

**Cyngor Sir Caerfyrddin  
Carmarthenshire County Council**

**PWYLLGOR CYNLLUNIO  
PLANNING COMMITTEE**

**Adroddiad Pennaeth Lle a  
Chynaliadwyedd  
Lle a Seilwaith**

**Report of the Head of Place  
and Sustainability  
Place and Infrastructure**

**25/04/2024**

**APELIADAU  
APPEALS**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>25/04/2024</b>
<b>REPORT OF:</b>	<b>HEAD OF PLACE AND SUSTAINABILITY</b>

## Planning Appeals

### Summary

Planning and Environment Decisions Wales (PEDW) manages casework relating to the development and use of land in the public interest, and deal with planning appeals.

[A Guide to Engaging with Planning & Environment Decisions Wales](#)

The local planning authority makes decisions on planning applications, and the applicant can appeal a planning decision if either they disagree with it, or the decision was not made within 8 weeks.

This report provides the following information relating to planning appeals:-

- A description of the appeal stages
- The role and responsibilities of the parties
- How to comment on an appeal
- The appeal timescales
- Table 1 - Appeals Lodged as @ 15/04/2024
- Table 2 - Appeals in Progress as @ 15/04/2024
- Table 3 - Appeals Determined between 19/03/2024 and 15/04/2024

## Appeal Stages

### *Receipt to validation*

Appeal submitted ('lodged') to Planning and Environment Decisions Wales. On receipt, they check that it is a valid appeal. If all documentation is submitted with the initial appeal the validation stage will take 3 to 5 working days.

### *Validation to start*

Once the appeal has been validated, PEDW provide the timetable for the appeal. This includes deadlines for the submission of representations and support documents.

Appeals may be considered by a Planning Inspector in one of three ways:

- written representations which involve the exchange of written statements by the appellant and the Council
- informal hearing
- public inquiry

### *Start to event*

PEDW will identify a suitable inspector to consider the appeal submissions. The inspector will hold a site visit, hearing, or an inquiry.

### *Event to decision*

The inspector will make a final decision on the appeal based on the evidence submitted. Decisions are published on the [appeals portal](#).

## Roles and responsibilities

Further guidance on the roles and responsibilities of each party in the appeals or called-in application process can be viewed here:

<https://www.gov.wales/planning-appeals-guidance-procedural-guide>

## Comment on an appeal

Anyone can comment on a planning appeal.

The deadline for comments is 4 weeks after the start date of the appeal.

The local planning authority must tell anyone who has commented on the original application (interested parties) that there's an appeal.

We must do this within a week of the appeal being started by Planning and Environment Decisions Wales. Read the [detailed guidance about taking part in an appeal](#).

## Timescales

Most appeals are handled in writing and take about 14 weeks to determine. Informal hearings are likely to take up to about 21 weeks and public inquiries up to about 29 weeks.

## TABLE 1 - Appeals Lodged as @ 15/04/2024

There remains a backlog of new appeals waiting to be validated and started by PEDW. For several customer service, operational and resource reasons they have taken the decision to prioritise our Householder, Advert and Minor Commercial Appeal Services by starting these appeals ahead of other casework at this time. Except for a limited number of specialist cases that require bespoke procedural administration, all other casework will be dealt with in order of date of receipt.

The following appeals have been lodged with PEDW and are currently waiting a start date to progress. No comments should be submitted at this time.

