Caerfyrddin.

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, 2 November, 2026, at 4.45 p.m.

Matthew Thomas

CLERK to the COUNCIL

27 October, 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/11514 135 Pwll Road, Pwll
4. Matter dealt with under the Clerk's delegated powers – to note the council's response to Carmarthenshire County Council in respect of the following planning application:
 - (1) PL/11451 Grass Verge, near Heol Cropin, Dafen
 - (2) PL/11487 Glyncerrig, Furnace
5. Town and Country Planning Act (1990) – Planning Appeals – Gateway Holidays Park, Bynea, Llanelli – further to Minute No. 116, to note correspondence received from Carmarthenshire County Council informing of the appeal decisions in regards to Gateway Holiday Park. The appeals have been dismissed.
 - (1) ENF/00557– AP-7871 – erection of Glamping Pods and associated infrastructure.
 - (2) ENF/02199 – AP-7868 – stationing of static caravans and associated infrastructure.
 - (3) ENF/02649– AP-7870 - change of use from agricultural to caravan site and associated infrastructure.
 - (4) ENF/02914 – AP-7878 - extension to the club house and underpass.
6. Carmarthenshire County Council's Revised Local Development Plan (LDP) 2018 – 2033 – further to Minute No. 85 to note correspondence received from the Strategic Policy and Placemaking Manager, Carmarthenshire County Council.

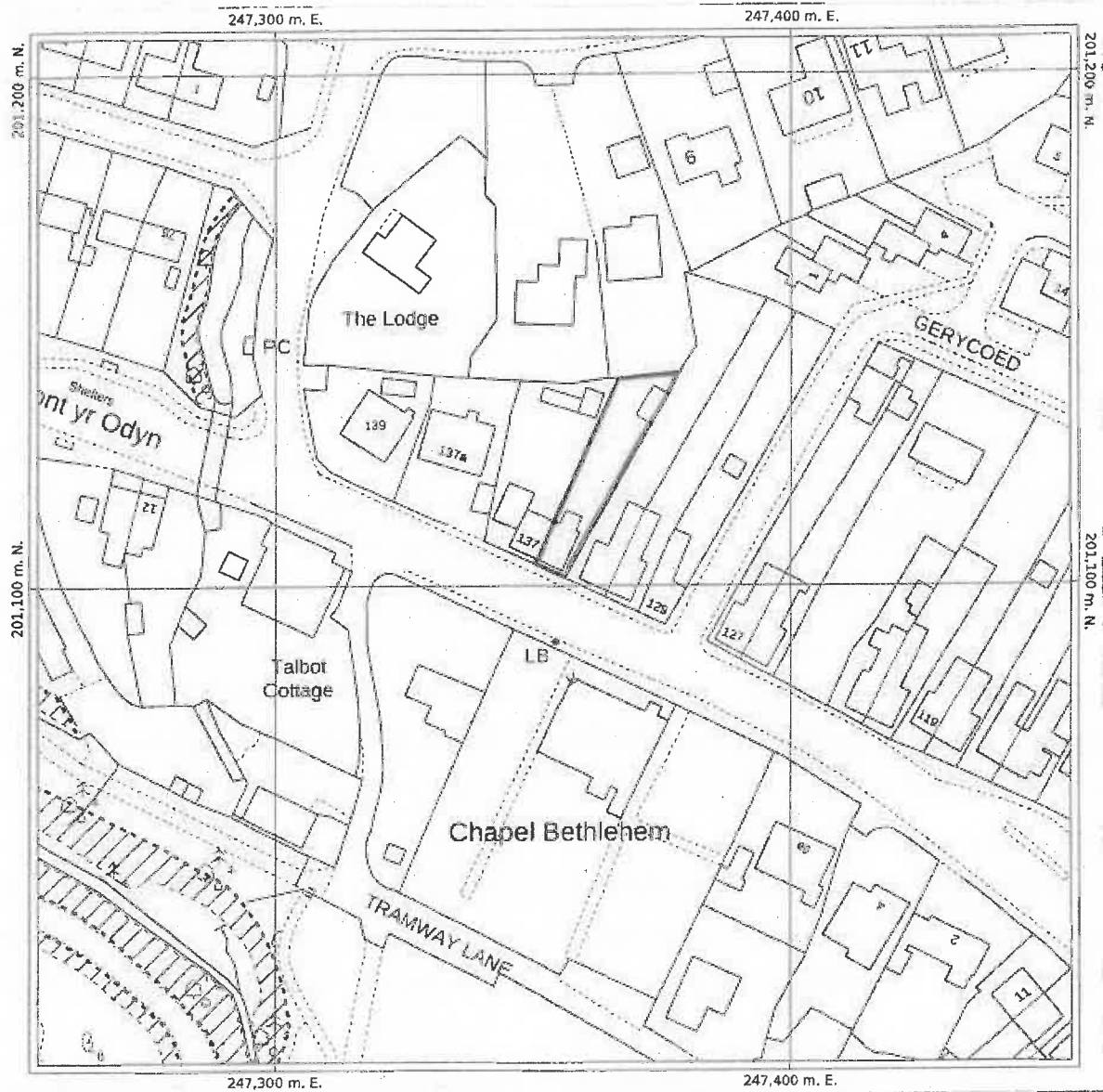
7. Consultation on Draft Supplementary Planning Guidance – to note correspondence from the Strategic Policy and Placemaking Manager, Carmarthenshire County Council.

