

**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**

27/03/2025

**APELIADAU
APPEALS**

COMMITTEE:	PLANNING COMMITTEE
DATE:	27/03/2025
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 @ 17/03/2025
- Table 2 - Appeals in Progress as @ 17/03/2025
- Table 3 - Appeals Determined between @ 18/02/2025 and 17/03/2025

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 @ 17/03/2025

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/06774	08/07/2024	Tyisha	6 Erw Road, Llanelli, SA15 2TE	To advertise food at the Greenfield Inn to try and create custom for business	AP-7368
PL/07246	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)	AP-7373
PL/08054	27/12/2024	Llangennech	Woodland Manor, Pontarddulais Road, Llangennech, Llanelli, SA14 8YA	Non-Material Amendment to LL/04920 (increase size of dwelling and extension to rear)	AP-7780
PL/01826	27/12/2024	Llanybydder (Historical)	Land at Lluest, Parc-y-Rhos, Lampeter, SA48 8EG	Application for partially retrospective One Planet Development, consisting of: One dwelling house, demountable, 60sqm, prospective; One wooden cabin, demountable, 17.3sqm, retrospective; One outbuilding, 75sqm, prospective; One greenhouse, 15sqm, prospective; Hard standing area to front of outbuilding, 285sqm, prospective; Change of use of land from agricultural to residential	AP-7781
PL/08210	27/12/2024	Llanybydder	Uplands, Llanybydder, SA40 9QA	Convert front garden into a parking space	AP-7782
PL/08317	27/12/2024	Penygroes	Ty Stumble, 222A Waterloo Road, Penygroes, Llanelli, SA14 7RB	Drop the kerb at the front of the property to create access to a driveway	AP-7783
PL/07162	07/02/2025	Penygroes	Land off Waterloo Road, Penygroes, Llanelli, SA14 7NP	Residential Development	AP-7791
PL/08797	27/02/2025	Manordeilo and Salem	Maesygroes Tool And Timber Store, Capel Isaac, Llandeilo, SA19 7NA	Proposed replacement dwelling house	AP-7796
PL/08185	11/03/2025	Tycroes	Bro Helyg, Pontarddulais Road, Tycroes, Ammanford, SA18 3QA	Retention, reduction and completion of forestry related barn and permeable gravel hardstanding	AP-7799

PL/07951	13/03/2025	Carmarthen North and South	Carmarthen Quins Rfc, Morfa Lane, Carmarthen, SA31 3AX	Proposed New Digital DV-LED Sign	AP-7801
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TABLE 2 - Appeals in Progress as @ 17/03/2025

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. [AP-7357](#)

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/05191	11/04/2024	Pontyberem	CAS-03178-DK36N0	Written Representations	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	PL/05191	AP-7310
PL/05250	01/08/2024	Glanymor	CAS-03409-C5K5D4	Hearing	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)	PL/05250	AP-7361
PL/05966	14/10/2024	St Clears and Llansteffan	CAS-03707-V9B2K7	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	PL/05966	AP-7380
PL/06120	07/11/2024	Laugharne Township	CAS-03725-M4L0Z0	Written Representations	The refusal of planning permission by this Council	Delegated Decision	19/12/2024	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	PL/06120	AP-7372
W/39381	07/01/2025	Gorslas	CAS-03872-J6K3N8	Written Representations	The refusal of planning permission by this Council	Delegated Decision	18/02/2025	Land adjacent to 72 Heol Y Parc, Cefneithin, Llanelli, SA14 7DS	Change of use to drive on residential land and to erect covered area over drive (Car Port with wooden uprights and	W/39381	AP-7388

									polycarbonate sheeting or similar on roof)		
PL/08530	23/01/2025	Llannon	CAS-03972-V6Y2V0	Written Representations	The refusal of planning permission by this Council	Delegated Decision	06/03/2025	41 Heol Y Bryn, Upper Tumble, Llanelli, SA14 6DR	Using the front of the house that is already a large patio area as a driveway	PL/08530	AP-7786
PL/08342	11/02/2025	Llanegwad	CAS-03983-X7H1G0	Written Representations	The refusal of planning permission by this Council	Delegated Decision	25/03/2025	Cwmtwrch Lodge, Nantgaredig, Carmarthen, SA32 7NY	2 storey front/side extension	PL/08342	AP-7784
PL/06883	18/02/2025	Llanegwad	CAS-03830-W8M0W8	Written Representations	The refusal of planning permission by this Council	Delegated Decision	01/04/2025	Cwm Coed y Celyn Farm, Llanfynydd, Carmarthen, SA32 7JZ	Certificate of Lawfulness for Existing Use - mixed use for agriculture, forestry and residential uses	PL/06883	AP-7382
PL/07394	19/02/2025	Trimsaran	CAS-03881-F4T9Y0	Written Representations	The refusal of planning permission by this Council	Delegated Decision	02/04/2025	Rhos Farm, Trimsaran Road, Llanelli, SA15 4RF	Retention of use of part of farmyard for the stationing of self-storage containers for a temporary period of three years only	PL/07394	AP-7389
PL/07556	20/02/2025	Betws	CAS-03923-C3V5B9	Written Representations	The refusal of planning permission by this Council	Delegated Decision	03/04/2025	Woodland area off Argoed Road, Argoed Road, Betws, Ammanford, SA18 2HS	The proposal is for a steel frame agricultural store primarily for farm machinery including 3no tractors and animal trailers, a mini digger and excavator etc with provision to store hay and animal feed in a dry and secure environment for livestock grazing neighbouring land. An area for livestock will be secure from the machinery	PL/07556	AP-7390
PL/08069	07/03/2025	Llangadog	CAS-04011-Z1R9D6	Written Representations	The refusal of planning permission by this Council	Delegated Decision	18/04/2025	Rose And Crown, 1 High Street, Llangadog, SA19 9EF	Replacement of 5no. timber single glazed timber sash windows to front elevation (South) with double glazed timber sash windows	PL/08069	AP-7789
PL/08377	10/03/2025	Cwarter Bach	CAS-04015-S0R3J7	Written Representations	The refusal of planning permission by this Council	Delegated Decision	21/04/2025	Land at New Road, Ystradowen, Swansea, SA9 2FA	Proposed detached four bed dormer bungalow, detached garage and associated works	PL/08377	AP-7788

** 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 18/02/2025 and 17/03/2025

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/06880	Pontyberem	Dismissed	26/02/2025	Construction of dwelling (Resubmission of PL/05554 Refused on 14/08/2023)	Land at 60 Heol Y Felin, Pontyberem, Llanelli, SA15 5DB	The refusal of planning permission by this Council	As per officer recommendation	View Planning File
PL/07343	Hendy	Dismissed	28/02/2025	Proposed extension and conversion of existing dwelling to form additional dwelling	Golwg Y Gwili, Pontarddulais, Swansea, SA4 0FT	The refusal of planning permission by this Council	Delegated Decision	View Planning File
PL/06879	Glyn	Dismissed	14/03/2025	Conversion of existing outbuilding into separate accommodation (new dwelling), including new access and driveway	Land adjacent to Tir Onnen, Five Roads, Llanelli, SA15 4NB	The refusal of planning permission by this Council	Delegated Decision	View Planning File