

**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**

09/11/2023

**APELIADAU
APPEALS**

COMMITTEE:	PLANNING COMMITTEE
DATE:	09/11/2023
REPORT OF:	HEAD OF PLACE AND SUSTAINABILITY

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 @ 30/10/2023
- Table 2 - Appeals in Progress as @ 30/10/2023
- Table 3 - Appeals Determined between 03/10/2023 and 30/10/2023

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 @ 30/10/2023

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/05874	12/07/2023	Manordeilo and Salem	Field between Langwm Farm and Danygraig Small Holding, Talley, Llandeilo, SA19 7YS	Retention of Storage Shed (resubmission of PL/03979)	AP-7261
PL/03823	01/08/2023	Bigyn	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	AP-7263
PL/00754	08/08/2023	Manordeilo and Salem	Angel Inn, Salem, Llandeilo, SA19 7LY	The proposal converts the existing ground floor (existing main bar area) into one 2-bedroom flat and first floor plan (existing 4 en-suite bedroom flat) into 2 flats (two bedroom flat and one bedroom flat) along with an extension that opens out to abide with current Covid regulations and the construction of 2 new holiday units to the rear of the site	AP-7264
PL/04459	17/08/2023	Quarter Bach	Land South of Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1BY	Outline application with all matters reserved for residential development comprising up to 60 dwellings	AP-7271
PL/05039	07/09/2023	Llanfihangel Aberbythych	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)	AP-7275
PL/05366	02/10/2023	Llanboidy	The Caravan, Springwells Farm, Llanboidy, Whitland, SA34 0EB	Replacement of lawful caravan & decking with dwelling & integral garage (Re-submission following refusal of PL/04327)	AP-7295

TABLE 2 - Appeals in Progress as @ 30/10/2023

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
PL/00228	28/03/2023	Llangunnor	APP/M6825/A/21/3276330	Hearing	The refusal of planning permission by this Council	Delegated Decision	09/06/2023	Land at Penbryn Farm, Llangynnor, Nantycaws, Carmarthen, SA32 8EX	Creation of a family traveller pitch (for three generations) to include three static caravans and tourers, ancillary day / utility rooms, new stable block, retention and extension of hardcore area, retention of storage containers and installation of a package treatment plant	PL/00228	AP-7164
PL/04651	09/08/2023	Swiss Valley	CAS-02579-Z6S0Z2	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	PL/04651	AP-7249
W/40384	06/09/2023	Llanfihangel-ar-Arth	CAS-02685-Y9K0P6	Hearing	The refusal of planning permission by this Council	Delegated Decision	18/10/2023	Land Adjacent to Llwyngwen, Dolgran Road, Pencader, Carmarthen, SA39 9BX	Proposed erection of one dwelling with pair of semi-detached garages to rear - one for this plot (2) and the second for already approved dwelling to plot 1	W/40384	AP-7252
PL/04306	20/09/2023	Llangyndeyrn	CAS-02696-N2Y5S7	Written Representations	The refusal of planning permission by this Council	Delegated Decision	01/11/2023	Vacant land off St Annes Lane, Cwmffrwd, Carmarthen, SA31 2LZ	Outline planning permission for up to 23 dwellings and associated works including off-site highway improvements (resubmission of PL/01879)	PL/04306	AP-7251
PL/05461	03/10/2023	Burry Port	CAS-02756-S8G9K1	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	PL/05461	AP-7254
PL/04600	06/10/2023	Glyn	CAS-02803-Q3J5G0	Written Representations	The refusal of planning permission	Delegated Decision	17/11/2023	Ty Gwyn Woodlands, Heol Llanelli,	Full application for demolition and replacement of existing lawful residential unit in the	PL/04600	AP-7258

					by this Council			Pontyates, Llanelli, SA15 5UH	form of a twin unit mobile home and porch, with a new dwelling and associated works		
PL/05883	11/10/2023	Llannon	CAS-02969-L5W9C5	Written Representations	The refusal of planning permission by this Council	Delegated Decision	22/11/2023	64 Rhosnewydd, Tumble, Llanelli, SA14 6LA	Rear first floor extension	PL/05883	AP-7298
PL/03326	24/10/2023	Llandybie	CAS-02761-P6R9R9	Written Representations	The failure by this Council to determine a planning application within the appropriate period	Delegated Decision	05/12/2023	Cae Grug, Wernddu Road, Ammanford	Conversion and adaption of stable to form a residential unit	PL/03326	AP-7255

** 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 03/10/2023 and 30/10/2023

The following appeals have been determined by PEDW:-

Planning Applic No	Wards	Decision	Decision Date	Proposal	Site Address	Appeal Reason	Decision Making	View Decision
PL/03447	Llangunnor	Dismissed	03/10/2023	Retention of existing residential caravan at Herons Brook (caravan brought onto the land in July 2006 as a replacement for the previous residential caravan which had been in situ at Herons Brook since 1982)	Heronsbrook Farm, Capel Dewi, Carmarthen, SA32 8AH	The refusal of planning permission by this Council	Delegated Decision	Decision
PL/05592	Tycoes	Allowed	23/10/2023	New ancillary outbuilding to provide Gym, Home Office & Domestic workshop/ancillary store room	12 Mill Terrace, Ammanford, SA18 3NR	The refusal of planning permission by this Council	Delegated Decision	Decision
PL/05412	Burry Port	Dismissed	24/10/2023	Single-storey front porch to bungalow	102A Stepney Road, Burry Port, SA16 0BP	The refusal of planning permission by this Council	Delegated Decision	Decision