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/11514	Mr and Mrs Evans 135 Pwll Road Pwll Llanelli (Hengoed ward)	Erect a storm porch to the front elevation.

Recommendation: no objection



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0 m 10 20 30 40 50 60 70 m

Ground Scale: 1:1250
Bottom Left: 247254 201007 Top Right: 247454 201207
Center: 247354 201107
Area: 200m x 200m

135, PWLL ROAD, LLANELLI, SA15
4AP

Stanfords
EST. 1853



Application No.	Location	Development
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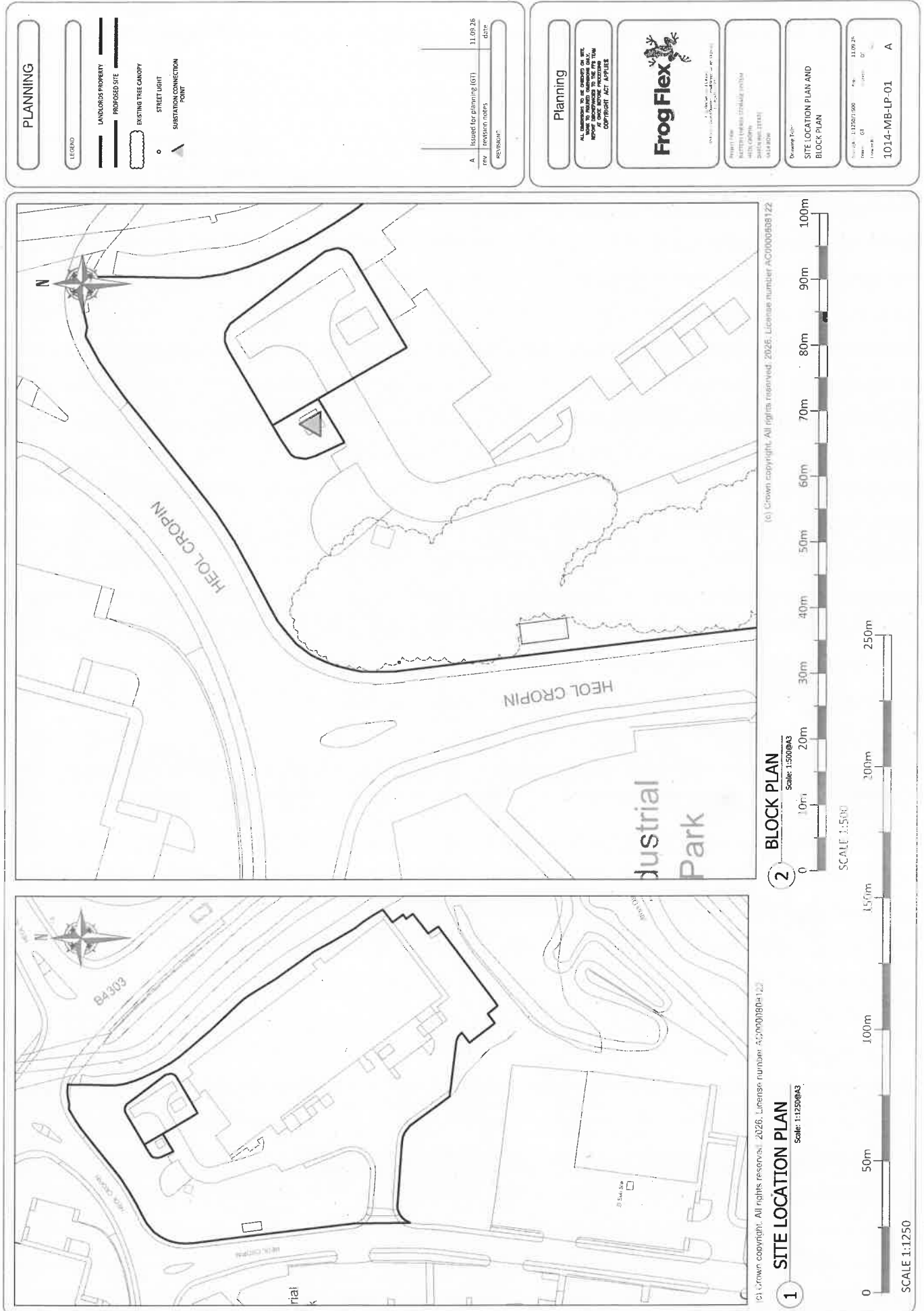
The following applications have been determined under the Clerk's delegated powers:

