

CYNGOR GWLEDIG LLANELLI
Adeiladau Vauxhall, Vauxhall, Llanelli, SA15 3BD
Ffôn: 01554 774103

PWYLLGOR CYSWLLT A CHYNLLUNIO

I'w cynnal yn Siambr y Cyngor a thrwy bresenoldeb o bell ar,
Ddydd Llun, 27 Ebrill, 2026, 4.45 y.h.



CLERC y CYNGOR

21 Ebrill, 2026

AGENDA

1. Derbyn ymddiheuriadau am absenoldeb.
2. Derbyn Datganiad o Fuddiannau gan Aelodau mewn perthynas â'r busnes i'w drafod.
3. Ceisiadau Cynllunio - cytuno i ymateb y Cyngor mewn perthynas â'r ceisiadau cynllunio canlynol a dderbyniwyd gan Gyngor Sir Gâr:-
 - (1) PL/10727 3 Danybanc, Llanelli
 - (2) PL/10736 1 Heol Daniel, Llanelli
 - (3) PL/10746 Parc Manwerthu Pemberton
4. Hysbysiad Cyhoeddus – Gwaharddiadau Aros a Chyfyngiadau Parcio Arbrofol – ystyried gohebiaeth a dderbyniwyd gan Gyngor Sir Caerfyrddin ynghylch y Gwaharddiadau Aros a Chyfyngiadau Parcio Arbrofol arfaethedig yn Llwynhendy, Llanelli a chytuno ar ymateb y cyngor.
5. Deddf Cynllunio Tref a Gwlad (1990) – Penderfyniad Apêl - ENF/01929 – AP-7840 - Coed Mwswg, Heol Llanelli – ymhellach i Gofnod Rhif 256, i nodi gohebiaeth gan Gyngor Sir Caerfyrddin yn hysbysu am benderfyniad apêl i wrthod caniatâd cynllunio mewn perthynas â datblygiad gweithredol strwythur llawr caled a bloc awel. Gwrthodwyd yr apêl.

Aelodau'r Pwyllgor:

Cyng: A. J. Rogers (Cadeirydd y Pwyllgor), E. M. Evans (Is-Gadeirydd y Pwyllgor), S. N. Lewis, S. R. Bowen, M. V. Davies, S. L. Davies, A. Evans, S. M. T. Ford, J. Lovell, K. Morgan a S. K. Nurse.

LLANELLI RURAL COUNCIL
Vauxhall Buildings, Vauxhall, Llanelli, SA15 3BD
Tel: 01554 774103

PLANNING AND LIAISON COMMITTEE
To be hosted at the Council Chamber and via remote attendance on
on Monday, 27 April, 2026, at 4.45 p.m.


CLERK to the COUNCIL

21 April, 2026

AGENDA

1. To receive apologies for absence.
2. To receive Members' Declarations of Interest in respect of the business to be transacted.
3. Planning Applications – to agree the council's response in respect of the following planning applications received from Carmarthenshire County Council:-
 - (1) PL/10727 3 Danybanc, Llanelli
 - (2) PL/10736 1 Heol Daniel, Llanelli
 - (3) PL/10746 Pemberton Retail Park, Llanelli
4. Public Notice – Experimental Waiting Prohibitions and Parking Restrictions – to consider correspondence received from Carmarthenshire County Council regarding the proposed Experimental Waiting Prohibitions and Parking Restrictions at Llwynhendy, Llanelli and to agree the council's response.
5. Town and Contry Planning Act (1990) – Appeal Decision - ENF/01929 – AP-7840 - Coed Mwswg, Heol Llanelli – further to Minute No. 256, to note correspondence from Carmarthenshire County Council informing of an appeal decision to refuse planning permission in regards to the operational development of a hard standing and breeze block structure. The appeal was dismissed.

Members of the Committee:

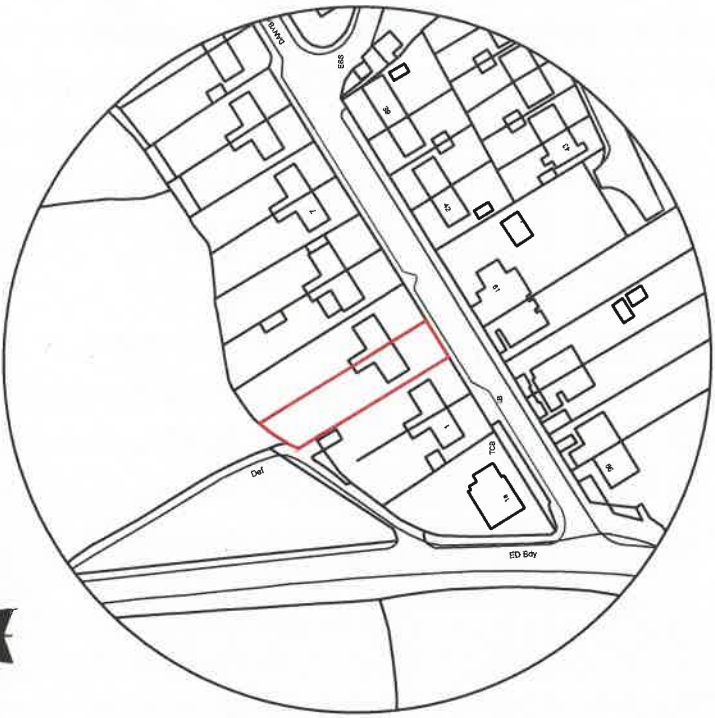
Cllrs. A. J. Rogers, (Chairman of Committee), E. M. Evans (Vice-Chairman of Committee), S. N. Lewis, S. R. Bowen, M. V. Davies, S. L. Davies, A. Evans, S. M. T. Ford, J. Lovell, K. Morgan and S. K. Nurse.

Application No.	Location	Development
PL/10727	Mrs C Seabourne 3 Danybanc Llanelli (Felinfoel ward)	Disabled Facilities Grant to provide bedroom and shower room extension to rear of existing property. Re-roofing works to be done to neighbouring and adjoining rear extension as property is also owned by Carmarthenshire County Council.
Recommendation – no objection.		
PL/10736	Mr and Mrs D James 1 Heol Daniel Llanelli (Felinfoel ward)	Proposed detached 2 bed bungalow.
Recommendation – no objection.		
PL/10746	Morrisons Pemberton Retail Park Llanelli (Pemberton Ward)	Creation of charging zone, erection of EV chargers, erection of canopy, jet wash bays, sub-cabinet, plant room and associated works.
Recommendation – no objection.		