Planning Applic No	Appeal Lodged Date	Ward	Site Address	Proposal	Public Register Link
PL/05978	04/12/2023	Hendy	Allt Fawr, Llannon, Llanelli, SA14 8JX	Agricultural & forestry multi-storage shed	<a href="#">AP-7306</a>
PL/03363	14/01/2024	Llandeilo	Land at 40, Lon Rhys, Llandeilo, SA19 6RW	Erection of a residential dwelling - 1 storey bungalow (Re-submission of PL/00885)	<a href="#">AP-7312</a>
PL/06639	17/01/2024	Gorslas	Pros Ceiron, Heol Tyisaf, Drefach, Llanelli, SA14 7DB	Proposed Construction of a Dormer Bungalow (Resubmission of PL/04732)	<a href="#">AP-7313</a>
PL/05988	12/02/2024	Trimsaran	Land adjacent to Gwalia House, Trimsaran, Llanelli, SA17 4EH	New three-storey, three-bed dwellinghouse with access road and driveway with associated works	<a href="#">AP-7337</a>
PL/06920	15/02/2024	Swiss Valley	2 Hill Top, Llanelli, SA14 8DF	Certificate of Lawful Development for the proposed use for up to 6 people as a single dwelling receiving care (Class C3(b))	<a href="#">AP-7330</a>
PL/06834	15/02/2024	Swiss Valley	2 Hill Top, Llanelli, SA14 8DF	Change of use from residential (Class C3) to children's home (Class C2)	<a href="#">AP-7332</a>
PL/05797	19/02/2024	Pembrey	1 Lando Road, Pembrey, Burry Port, SA16 0UW	New and safer driveway into the front garden of my property. I will need to drop the kerb to allow vehicle access	<a href="#">AP-7338</a>
PL/06296	28/02/2024	Cilycwm	Land opposite Gilfach Wen, formerly known as Penroc, Caio, Llanwrda, SA19 8UH	Timber store and associated hardstanding (re-submission of Planning Application PL/05564)	<a href="#">AP-7349</a>
PL/06401	29/02/2024	Trelech	Lee Pen Marie Small Holding, Station Road, Meidrim, SA33 4DR	New agricultural building	<a href="#">AP-7350</a>

<b>PL/06075</b>	28/03/2024	Carmarthen North and South	34 Quay Street, Carmarthen, SA31 3JT	Change of use of an office building to a single dwelling	<a href="#">AP-7356</a>
<b>PL/06326</b>	04/04/2024	Pembrey	2 Waun Cae Philip, Pembrey, Burry Port, Llanelli, SA16 0JX	Application for change of use of the property to a mixed use as a dwelling house and dog breeding business together with the retention of dog breeding kennels and any runs associated with the use for dogs	<a href="#">AP-7357</a>

## TABLE 2 - Appeals in Progress as @ 15/04/2024

The following appeals are in progress. Comments can only be submitted to PEDW by the Deadline Date. If comments are submitted after the deadline they will be returned. No new evidence is allowed at this stage.

Planning Applic No	PINS Start Date	Ward	PEDW Case Search	Process	Appeal Reason	Decision Making	Final Comments Deadline Date	Site Address	Proposal	Files	Public Register
<b>PL/04651</b>	09/08/2023	Swiss Valley	<a href="#">CAS-02579-Z6S0Z2</a>	Hearing	The refusal of planning permission by this Council	Delegated Decision	20/09/2023	Land South of Coed Y Ffarm, Felinfoel, Llanelli, SA14 8JB	Provision of two traveller pitches to include static caravan, touring caravan and day room per pitch, relocated access point, two stable blocks and ecological improvements	<a href="#">PL/04651</a>	<a href="#">AP-7249</a>
<b>PL/05461</b>	03/10/2023	Burry Port	<a href="#">CAS-02756-S8G9K1</a>	Hearing	The refusal of planning permission by this Council	Delegated Decision	14/11/2023	4 Bryn Terrace, Burry Port, SA16 0EE	Side extension to existing dwelling	<a href="#">PL/05461</a>	<a href="#">AP-7254</a>
<b>PL/03823</b>	20/12/2023	Bigyn	<a href="#">CAS-02890-J2D2H0</a>	Hearing	The refusal of planning permission by this Council	Delegated Decision	31/01/2024	Trostre Retail Park, Llanelli, Trostre, Carmarthenshire, SA14 9UT	Proposed demolition of existing building on site and subsequent construction of a Class A1 Lidl food store, Class A3 Drive Thru Restaurant and associated infrastructure works	<a href="#">PL/03823</a>	<a href="#">AP-7263</a>
<b>PL/05039</b>	15/01/2024	Llanfihangel Aberbythych	<a href="#">CAS-02973-W9M8J8</a>	Hearing	The refusal of planning permission by this Council	As per officer recommendation	26/02/2024	Bryngwyne Fach Farm, Carmel, Llanelli, SA14 7UH	Provision of traveller site with twin unit caravan, day/utility room, touring caravan, agricultural buildings, solar array and access improvements (partly in retrospect)	<a href="#">PL/05039</a>	<a href="#">AP-7275</a>
<b>PL/05635</b>	13/02/2024	Penygroes	<a href="#">CAS-03077-S0V0W3</a>	Written Representations	The refusal of planning permission by this Council	As per officer recommendation	26/03/2024	34 Clos Coed Derw, Penygroes, Llanelli, SA14 7RD	Erection of a new purpose-built single storey disable compliant bungalow to meet disability needs	<a href="#">PL/05635</a>	<a href="#">AP-7302</a>
<b>PL/06476</b>	08/03/2024	Tycroes	<a href="#">CAS-03151-J8T7B9</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	19/04/2024	Bro Helyg, Pontardulais Road, Tycroes, Ammanford, SA18 3QA	Retention and completion of forestry related barn and permeable gravel hardstanding	<a href="#">PL/06476</a>	<a href="#">AP-7308</a>