PL/11451	Frog Flex Services 1 Ltd. Grass verge Near Heol Cropin Dafen Industrial Estate Llanelli (Dafen ward)	Construction and operation of a low voltage battery energy storage facility.
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Recommendation: no objection.

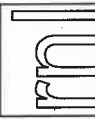
PL/11487	Tegan Phillips c/o Roger North Long and Partners Glyncerrig Furnace Llanelli (Hengoed ward)	Single storey front and side extensions with associated alterations.
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Recommendation: no objection.





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 Roger North, Long and Partners Chartered Surveyors		 5 Stepstone Court Vanguard Way Cardiff CF24 3PJ Telephone 029 2048 4444 Facsimile 029 2048 2555 E-mail: rnl@rnl.net		
north 	TITLE		JOB NO.	496
	Scale 1:500@A3		SITE LOCATION PLAN	
			ADDRESS GLYNCERRIG, FURNACE, LLANELLI. SA15 4HE.	
			DATE	
			09.09.26	



Appeal Decisions

by H Davies BSc (Hons), MSc, MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 20.10.2026

Appeal references: CAS-05040-C4V4Y6 & CAS-05055-F2W3N3 & CAS-05058-F8K6N3 & CAS-05114-G6J2G0

Site address: Land at Gateway Holiday Park, Bynea, Llanelli, SA14 9SN

Appeal A: CAS-05040-C4V4Y6

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991 (the Act).
 - The appeal is made by Mr Ken Strelley against an enforcement notice issued by Carmarthenshire County Council.
 - The enforcement notice numbered ENF/02199 was issued on 27 March 2026.
 - The breach of planning control as alleged in the notice is, without planning permission the stationing of static caravans and associated infrastructure.
 - The requirements of the notice are:
 - 1 - Permanently cease the use of the land for the stationing of Caravans and its infrastructure.
 - 2 - Permanently remove from the land the hardstanding in association to the Stationing of the static Caravans
 - 3 - Restore the land to its original condition.
 - The period for compliance with the requirements is 17 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(f) of the Act.
 - A site visit was made on 8 October 2026.
-

Appeal B: CAS-05055-F2W3N3

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991 (the Act).
- The appeal is made by Mr Ken Strelley against an enforcement notice issued by Carmarthenshire County Council.
- The enforcement notice numbered ENF/00557 was issued on 27 March 2026.
- The breach of planning control as alleged in the notice is, without planning permission the erection of glamping pods and associated infrastructure.