Rev	Amendments	Date	Drawn By



SITE PLAN 1:500



LOCATION PLAN 1:1250

Map reference **SN 51 01**

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Project DISABLED FACILITIES BEDROOM AND ALTERATIONS Location : 3 DANYPANIC, LLANELLI SA15 3AE Client : CARWARTHENSHIRE COUNTY COUNCIL	Title EXISTING SITE & LOCATION PLANS	Date Drawn 11/05	By SJP
	AS SHOWN	Date Checked 06/11/05	By P.A.L.
Project Number 2327	Drawing Number 01	Rev. 0	Status PLANNING
Scale A3		Scale A3	

LEWIS PARTNERSHIP
architects - penseiri

RIBA
Chartered Practice

13 Park Crescent LLANELLI Carmarthenshire SA15 3AE
 01294 77998
 enquiries@lewispartnership.co.uk
 WWW.LEWISPARTNERSHIP.CO.UK

Architects
Registration
Board

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NOTES

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All dimensions are in millimetres unless otherwise stated.

This drawing is to be read in conjunction with all other drawings and specifications prepared by the architect. The architect is not responsible for the accuracy of the information on which this plan is based.

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Drawing Status: **PLANNING**



PRIME
ARCHITECTURE

Prime Architecture Limited, 3 Llandello Road,
Cwm Hays, Llanelli, SA14 8AA
01292 842 575
info@prime-arch.co.uk
www.primearch.co.uk

Client:
Mr. & Mrs. James.

Project Title:
Proposed outline application for a detached 2 bed bungalow to garden adj. I Heol Daniel, Felinfoel, Llanelli, Carmar. SA14 8AL.

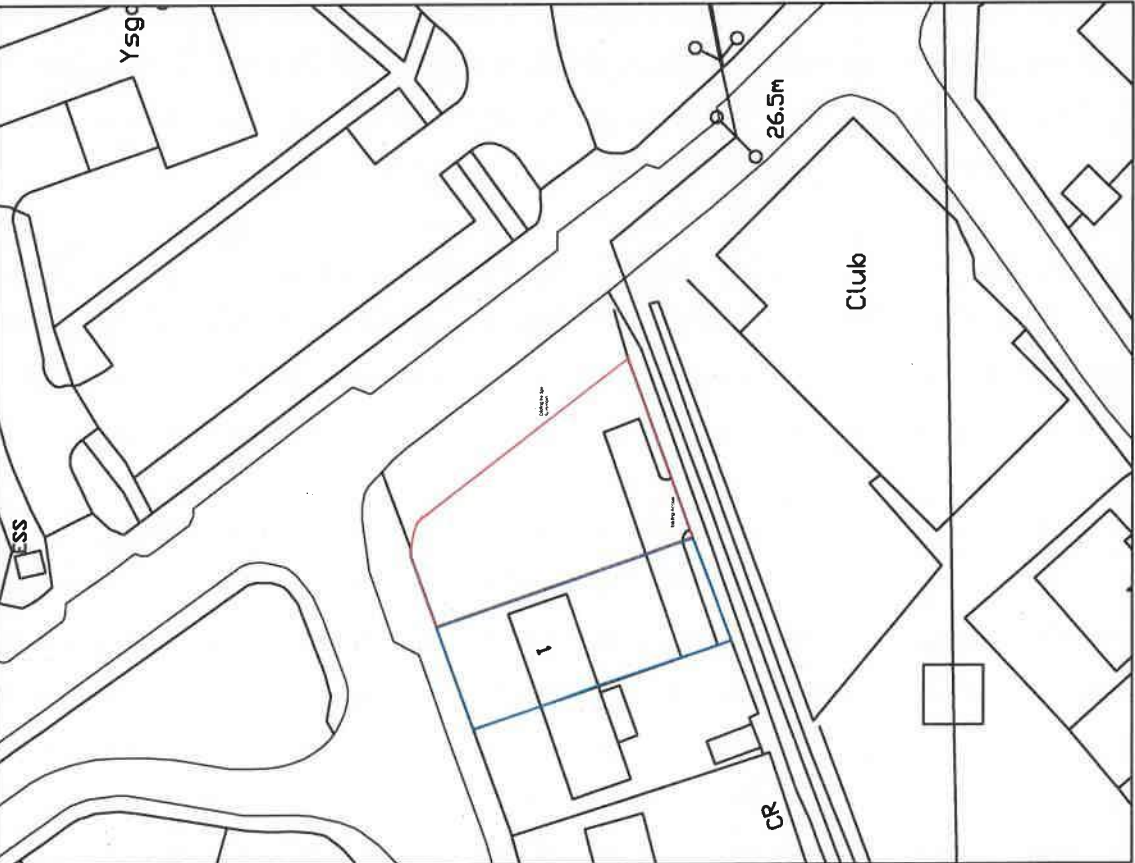
Drawing Title:
Ex. Block & Location Plans.

Scale:	Drawn:	Date:
1:500, 1:1250 @ A3	PGM	Mar. 26
Job No:	Drawing No:	Rev:
1304	01	-

