

**Cyngor Sir Caerfyrddin  
Carmarthenshire County Council**

**PWYLLGOR CYNLLUNIO  
PLANNING COMMITTEE**

**Adroddiad Pennaeth Lle a  
Chynaliadwyedd  
Adran Lle, Seilwaith a Datblygiad  
Ecomonaidd**

**Report of the Head of Place  
and Sustainability  
Place, Infrastructure & Economic  
Development Department**

**07/11/2024**

**APELIADAU  
APPEALS**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>07/11/2024</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 @ 28/10/2024
- Table 2 - Appeals in Progress as @ 28/10/2024
- Table 3 - Appeals Determined between 03/09/2024 and 28/10/2024

## 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 @ 28/10/2024

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
<b>PL/06774</b>	08/07/2024	Tyisha	6 Erw Road, Llanelli, SA15 2TE	To advertise food at the Greenfield Inn to try and create custom for business	<a href="#">AP-7368</a>
<b>PL/06120</b>	14/08/2024	Laugharne Township	Dan Y Pound Cottage, Llanddowror, Carmarthen, SA33 4HJ	Change of use of part of café car park to residential curtilage together with the erection of a kennel and siting of a storage container. In addition, the erection of a 1.8m timber fence to the boundary of the car park and 0.9m gated vehicular access together with the siting of a storage container within the café parking area	<a href="#">AP-7372</a>
<b>PL/07246</b>	20/08/2024	Glyn	Ty Clyd, Five Roads, Llanelli, SA15 5AQ	Variation of Condition 2 on S/36057 (Erection of 1 no 4 bed detached house for residential use, with access off Horeb Road and all other matters reserved)	<a href="#">AP-7373</a>
<b>PL/06880</b>	29/08/2024	Pontyberem	Land at 60 Heol Y Felin, Pontyberem, Llanelli, SA15 5DB	Construction of dwelling (Resubmission of PL/05554 Refused on 14/08/2023)	<a href="#">AP-7374</a>
<b>PL/07343</b>	06/09/2024	Hendy	Golwg Y Gwili, Pontarddulais, Swansea, SA4 0FT	Proposed extension and conversion of existing dwelling to form additional dwelling	<a href="#">AP-7376</a>
<b>PL/07773</b>	09/09/2024	Ammanford	27 College Street, Ammanford, SA18 3AB	Replacement of an existing illuminated sign with an illuminated 48-sheet digital advertisement display	<a href="#">AP-7378</a>
<b>PL/07785</b>	10/09/2024	Llwynhendy	The Beeches, Lon Y Scarlets, Llanelli, SA14 9BZ	Construction of 4no detached dwellings off a private drive	<a href="#">AP-7379</a>
<b>PL/06883</b>	03/10/2024	Llanegwad	Cwm Coed y Celyn Farm, Llanfynydd, Carmarthen, SA32 7JZ	Certificate of Lawfulness for Existing Use - mixed use for agriculture, forestry and residential uses	<a href="#">AP-7382</a>

## TABLE 2 - Appeals in Progress as @ 28/10/2024

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/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/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-7310</a>
<b>PL/06920</b>	29/05/2024	Swiss Valley	<a href="#">CAS-03268-H2K1J3</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	10/07/2024	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="#">PL/06920</a>	<a href="#">AP-7330</a>
<b>PL/06834</b>	29/05/2024	Swiss Valley	<a href="#">CAS-03272-F0F6Y7</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	10/07/2024	2 Hill Top, Llanelli, SA14 8DF	Change of use from residential (Class C3) to children's home (Class C2)	<a href="#">PL/06834</a>	<a href="#">AP-7332</a>
<b>PL/06296</b>	30/05/2024	Cilycwm	<a href="#">CAS-03300-B8L1W9</a>	Written Representations	The refusal of planning permission by this Council	As per officer recommendation	11/07/2024	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="#">PL/06296</a>	<a href="#">AP-7349</a>
<b>PL/06401</b>	03/06/2024	Trelech	<a href="#">CAS-03301-F3L9H8</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	15/07/2024	Lee Pen Marie Small Holding, Station Road, Meidrim, SA33 4DR	New agricultural building	<a href="#">PL/06401</a>	<a href="#">AP-7350</a>

