

**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**

18/07/2024

**APELIADAU
APPEALS**

COMMITTEE:	PLANNING COMMITTEE
DATE:	18/07/2024
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 @ 08/07/2024
- Table 2 - Appeals in Progress as @ 08/07/2024
- Table 3 - Appeals Determined between 08/06/2024 and 08/07/2024

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 @ 08/07/2024

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/05250	22/04/2024	Glanymor	Dragon 24, Traeth Ffordd, Llanelli, SA15 2LF	Proposed change of use from B1 (offices) to D1 use (wellbeing centre)	AP-7361
PL/06785	26/04/2024	Tyisha	Hair Control, 33A Inkerman Street, Llanelli, SA15 1RY	Change of use of hairdressers and chiropodist to ground floor flat	AP-7362
PL/06247	28/05/2024	Llangadog	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	AP-7363
PL/07766	24/06/2024	Glanymor	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	AP-7365
PL/07213	02/07/2024	Burry Port	102A Stepney Road, Burry Port, SA16 0BP	Front extension and associated works	AP-7367

TABLE 2 - Appeals in Progress as @ 08/07/2024

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
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/03823	20/12/2023	Bigyn	CAS-02890-J2D2H0	Hearing	The refusal of planning permission by this Council	Delegated Decision	31/01/2024	Trostre Retail Park, Trostre, Llanelli, 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	PL/03823	AP-7263
PL/05039	15/01/2024	Llanfihangel Aberbythych	CAS-02973-W9M8J8	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)	PL/05039	AP-7275
PL/05635	13/02/2024	Penygroes	CAS-03077-S0V0W3	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	PL/05635	AP-7302
PL/06606	14/03/2024	Hendy	CAS-03163-S1K0C6	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)	PL/06606	AP-7309
PL/05392	05/04/2024	Carmarthen West	CAS-03183-C8X1R0	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	PL/05392	AP-7311

									and 2no. Detached Bungalows		
PL/05191	11/04/2024	Pontyberem	CAS-03178-DK36N0	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	PL/05191	AP-7310
PL/05978	24/04/2024	Hendy	CAS-03139-P6W4P6	Written Representations	The refusal of planning permission by this Council	Delegated Decision	05/06/2024	Allt Fawr, Llannon, Llanelli, SA14 8JX	Agricultural & forestry multi-storage shed	PL/05978	AP-7306
PL/03363	01/05/2024	Llandeilo (Historical)	CAS-03201-Z5L4L7	Written Representations	The refusal of planning permission by this Council	Delegated Decision	12/06/2024	Land at 40, Lon Rhys, Llandeilo, SA19 6RW	Erection of a residential dwelling - 1 storey bungalow (Re-submission of PL/00885)	PL/03363	AP-7312
PL/05988	10/05/2024	Trimsaran	CAS-03260-B4T5F5	Written Representations	The refusal of planning permission by this Council	Delegated Decision	21/06/2024	Land adjacent to Gwalia House, Trimsaran, Llanelli, SA17 4EH	New three-storey, three-bed dwellinghouse with access road and driveway with associated works	PL/05988	AP-7337
PL/05797	23/05/2024	Pembrey	CAS-03283-V6J8R3	Written Representations	The refusal of planning permission by this Council	Delegated Decision	04/07/2024	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	PL/05797	AP-7338
PL/06920	29/05/2024	Swiss Valley	CAS-03268-H2K1J3	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))	PL/06920	AP-7330
PL/06834	29/05/2024	Swiss Valley	CAS-03272-FOF6Y7	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)	PL/06834	AP-7332
PL/06296	30/05/2024	Cilycwm	CAS-03300-B8L1W9	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)	PL/06296	AP-7349

PL/06401	03/06/2024	Trelech	CAS-03301-F3L9H8	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	PL/06401	AP-7350
PL/06075	19/06/2024	Carmarthen North and South	CAS-03374-W4Y9T8	Written Representations	The refusal of planning permission by this Council	Delegated Decision	31/07/2024	34 Quay Street, Carmarthen, SA31 3JT	Change of use of an office building to a single dwelling	PL/06075	AP-7356
PL/06326	26/06/2024	Pembrey	CAS-03387-C4S6C3	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	PL/06326	AP-7357

**** 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 08/06/2024 and 08/07/2024

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/06947	Carmarthen North and South	Dismissed	19/06/2024	Illuminated signs for fast food outlet	Unit 2, Emlyn House, 32 Lammas Street, Carmarthen, SA31 3AL	The refusal of planning permission by this Council	Delegated Decision	View Docs
PL/06476	Tycroes	Dismissed	20/06/2024	Retention and completion of forestry related barn and permeable gravel hardstanding	Bro Helyg, Pontardulais Road, Tycroes, Ammanford, SA18 3QA	The refusal of planning permission by this Council	Delegated Decision	View Docs
PL/05635	Penygroes	Dismissed	24/06/2024	Erection of a new purpose-built single storey disable compliant bungalow to meet disability needs	34 Clos Coed Derw, Penygroes, Llanelli, SA14 7RD	The refusal of planning permission by this Council	As per officer recommendation	View Docs
PL/06992	Bigyn	Allowed	25/06/2024	New single illuminated LED advertisement display	New Dock Stars Rugby Football Club, Trostre Road, Llanelli, SA15 1JY	The refusal of planning permission by this Council	Delegated Decision	View Docs
PL/06639	Gorslas	Dismissed	04/07/2024	Proposed Construction of a Dormer Bungalow (Resubmission of PL/04732)	Pros Ceiron, Heol Tyisaf, Drefach, Llanelli, SA14 7DB	The refusal of planning permission by this Council	Delegated Decision	View Docs