SITE BLOCK PLAN & LOCATION PLAN **LAND ADJ. I HEOL DANIEL, FELINFOEL, LLANELLI, CARMAR.** **SA14 8AL.**



Site Location Plan 1:1250

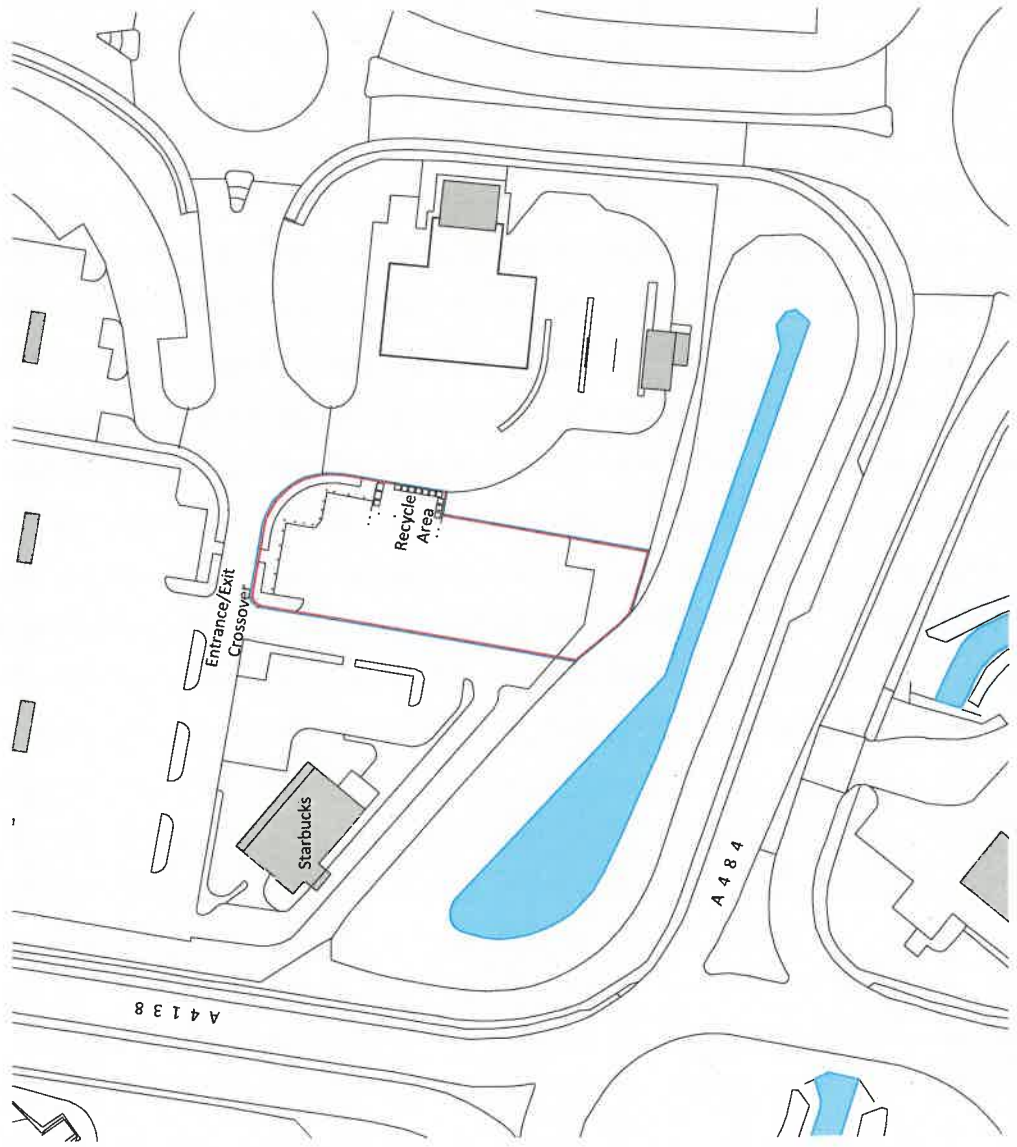


Site Block Plan 1:500

DRAWING NOTES
 CONTRACTOR: The contractor shall be responsible for the accuracy of the drawings. The contractor shall be responsible for the accuracy of the drawings. The contractor shall be responsible for the accuracy of the drawings.
 This drawing has been prepared for the project listed below, is submitted in support of the application for planning permission, and is not intended for use by any other person for any other purpose.
 There is no liability on the part of the contractor for any inaccuracies or omissions in the drawings, however, the contractor shall be responsible for the accuracy of the drawings. The contractor shall be responsible for the accuracy of the drawings.

KEY PLAN:

- SITE BOUNDARY LINE
 AREA - 14235SQM - 0.1423 HECTARES
- SITE APPLICATION LINE
 AREA - 14235SQM - 0.1423 HECTARES



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DATE	DESCRIPTION	DRAWN/DATE

PLANNING

mbh

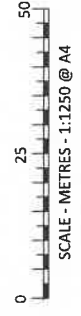
mfg

PROJECT: FS 2692- LLANELLI MORRISONS
 PEMBERTON RETAIL PARL,
 LLANELLI, CARMARTHENSHIRE,
 SA14 9UZ

CLIENT: MORRISONS FOOD PARTNERS

DRAWING TITLE: LOCATION PLAN

DRAWN BY	DATE	SCALE	SHEET NO.
AM	24.03.2026	1:1250	A4
CHECKED/APPROVED BY	DATE	SCALE	SHEET NO.
AM/PRB	14.03.2692-LP		



From: Accounts
Subject: FW: HTR/2040 - GORCHYMYN ARBROFOL SIR GAERFYRDDIN GWLEDIG (CYFYNGU AR AROS A MANNAU PARCIO AR Y STRYD) 2026 / CARMARTHENSHIRE (RURAL) EXPERIMENTAL WAITING RESTRICTION AND STREET PARKING PLACES ORDER 2026
Attachments: HYSBYSIAD CYHOEDDUS.pdf; PUBLIC NOTICE.pdf; DATGANIAD RHESYMAU.pdf; STATEMENT OF REASONS.pdf; GORCHYMYN SELIEDIG.pdf; SEALED ORDER.pdf; AA151 - North Rd Whitland.pdf; North Road, Whitland - Revocations.pdf; CP216 - Y Fan Llwynhendy.pdf; CP217 - Y Fan Llwynhendy.pdf; CY163 - Norton Rd Penygroes.pdf; CY164 - Norton Rd Penygroes.pdf; CZ163 - Norton Rd Penygroes.pdf

Dear Sir / Madam,

Enclosed is a Notice that was published in the Carmarthen Journal, Llanelli Star and South Wales Guardian on the 15th April 2026, publicising the Council's decision to introduce experimental waiting prohibitions and parking restrictions in Llwynhendy, Penygroes and Whitland **from the 24th April 2026 for a period of up to eighteen months.**

Also enclosed are the Council's Statement of Reasons for introducing the Order, the Experimental Order itself and the plans referred to in the Notice and Order.

You will note that the period in which to present any objections to the Council making a permanent Order on the same terms as the Experimental Order expires on **the 24th of October 2026**, therefore any representations that you wish to make to the Authority should be received no later than this date please.