- The requirements of the notice are to permanently remove the glamping pods and infrastructure from the land.
 - The period for compliance with the requirements is 17 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(f) of the Act.
 - A site visit was made on 8 October 2026.
-

Appeal C: CAS-05058-F8K6N3

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991 (the Act).
 - The appeal is made by Mr Ken Strelley against an enforcement notice issued by Carmarthenshire County Council.
 - The enforcement notice numbered ENF/02649 was issued on 27 March 2026.
 - The breach of planning control as alleged in the notice is, without planning permission the material change of use from agricultural to caravan site and associated infrastructure.
 - The requirements of the notice are:
 - 1- Permanently cease the use of the land for the for the stationing of Touring Caravans and associated infrastructure.
 - 2- Permanently remove from the land the touring caravans and associated infrastructure.
 - 3- Permanently remove from the land all hardstanding.
 - 4- Restore the land to its original condition.
 - The period for compliance with the requirements is 17 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(f) of the Act.
 - A site visit was made on 8 October 2026.
-

Appeal D: CAS-05114-G6J2G0

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991 (the Act).
 - The appeal is made by Mr Ken Strelley against an enforcement notice issued by Carmarthenshire County Council.
 - The enforcement notice numbered ENF/02914 was issued on 1 May 2026.
 - The breach of planning control as alleged in the notice is, without planning permission the extension to club house and underpass.
 - The requirements of the notice are to permanently remove the extensions to the club house and associated under pass.
 - The period for compliance with the requirements is 17 months.
 - The appeal is proceeding on the grounds set out in section 174(2)(f) of the Act.
 - A site visit was made on 8 October 2026.
-

Decision on Appeal A: CAS-05040-C4V4Y6

1. It is directed that the enforcement notice is corrected as follows:
 - In section 3 (the breach of planning control alleged), remove the text in its entirety and replace it with the following wording - 'without planning permission the material change of use of the land to a use for the siting of static caravans for residential use by holidaymakers, and associated infrastructure to facilitate the use'.
 - In section 5 (what you are required to do), remove the text in its entirety and replace it with the following wording – 'The requirements of the notice are:
 - 1 - Permanently cease the use of the land for the siting of static caravans for residential use by holidaymakers;
 - 2 - Permanently remove from the land the hardstanding and infrastructure which has facilitated the use of the land for the siting of static caravans for residential use by holidaymakers;
 - 3 - Restore the land to its condition prior to the development subject to the notice.'
2. Subject to these corrections the appeal is dismissed, and the enforcement notice is upheld.

Decision on Appeal B: CAS-05055-F2W3N3

3. The appeal is dismissed and the enforcement notice is upheld.

Decision on Appeal C: CAS-05058-F8K6N3

4. It is directed that the enforcement notice is corrected as follows:
 - In section 3 (the breach of planning control alleged), remove the text in its entirety and replace it with the following wording - 'without planning permission the material change of use of the land from agriculture to a use for the siting of caravans for residential use by holidaymakers, and associated infrastructure to facilitate the use'.
 - In section 5 (what you are required to do), remove the text in its entirety and replace it with the following wording – 'The requirements of the notice are:
 - 1 - Permanently cease the use of the land for the siting of touring caravans for residential use by holidaymakers;
 - 2 - Permanently remove from the land the hardstanding and infrastructure which has facilitated the use of the land for the siting of caravans for residential use by holidaymakers;
 - 3 - Restore the land to its condition prior to the development subject to the notice.'
5. Subject to these corrections the appeal is dismissed, and the enforcement notice is upheld.

6. Decision on Appeal D: CAS-05114-G6J2G0

7. The appeal is dismissed and the enforcement notice is upheld.

Notices under Appeals A and C

8. I have a duty to get the notices in order and s176(1) of the Act grants powers to correct any defect, error or misdescription in the enforcement notice, provided it would not result in injustice to the appellant or the Council. Notices A and C are both material change of use notices, but the allegations are worded as 'stationing of static caravans' and 'caravan site' respectively.