<b>PL/06606</b>	14/03/2024	Hendy	<a href="#">CAS-03163-S1K0C6</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	25/04/2024	Allt Fawr, Llannon, Llanelli, SA14 8JX	Moveable storage sheds and covered storage container units (reduced scheme) for use to store tools, vintage tractors and general storage (temporary for 3 year period)	<a href="#">PL/06606</a>	<a href="#">AP-7309</a>
<b>PL/06947</b>	15/03/2024	Carmarthen North and South	<a href="#">CAS-03303-V7J3G6</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	26/04/2024	Unit 2, Emlyn House, 32 Lammas Street, Carmarthen, SA31 3AL	Illuminated signs for fast food outlet	<a href="#">PL/06947</a>	<a href="#">AP-7352</a>
<b>PL/06619</b>	26/03/2024	Llanegwad	<a href="#">CAS-03296-R3C0K2</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	07/05/2024	Preswylfa, Llanfynydd, Carmarthen, SA32 7TG	Replacement porch	<a href="#">PL/06619</a>	<a href="#">AP-7341</a>
<b>PL/05392</b>	05/04/2024	Carmarthen West	<a href="#">CAS-03183-C8X1R0</a>	Hearing	The refusal of planning permission by this Council	Delegated Decision	17/05/2024	Lime Grove House, Lime Grove Avenue, Carmarthen, SA31 1SW	Conversion of former Offices to 9no. Flats, including Demolition of detached Labs Offices and side lean-to toilets and boiler room additions and the construction of 3no. Detached Dwellinghouses and 2no. Detached Bungalows	<a href="#">PL/05392</a>	<a href="#">AP-7311</a>
<b>PL/05191</b>	11/04/2024	Pontyberem	<a href="#">CAS-03178-DK36N0</a>	Hearing	The refusal of planning permission by this Council	Delegated Decision	23/05/2024	Wern Fach Cottage, Adjacent to Gwendraeth Row, Pontyberem, SA15 5NA	Proposed lawful development - previous planning permission has been implemented and are extant	<a href="#">PL/05191</a>	<a href="#">AP-7341</a>

**\*\* Householder Appeal** - There will not be an opportunity for interested parties to comment at appeal stage, only to withdraw any previous comments made. However, any representations that were made to us regarding the original planning application will be forwarded to PEDW and the Inspector will take full account of these when deciding the appeal.

## TABLE 3 - Appeals Determined between 19/03/2024 and 15/04/2024

The following appeals have been determined by PEDW:-

Planning Applic No	Wards	Decision	Decision Date	Proposal	Site Address	Appeal Reason	Decision Making	View Decision
<b>PL/05874</b>	Manordeilo and Salem	Dismissed	20/03/2024	Retention of Storage Shed (resubmission of PL/03979)	Field between Langwm Farm and Danygraig Small Holding, Talley, Llandeilo, SA19 7YS	The refusal of planning permission by this Council	Delegated Decision	<a href="#">View Docs</a>
<b>PL/04459</b>	Cwarter Bach	Dismissed	09/04/2024	Outline application with all matters reserved for residential development comprising up to 60 dwellings	Land South of Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1BY	The refusal of planning permission by this Council	Delegated Decision	<a href="#">View Docs</a>
<b>PL/05366</b>	Llanboidy	Allowed	09/04/2024	Replacement of lawful caravan & decking with dwelling & integral garage (Re-submission following refusal of PL/04327)	The Caravan, Springwells Farm, Llanboidy, Whitland, SA34 0EB	The refusal of planning permission by this Council	As per officer recommendation	<a href="#">View Docs</a>