Yours faithfully,

Heledd Davies



Cyfreithwraig | Solicitor
Gweinyddiaeth â'r Gyfraith | Administration and Law
Adran y Prif Weithredwr | Chief Executive's Department

01267 224066

sirgar.llyw.cymru | carmarthenshire.gov.wales
Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg
You are welcome to contact us in Welsh or English



PUBLIC NOTICE

**THE COUNTY OF CARMARTHENSHIRE
(WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD)
(EXPERIMENTAL WAITING RESTRICTION AND STREET PARKING PLACES)
ORDER 2026**

NOTICE is hereby given that, on the 13th of April 2026, Carmarthenshire County Council (hereinafter referred to as "the Council") made an Order under Sections 9 and 10 of, and paragraph 27 of Schedule 9 to, the Road Traffic Regulation Act 1984 (as amended).

The effect of this Order is:

1. To modify 'The County of Carmarthenshire (County of Carmarthenshire with the exception of Carmarthen, Llanelli and Ammanford) (Waiting Restrictions and Street Parking Places) Consolidation Order 2004' ("the Consolidation Order"), which provides for decriminalised enforcement of contraventions of waiting prohibitions and restrictions, by substituting the plans denoting Areas AA151, CP216, CP217, CY163, CY164 and CZ163 annexed thereto, with the corresponding numbered plans annexed to the Experimental Order above-recited, which said plans shall prevail throughout the duration of the Experimental Order.

The consequence of the modification is:

- (a) To prohibit waiting at any time on the sides of road and/or in the lengths of road briefly described in column 2 of Schedule 1 to this Notice, but more particularly shown on the plans bearing the unique reference numbers specified in column 3 of the said Schedule, for each locality described in column 1 thereof, which said plans are to be read in conjunction with the Experimental Order and form part of the same;
- (b) To prohibit waiting, loading and unloading at any time on the side of road and/or in the length of road briefly described in column 2 of Schedule 2 to this Notice, but more particularly shown on the plan bearing the unique reference number specified in column 3 of the said Schedule, for the locality

described in column 1 thereof, which said plan is to be read in conjunction with the Experimental Order and form part of the same; and

- (c) To create a Loading Only bay for Goods Vehicles on the side of road and/or in the length of road briefly described in column 2 of Schedule 3 to this Notice, but more particularly shown on the plan bearing the unique reference number specified in column 3 of the said Schedule, for the locality described in column 1 thereof, which said plan is to be read in conjunction with the Experimental Order and form part of the same,

and will replace the existing prohibitions and restrictions (if any) that affect the lengths and sides of road shown on the plans bearing the unique reference numbers specified in column 3 of each of the Schedules referred to above.

2. To revoke:

- (a) The Consolidation Order; and
- (b) The County of Carmarthenshire (County of Carmarthenshire with the exception of Carmarthen, Llanelli and Ammanford) (Waiting Restriction and Street Parking Places) Consolidation (Variation No.11) Order 2012,

insofar as the same relate to the restrictions briefly described in Schedule 4 to this Notice or relate to the lengths or sides of the roads more particularly referred to in Schedules 1 to 3 to this Notice.

The provisions for the usual exemptions contained in the Consolidation Order - the right for passengers to board or alight from a vehicle, for the loading and unloading of goods, for the carrying out of building operations and other works, for the performance of statutory powers or duties and to enable a vehicle to take in petrol, oil, water or air from any garage situated adjacent to such parts of the road affected by the Order - will apply to the roads referred to in paragraph 1(a) above. In addition, the Order contains the usual parking concessions for disabled persons in accordance with the Blue Badge Scheme.

The Order will come into operation on the 24th of April 2026 and a copy of the Order, together with the plans showing the lengths or sides of road affected, a statement of the Council's reasons for making an Experimental Order and the

orders being revoked, may be examined at the following Council Customer Service HWB locations during usual office hours:

- Unit 22, St. Catherine's Walk, Carmarthen SA31 1GA,
- 41 Quay Street, Ammanford SA18 3BS, and
- 36 Stepney Street, Llanelli SA15 3TR.

The documents can also be:

- viewed on the Council's website at <https://www.carmarthenshire.gov.wales/home/council-democracy/public-notice>; or
- obtained free of charge by writing to the Council's Traffic Management Section at Block 2, Parc Myrddin, Richmond Terrace, Carmarthen SA31 1HQ, or by emailing ENTrafficManagement@carmarthenshire.gov.uk.

After a period of six (6) months, the Council will consider whether the provisions of the Experimental Order are to be continued in force indefinitely.

Should you wish to object to the making of a permanent order on the same terms as the Experimental Order, please send your grounds for objection in writing, either:

- by post – to the Head of Law, Governance & Civil Services at County Hall, Carmarthen, SA31 1JP; or
- by e-mail – to HeMDavies@carmarthenshire.gov.uk,

by the 24th of October 2026, quoting the below file reference. All objections or other representations must specify the grounds on which they are made.

Any person wishing to question the validity of this Order or of any provision contained in it, on the grounds:

- (a) that it is not within the powers conferred by the Act; or
- (b) that any requirement of the Act, or of any instrument made under it, has not been complied with in relation to the Order,

may, within six (6) weeks of the date on which the Order is made, apply to the High Court for this purpose.

DATED this 15th day of April 2026

File Reference: HMD/HTTR-2040

Direct Line: 01267 224066

Email: HeMDavies@carmarthenshire.gov.uk

WENDY WALTERS

Chief Executive

County Hall, Carmarthen

SCHEDULE 1

PROHIBITION OF WAITING AT ANY TIME

<u>1</u> Locality	<u>2</u> Name/Description of Road	<u>3</u> Map Reference
Llwynhendy	Y Fan and Heol Elfed	CP216 and CP217
Penygroes	Norton Road	CY163 and CZ163
Penygroes	Norton Road	CY164

SCHEDULE 2

PROHIBITION OF WAITING, LOADING AND UNLOADING AT ANY TIME

<u>1</u> Locality	<u>2</u> Name/Description of Road	<u>3</u> Map Reference
Whitland	North Road	AA151

STATEMENT OF REASONS

**THE COUNTY OF CARMARTHENSHIRE
(WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD)
(EXPERIMENTAL WAITING RESTRICTION AND STREET PARKING PLACES)
ORDER 2026**

1. A Prohibition of Waiting At Any Time is being trialled at two locations along **Norton Road in Penygroes** to prevent vehicles parking within and around the turning head, where such parking currently causes obstruction, restricts vehicle manoeuvrability and results in inconvenience and safety concerns for road users. The restrictions also aim to deter inappropriate parking by heavy goods vehicles within this residential area.
2. A Prohibition of Waiting At Any Time is being trialled around the junction of **Y Fan and Heol Elfed in Llwynhendy** to provide clear access and increase visibility and road safety for vehicles using this junction, thereby enabling the free flow of traffic.
3. A Prohibition of Waiting, Loading and Unloading At Any Time is being trialled, replacing the existing 'No Waiting At Any Time' restriction, along a section of **North Road in Whitland** to enable the free flow of traffic, with a designated loading bay being provided for goods delivery vehicles only.