9. For clarity and precision, the notices should specify the use of the land or the purpose for which the caravans are sited. It is evident from the other submissions that the allegation, in both cases, relates to caravans sited for residential use by holidaymakers, and that both parties understood this to be the case. To reflect this, I have corrected the wording of the allegation, and the corresponding elements of the requirements, in notices A and C, as set out in the decision above. I am satisfied that I can correct the notices accordingly without causing injustice.

Background and Preliminary Matters

10. The 4 appeals relate to 4 different areas of land all used as part of the Gateway Holiday Park. None of the appeals include an appeal on ground (a), so there are no applications for deemed planning permission. Hence the planning merits of the matters set out in the notices are not for consideration under any of the 4 appeals. I note the size, scope and aspirations of the Holiday Park, but these are not matters relevant to the determination of these appeals.
11. The site has an extensive and complex planning history over many years. The details are not before me, but I have been informed that a number of planning applications have been made seeking permission related to the alleged breaches identified in the notices. Following submission of the appeals, they were put into abeyance for a period of time to allow the opportunity for the applications to be progressed. However, it seems a number of matters have remained unresolved, including those related to ecology, and mining, as well as nitrates. Consequently, the abeyance period was not extended, and the appeals proceeded.
12. At the time of my decision, planning applications remain undetermined. The appellant and the Council can continue to progress the applications and nothing in my decisions fetters that process. The Council has stated that should the issues be addressed and permission granted, then any relevant notices could be withdrawn.
13. The appellant has not appealed any of the notices on ground (d) and has provided no evidence to substantiate passing claims that certain elements of the development may be exempt from enforcement action due to the passage of time. If the applicant wishes to pursue this matter they could submit an application for a certificate of lawful development.

Appeals A, B, C and D on Ground (f)

14. All 4 appeals are made on ground (f) only. An appeal on ground (f) is that the steps required by the notice to be taken, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters, or, as the case may be, to remedy any injury to amenity which has been caused by any such breach. The notice requirements, in each of the 4 notices, is to cease the unauthorised material change of use, and/or to remove the unauthorised operational development. It is therefore evident that the purpose of each notice is to seek to remedy the breach of planning control.
15. The appellant's stance is that the steps required to comply with the notices are excessive, and that lesser measures consisting of suspending or varying the requirements of the notices would be sufficient, and this would allow time for negotiations to continue seeking to overcome issues and secure the necessary planning permission. In essence, the appellant's case is that they should be allowed more time so that the applications could be progressed to a positive decision. This is actually more akin to a ground (g) appeal in that it seeks additional time to comply with the requirements.
16. I note the appellant's willingness to work with the Council seeking to secure appropriate planning permission and I acknowledge the stated reasons for delays in securing time dependant surveys and investigations. Notwithstanding this, the appellant has not

actually put forward any specific lesser steps or measures which would remedy the breaches. Simply waiting for the applications to be determined is not, in and of itself, a lesser step which would remedy the breaches identified in the notices. In addition, the suggestion that the requirements could be amended to stipulate that the glamping pods, caravans, clubhouse extensions and underpass should not be used, rather than requiring their removal, does not remedy the breaches.

17. The appellant acknowledges that the 17 months given for compliance with the requirements is generous. As is the case in all appeals of this type, that 17 months would start from the date of my appeal decisions. This should give sufficient time for the applications to be progressed.

18. I have not been presented with any specific lesser steps, and I have identified no obvious lesser steps, which would remedy the breach of planning control set out in any of the 4 notices. Therefore, the steps required to be taken do not exceed what is necessary to remedy the breach of planning control set out in each of the 4 notices. On this basis, all 4 appeals on ground (f) fail.

Conclusion

19. For the reasons given above, I conclude that the appeals on ground (f) fail and the 4 enforcement notices will be upheld.