<b>PL/06326</b>	26/06/2024	Pembrey	<a href="#">CAS-03387-C4S6C3</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	07/08/2024	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="#">PL/06326</a>	<a href="#">AP-7357</a>
<b>PL/05250</b>	01/08/2024	Glanymor	<a href="#">CAS-03409-C5K5D4</a>	Written Representations	The refusal of planning permission by this Council	Refused following officer recommendation to Approve	12/09/2024	Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF	Proposed change of use from B1 (offices) to D1 use (wellbeing centre)	<a href="#">PL/05250</a>	<a href="#">AP-7361</a>
<b>PL/06247</b>	16/08/2024	Llangadog	<a href="#">CAS-03521-N8S0J4</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	27/09/2024	Ysgubor Caeau Bychain Bach, Llangadog, SA19 9HB	Change of use of the land for the siting of 3 holiday pods and 1 bell tent for the use by Men's Shed Llangadog, Llandeilo and Llandovery	<a href="#">PL/06247</a>	<a href="#">AP-7363</a>
<b>PL/07766</b>	29/08/2024	Glanymor	<a href="#">CAS-03599-G3V1V0</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	10/10/2024	31 Nathan Street, Llanelli, SA15 2PG	Proposed internal alterations and change of use to retain existing dwelling and change use of former hot food takeaway to stone masons unit	<a href="#">PL/07766</a>	<a href="#">AP-7365</a>
<b>PL/07213</b>	24/09/2024	Burry Port	<a href="#">CAS-03603-S5Y2S5</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	05/11/2024	102A Stepney Road, Burry Port, SA16 0BP	Front extension and associated works	<a href="#">PL/07213</a>	<a href="#">AP-7367</a>
<b>PL/05966</b>	14/10/2024	St Clears and Llansteffan	<a href="#">CAS-03707-V9B2K7</a>	Hearing	The refusal of planning permission by this Council	Delegated Decision	25/11/2024	Land formerly part of Alltygrug, Erw Clychau Glas, Llangain, Carmarthen, SA33 5BA	One Planet Development comprising a Residential Yurt with ancillary outbuildings and structures	<a href="#">PL/05966</a>	<a href="#">AP-7380</a>
<b>PL/06851</b>	25/10/2024	Cwarter Bach	<a href="#">CAS-03711-H9X9C5</a>	Written Representations	The refusal of planning permission by this Council	Delegated Decision	06/12/2024	144 Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1DB	Business signage located on own property adjacent to the roadside that directs customers to the farm (Retrospective)	<a href="#">PL/06851</a>	<a href="#">AP-7386</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 03/09/2024 and 28/10/2024

The following appeals have been determined by PEDW:-

Planning Applic No	Wards	Decision	Decision Date	Proposal	Site Address	Appeal Reason	Decision Making	View Decision
PL/05988	Trimsaran	Dismissed	11/09/2024	New three-storey, three-bed dwellinghouse with access road and driveway with associated works	Land adjacent to Gwalia House, Trimsaran, Llanelli, SA17 4EH	The refusal of planning permission by this Council	Delegated Decision	<a href="#">View Docs</a>
PL/03363	Llandeilo	Dismissed	27/09/2024	Erection of a residential dwelling - 1 storey bungalow (Re-submission of PL/00885)	Land at 40, Lon Rhys, Llandeilo, SA19 6RW	The refusal of planning permission by this Council	Delegated Decision	<a href="#">View Docs</a>
PL/06075	Carmarthen North and South	Dismissed	10/10/2024	Change of use of an office building to a single dwelling	34 Quay Street, Carmarthen, SA31 3JT	The refusal of planning permission by this Council	Delegated Decision	<a href="#">View Docs</a>
PL/06785	Tyisha	Dismissed	15/10/2024	Change of use of hairdressers and chiropodist to ground floor flat	Hair Control, 33A Inkerman Street, Llanelli, SA15 1RY	The refusal of planning permission by this Council	Delegated Decision	<a href="#">View Docs</a>
PL/05392	Carmarthen West	Allowed	28/10/2024	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	Lime Grove House, Lime Grove Avenue, Carmarthen, SA31 1SW	The refusal of planning permission by this Council	Delegated Decision	<a href="#">View Docs</a>