THE COUNTY OF CARMARTHENSHIRE
(WITH THE EXCEPTION OF CARMARTHEN, LLANELLI AND AMMANFORD)
(EXPERIMENTAL WAITING RESTRICTION AND STREET PARKING PLACES)
ORDER 2026

The Carmarthenshire County Council, in exercise of its powers under Sections 9 and 10 of, and paragraph 27 of Schedule 9 to, the Road Traffic Regulation Act 1984 (which said Act is hereinafter referred to as “the Act of 1984”) (as amended) and of all other powers them enabling, and following consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act of 1984, hereby makes the following Order:-

1. This Order may be cited as “The County of Carmarthenshire (with the exception of Carmarthen, Llanelli and Ammanford) (Experimental Waiting Restriction and Street Parking Places) Order 2026” and shall come into operation on the Twenty-fourth Day of April, Two Thousand and Twenty-Six.
2. In this Order:
 - 2.1 The County of Carmarthenshire (County of Carmarthenshire with the exception of Carmarthen, Llanelli and Ammanford) (Waiting Restrictions and Street Parking Places) Consolidation Order 2004 (“the Consolidation Order”), as subsequently varied, is hereby further modified as though the plans denoting Areas AA151, CP216, CP217, CY163, CY164 and CZ163 annexed thereto, were substituted by the corresponding numbered plans annexed to this Order.
 - 2.2 Save as provided for in Part II of the Consolidation Order, no person shall cause or permit any vehicle to wait in any of the lengths or sides of road identified, and for the period identified, on the plans attached to this Order and bearing the references CP216, CP217, CY163, CY164 and CZ163.
 - 2.3 Except as expressly provided by this Order, no person shall cause or permit any vehicle to wait, load or unload in the lengths or on the sides of road identified, and for the period indicated, on the plan attached to this Order bearing the reference AA151, provided that this restriction shall not apply to Goods Vehicles stopped within the Loading bay designated by this Order.

2.4

- (a) The Consolidation Order; and
- (b) The County of Carmarthenshire (County of Carmarthenshire with the exception of Carmarthen, Llanelli and Ammanford) (Waiting Restriction and Street Parking Places) Consolidation (Variation No.11) Order 2012,

are hereby revoked insofar as they relate to the lengths and sides of road which will become subject to the provisions of paragraphs 2.2 and 2.3 above.

GIVEN under the Common Seal of Carmarthenshire County Council this
Thirteenth Day of April, Two Thousand and Twenty-Six.

19927

The Common Seal of

CARMARTHENSHIRE COUNTY COUNCIL

was hereunto affixed

in the presence of:



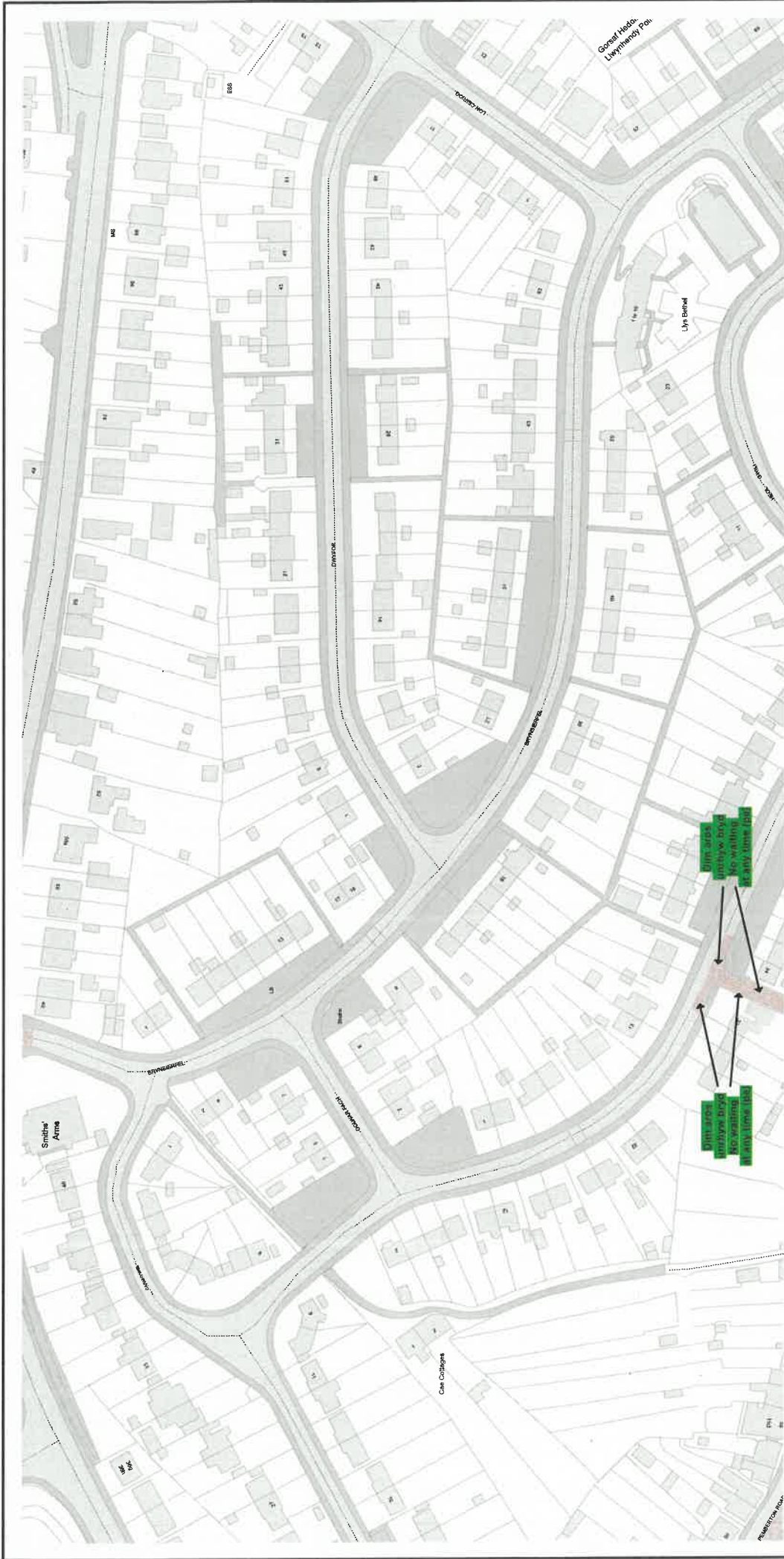
Signed by:

Steven P Murphy

0947BF055CF64B2...