H Davies

INSPECTOR

Dawn Jones

From: Accounts
Subject: FW: Cyhoeddi Adroddiad yr Arolygwyr: Cynllun Datblygu Lleol Diwygiedig Sir Gaerfyrddin 2018 – 2033 / Publication of the Inspectors' Report: Carmarthenshire Revised Local Development Plan 2018 – 2033

Dear Sir / Madam

The independent examination of the Carmarthenshire Revised Local Development Plan (LDP) 2018–2033 has concluded. The Inspectors appointed to carry out the examination (Nicola Gulley MA MRTPI and Ian Stevens BA (Hons) MCD MRTPI) issued their report to the Council on 28th September 2026.

In accordance with section 64(8) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) and Regulation 24 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended), the Council has published the Inspectors' Report, which sets out their recommendations and the reasons for them. You are receiving this email because you asked to be notified of its publication or have previously been involved in the preparation of the Revised LDP.

The Inspectors have concluded that, with the changes they recommend, the Revised LDP satisfies the requirements of section 64(5) of the PCPA 2004 and meets the tests of soundness. In accordance with section 67 of the 2004 Act, the Inspectors' recommendations are binding, and the Council will incorporate the recommended modifications into the Revised LDP, together with typographical, factual and presentational corrections.

The Revised LDP, incorporating the Inspectors' recommended changes, will be presented to the County Council for their consideration within eight weeks of receipt of the Inspectors' Report. Should the Council resolve to adopt the Revised LDP, a Statement of Adoption will be published in accordance with Regulation 25 of the 2005 Regulations.

The Inspectors' Report is available in Welsh and English and can be inspected at the Council's Customer Service Hwbs in Ammanford, Carmarthen and Llanelli, and at public libraries during normal opening hours, or online at: www.carmarthenshire.gov.wales/council-services/planning/local-development-plan-2018-2033

If you have any questions, please contact Strategic Policy and Placemaking at County Hall, Carmarthen, Carmarthenshire, SA31 1JP, or email: forward.planning@carmarthenshire.gov.uk or phone 01267 228818.

Yn gywir / Yours faithfully

Ian R Llewelyn

**Rheolwr Polisi Strategol a Chreu Lleoedd/
Strategic Policy and Placemaking Manager**

Polisi Strategol a Chreu Lleoedd | Strategic Policy and Placemaking
Adran Lle, Seilwaith a Datblygu Economaidd | Place, Infrastructure & Economic Development
Department

Dawn Jones

From: Accounts
Subject: FW: Ymgynghoriad ynghylch Canllawiau Cynllunio Atodol Drafft / Consultation on Draft Supplementary Planning Guidance

Dear Sir / Madam

Consultation on Draft Supplementary Planning Guidance

Carmarthenshire County Council has prepared a series of Draft Supplementary Planning Guidance (SPG) documents to support the implementation of the Carmarthenshire Revised Local Development Plan 2018-2033. These SPG documents help to interpret particular policies, ensuring they are applied more effectively. Having received the Council's approval for public consultation, I am pleased to inform you that the following Draft SPG documents are now available for consultation:

- ➔ Biodiversity and Nature Recovery
- ➔ Trees, Woodlands and Hedgerows
- ➔ Health Impact Assessment: Healthy Communities
- ➔ Burry Inlet: Compensatory Surface Water Removal in the Llanelli Wastewater Treatment Works Catchment

The consultation period runs from Tuesday 20th October 2026 to midnight on Tuesday 1st December 2026.

The documents are available in both Welsh and English. Printed copies are available for inspection at the Council's Customer Service Hwbs in Ammanford, Carmarthen and Llanelli during normal opening hours. The documents can also be viewed online at public libraries throughout Carmarthenshire, or on our website at www.carmarthenshire.gov.wales/home/council-democracy/have-your-say

Your views can be submitted online via the same webpage. Representations by post or email are also welcome and should be sent to Strategic Policy and Placemaking at the address below, or via the email address provided at the top of this letter.

Yours faithfully

Ian R Llewelyn
Rheolwr Polisi Strategol a Chreu Lleoedd/
Strategic Policy and Placemaking Manager

Polisi Strategol a Chreu Lleoedd | Strategic Policy and Placemaking
Adran Lle, Seilwaith a Datblygu Economaidd | Place, Infrastructure & Economic Development Department

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Mae