.....
Steven P Murphy

Head of Law, Governance and Civil Services



Allwedd i'r mathau o gyfyngiadau a ddangosir | Key to restriction types displayed

Dim arros unrhyw bryd/No waiting at any time

- Labels:
- Confirmed item
 - Confirmed experimental or temporary item

GORCHYMYN / ORDER:

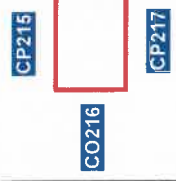
GORCHYMYN CYDGRYHOI SIR
 GAERFYRDDIN (AC EITHRIO
 CAERFYRDDIN, LLANELLI A RHYDAMAN)
 (CYFYNGU ARBROFOLAR AROSA
 MANNAU PARCIO AR Y STRYD) 2026

THE COUNTY OF CARMARTHENSHIRE
 (WITH THE EXCEPTION OF CARMARTHEN,
 LLANELLI AND AMMANFORD)
 (EXPERIMENTAL WAITING RESTRICTION
 AND STREET PARKING PLACES)
 ORDER 2026

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Cyngor Sir Gâr
Carmarthenshire County Council
 Parc Myrddin,
 Waun Daw / Richmond Terrace,
 Caerfyrddin / Carmarthen
 SA31 1HQ

Cyf. Teil / Tile ref.	CP216
Statws / Status	ARFAETHEDIG PROPOSED
Rhif adolygiad / Revision no.	7
Dyddiad gweithredu / Operative date	24/04/2026
Graddfa / Scale	1 : 1250



**CYFEIRIADAU TEILS CYFAGOS
 ADJACENT TILE REFERENCES**



CWMCARNHYWEL



Allwedi i'r mathau o gyfyngiadau a dangosir | Key to restriction types displayed

Dim arros unrhyw bryd/No waiting at any time

- Labels:
- Confirmed item
 - Confirmed experimental or temporary item

GORCHYMYN / ORDER:

GORCHYMYN CYDGYNYHOI SIR
 GAERFYRDDIN (AC EITHRIO
 CAERFYRDDIN, LLANELLI A RHYDAMAN)
 (CYFYNGU ARBROFOL AR OS A
 MANNAU PARCIO AR Y STRYD) 2026

THE COUNTY OF CARMARTHENSHIRE
 (WITH THE EXCEPTION OF CARMARTHEN,
 LLANELLI AND AMMANFORD)
 (EXPERIMENTAL WAITING RESTRICTION
 AND STREET PARKING PLACES)
 ORDER 2026

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Cyngor Sir Gâr
 Carmarthenshire County Council
 Parc Myrddin,
 Waun Daw / Richmond Terrace,
 Caerfyrddin / Carmarthen
 SA31 1HQ

CP216	CP217	CP218
CP217	CP217	CP218
CP217	CP217	CP218

CYFEIRIADAU TEILS CYFAGOS
 ADJACENT TILE REFERENCES



Cyf. Teil / Tile ref.	CP217
Status / Status	ARFAETHEDIG PROPOSED
Rhif adolygiad / Revision no.	10
Dyddiad gweithredol / Operative date	24/04/2026
Graddfa / Scale	1 : 1250

From: Accounts
Subject: FW: ENF/01929 - Penderfyniad ar yr Apêl / Appeal Decision
Attachments: ENF-01929 - AppealDecision - Dismissed.pdf

From: Planning Appeals <planningappeals@cararthenshire.gov.uk>

Sent: 08 April 2026 14:07

To: enquiries <enquiries@llanelli-rural.gov.uk>

Subject: ENF/01929 - Penderfyniad ar yr Apêl / Appeal Decision

Safle / Site: Coed Mwswg, Heol Llanelli, Llanelli, SA15 5JQ

Datblygu / Development: **Without permission**, the operational development of a hard standing and a Breeze block structure.

Cyfeirnod / Reference: CAS-04644-R2K8H8

Penderfyniad ar yr Apêl / Appeal Decision: **Dismissed**

Deddf Cynllunio Gwlad a Thref 1990 / Town and Country Planning Act (1990)

Annwyl Syr / Madam

I attach the **Planning and Environment Decision Wales** Appeal decision.

The decision and covering letter can also be viewed on the Appeals Casework Portal:
<https://planningcasework.service.gov.wales>

Cofion | Regards

Tîm Rheoli Datblygu | Development Management Team

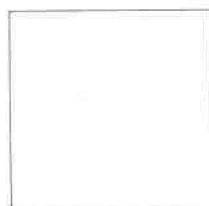
Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost |

Email: planningappeals@cararthenshire.gov.uk | planningappeals@sirgar.gov.uk

Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg

You are welcome to contact us in Welsh or English





Appeal Decision

by Vicki Hirst BA(Hons) PG Dip TP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 08/04/2026

Appeal reference: CAS-04644-R2K8H8

Site address: Coed Mwswg, Heol Llanelli, Llanelli, SA15 5JQ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991. The appeal is made by Sam Burton against an enforcement notice issued by Carmarthenshire County Council.
 - The enforcement notice, numbered ENF/01929, was issued on 24 September 2025.
 - The breach of planning control as alleged in the notice is without planning permission, the erection of a concrete block structure and associated hard standing.
 - The requirements of the notice are 1. Permanently remove the structure and hard standing. 2. Restore the woodland to its former condition.
 - The period for compliance with the requirements is 3 months beginning with the date on which this notice takes effect.
 - The appeal is proceeding on the ground set out in section 174(2) (c) of the Town and Country Planning Act 1990 as amended.
 - A site visit was made on 16 January 2026.
-

Decision

1. I dismiss the appeal and uphold the enforcement notice.

Procedural Matter

2. The Council's submissions include reference to a concrete block structure and associated hardstanding and a hardstanding area being used for commercial purposes connected with the appellant's skip hire business. As such, I queried whether there were two breaches of planning control being alleged. In response, the Council commented that the main hardstanding has grown incrementally over the years. However, it stated that the reference to the wider site is for context and asked that my attention be to the structure under construction and hardstanding in its immediate vicinity rather than the whole site. It is on this basis that I have determined the appeal.

The ground (c) appeal

3. This ground of appeal is that the matters alleged in the Notice (if they occurred) do not constitute a breach of planning control.

4. The enforcement notice relates to a concrete block structure that is being constructed on a new hardstanding to the side of the access track into the site. At the time of my site visit the structure comprised four walls with openings but had no roof. Whilst I note the appellant's assertion that the structure has replaced a previous building, the structure now in situ is a new construction and does not comprise a repair or alteration. This does not appear to be in dispute.
5. The appellant contends that the works are permitted development under Part 7 of the Town and Country Planning (General Permitted Development) (Wales) Order (the GPDO) which allows the erection or alteration of buildings reasonably necessary for forestry on land used for that purpose.
6. Part 7, Class A permits, amongst other things, the carrying out on land used for the purposes of forestry of *development reasonably necessary for those purposes* (my emphasis). Therefore, irrespective of the subsequent categories of development that are afforded permitted development rights, for those rights to apply, the determining authority must be satisfied that the proposal is reasonably necessary for a forestry purpose.
7. The appellant contends that the building replaced a former railway building that was part of the Mynydd Mawr Railway which historically served the historic mines on the site. He contends that both the previous building and the one under construction were/are required for storage of machinery and animals (cows and donkeys) consistent with forestry purposes, including land management. No further clarification is provided as to the machinery that was/would be stored, nor what purposes the machinery or the cows and donkeys would be used for in association with forestry uses. From my observations and the evidence before me, whilst the site is wooded, there was no apparent forestry activity taking place with much of the land being used for the storage of vehicles.
8. Furthermore, the structure does not appear to be being designed to accommodate either machinery or livestock. Although not completed, it has a number of openings of a domestic scale, and it was evident on my site visit that the walls are of cavity construction infilled with insulation. On the information before me, I am therefore not persuaded there is any forestry justification for the structure that is being constructed. In the absence of the development being found to be reasonably necessary for forestry on land used for that purpose no permitted development rights apply under Part 7, and full planning permission is required.
9. Notwithstanding, even if the building was justified for a forestry purpose, the GPDO does not permit development under Part 7 where it would be located within 25 metres of the metalled portion of a trunk road or classified road. The B4309, which is a classified road, is located less than 25 metres away from the structure under construction. Furthermore, development consisting of the erection of a building is subject to a condition that the developer shall, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required for the siting, design and external appearance of the building. The Council has advised that this process was not followed. As the development has commenced without the prior approval of the details, it can no longer qualify as permitted development, irrespective of any replacement of an earlier structure or reduction in size as suggested by the appellant.
10. I have considered whether the structure, if used for housing animals, would qualify as permitted development under Part 6 of the GPDO relating to agricultural buildings and operations. However, again permitted development rights for the erection of a building under this Part are on the basis that the development is reasonably required for the purposes of agriculture within that unit. I have no evidence of any agricultural activity taking place or likely to take place on the land on which the building is located. Furthermore, the conditions of the permitted development under Part 6 also require

buildings to be more than 25 metres from a classified road, and, if to be used for the accommodation of livestock to not be within 400 metres of the curtilage of a protected building (defined as a building occupied by people). I have found the structure is within 25 metres of a classified road, and it is also within 400 metres of several residential properties.

11. As such, I find the structure and hardstanding (which forms part of and is integral to the structure) is development that does not benefit from permitted development rights and requires full planning permission. Therefore, the works constitute a breach of planning control. Accordingly, the appeal on ground (c) fails.

Overall Conclusion

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should not succeed. I shall uphold the notice and dismiss the appeal.

Vicki Hirst

INSPECTOR



Penderfyniad ar yr Apêl

gan Vicki Hirst BA(Anrh) PG Dip TP MRTPI

Arolygydd a benodwyd gan Weinidogion Cymru

Dyddiad y penderfyniad: 08/04/2026

Cyfeirnod yr apêl: CAS-04644-R2K8H8

Cyfeiriad y safle: Coed Mwswg, Heol Llanelli, Llanelli, SA15 5JQ

- Gwneir yr apêl o dan adran 174 Deddf Cynllunio Gwlad a Thref 1990, fel y'i diwygiwyd gan Ddeddf Cynllunio ac Iawndal 1991 (y Ddeddf).
 - Gwneir yr apêl gan Sam Burton yn erbyn hysbysiad gorfodi a gyhoeddwyd gan Gyngor Sir Caerfyrddin.
 - Cyhoeddwyd hysbysiad gorfodi rhif ENF/01929 ar 24 Medi 2025.
 - Y tor-rheolaeth gynllunio fel yr honnir yn yr hysbysiad yw, heb ganiatâd cynllunio, codi strwythur bloc concrit a llawr caled cysylltiedig.
 - Gofynion yr hysbysiad yw: 1. Tynnu'r strwythur a'r llawr caled yn barhaol. 2. Adfer y coetir i'w gyflwr blaenorol.
 - Y cyfnod ar gyfer cydymffurfio â'r gofynion yw 3 mis gan ddechrau ar y dyddiad y daw'r hysbysiad i rym.
 - Mae'r apêl yn mynd rhagddi ar y seiliau a nodir yn adran 174(2)(c) Deddf Cynllunio Gwlad a Thref 1990, fel y'i diwygiwyd.
 - Cynhaliwyd ymweliad â'r safle ar 16 Ionawr 2026.
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Penderfyniad

1. Gwrthodir yr apêl, ac mae'r hysbysiad gorfodi'n cael ei gynnal.

Mater gweithdrefnol

2. Mae cyflwyniadau'r Cyngor yn cynnwys cyfeiriad at strwythur bloc concrit a llawr caled cysylltiedig ac ardal llawr caled sy'n cael ei defnyddio at ddibenion masnachol sy'n gysylltiedig â busnes llogi sgipiau'r apelydd. Felly, holais a oedd dau dor-rheolaeth gynllunio yn cael eu honni. Wrth ymateb i hynny, dywedodd y Cyngor fod y prif llawr caled wedi tyfu'n gynyddol dros y blynnyddoedd. Fodd bynnag, nododd fod y cyfeiriad at y safle ehangach ar gyfer cyd-destun a gofynnodd i mi ystyried y strwythur sy'n cael ei adeiladu a'r llawr caled yn ei gyffiniau agos yn hytrach na'r safle cyfan. Ar y sail hon yr wyf wedi penderfynu ar yr apêl.

Apêl ar sail (c)

3. Yr apêl ar y sail hon yw nad yw'r materion a honnir yn yr Hysbysiad (os ydynt wedi digwydd) yn gyfystyr â thor-rheolaeth gynllunio.
4. Mae'r hysbysiad gorfodi yn ymwneud â strwythur bloc concrit sy'n cael ei adeiladu ar llawr caled newydd ar ochr y trac mynediad i'r safle. Ar adeg fy ymweliad â'r safle, roedd y

strwythur yn cynnwys pedair wal gydag agoriadau ond nid oedd ganddo do. Er fy mod yn nodi honiad yr apelydd bod y strwythur wedi disodli adeilad blaenorol, mae'r strwythur sydd bellach yn ei le yn adeilad newydd ac nid yw'n cynnwys gwaith atgyweirio neu addasu. Nid yw'n ymddangos bod hyn yn cael ei ddadlau.

5. Mae'r apelydd yn honni bod y gwaith yn ddatblygiad a ganiateir o dan Ran 7 Gorchymyn Cynllunio Gwlad a Thref (Datblygu Cyffredinol a Ganiateir) (Cymru) (y GPDO) sy'n caniatáu codi neu newid adeiladau sy'n rhesymol angenrheidiol ar gyfer coedwigaeth ar dir a ddefnyddir at y diben hwnnw.
6. Mae Rhan 7, Dosbarth A yn caniatáu, ymhlith pethau eraill, cynnal ar dir a ddefnyddir at ddibenion coedwigaeth, *datblygiad sy'n rhesymol angenrheidiol at y dibenion hynny* (fy mhwylysais i). Felly, ni waeth beth fo'r categorïau dilynol o ddatblygiadau sy'n cael hawliau datblygu a ganiateir, er mwyn i'r hawliau hynny fod yn berthnasol, rhaid i'r awdurdod penderfynu fod yn fodlon bod y cynnig yn rhesymol angenrheidiol at ddiben coedwigaeth
7. Mae'r apelydd yn honni bod yr adeilad wedi disodli hen adeilad rheilffordd a oedd yn rhan o Reilffordd Mynydd Mawr a oedd yn hanesyddol yn gwasanaethu'r mwyngloddiau hanesyddol ar y safle. Mae'n dadlau bod yr adeilad blaenorol a'r un sy'n cael ei adeiladu yn angenrheidiol ar gyfer storio peiriannau ac anifeiliaid (gwartheg ac asynnod) yn unol â dibenion coedwigaeth, gan gynnwys rheoli tir. Ni ddarperir unrhyw eglurhad pellach ynghylch y peiriannau a oedd/fyddai'n cael eu storio, nac at ba ddibenion y byddai'r peiriannau neu'r gwartheg a'r asynnod yn cael eu defnyddio mewn cysylltiad â defnyddiau coedwigaeth. O'm harsylwadau a'r dystiolaeth ger fy mron, er bod y safle'n goediog, nid oedd unrhyw weithgaredd coedwigaeth amlwg yn digwydd gyda llawer o'r tir yn cael ei ddefnyddio ar gyfer storio cerbydau.
8. Hefyd, nid yw'n ymddangos bod y strwythur wedi cael ei gynllunio i ddarparu ar gyfer peiriannau na da byw. Er nad yw wedi cael ei gwblhau, mae ganddo nifer o agoriadau ar raddfa ddomestig, ac roedd yn amlwg yn ystod fy ymweliad â'r safle fod y waliau o adeiladwaith ceudod wedi'u llenwi â deunydd inswleiddio. Ar sail y wybodaeth sydd ger fy mron, nid wyf felly wedi f'argyhoeddi bod unrhyw gyfiawnhad coedwigaeth dros y strwythur sy'n cael ei adeiladu. Yn absenoldeb canfod bod y datblygiad yn rhesymol angenrheidiol ar gyfer coedwigaeth ar dir a ddefnyddir at y diben hwnnw, nid oes unrhyw hawliau datblygu a ganiateir yn berthnasol o dan Ran 7, ac mae angen caniatâd cynllunio llawn.
9. Er gwaethaf hynny, hyd yn oed pe bai'r adeilad wedi'i gyfiawnhau at ddiben coedwigaeth, nid yw'r GPDO yn caniatáu datblygiad o dan Ran 7 lle byddai'n cael ei leoli o fewn 25 metr i'r rhan fetel o gefnffordd neu ffordd ddosbarthedig. Mae'r B4309, sy'n ffordd ddosbarthedig, wedi'i lleoli lai na 25 metr i ffwrdd o'r strwythur sy'n cael ei adeiladu. Hefyd, mae datblygiad sy'n cynnwys codi adeilad yn amodol ar amod y bydd y datblygwr, cyn dechrau'r datblygiad, yn gwneud cais i'r awdurdod cynllunio lleol am benderfyniad ynghylch a fydd angen cymeradwyaeth ymlaen llaw yr awdurdod ar gyfer lleoliad, dyluniad ac ymddangosiad allanol yr adeilad. Mae'r Cyngor wedi cynghori na ddilynwyd y broses hon. Gan fod y datblygiad wedi dechrau heb gymeradwyo'r manylion ymlaen llaw, ni all bellach fod yn gymwys fel datblygiad a ganiateir, ni waeth beth yw unrhyw newid strwythur cynharach neu ostyngiad mewn maint fel yr awgrymwyd gan yr apelydd.
10. Rwyf wedi ystyried a fyddai'r strwythur, pe bai'n cael ei ddefnyddio ar gyfer cartrefu anifeiliaid, yn gymwys fel datblygiad a ganiateir o dan Ran 6 y GPDO sy'n ymwneud ag adeiladau a gweithrediadau amaethyddol. Fodd bynnag, unwaith eto, mae hawliau datblygu a ganiateir ar gyfer codi adeilad o dan y Rhan hon ar y sail bod y datblygiad yn rhesymol angenrheidiol at ddibenion amaethyddiaeth o fewn yr uned honno. Nid oes gennyf unrhyw dystiolaeth o unrhyw weithgaredd amaethyddol sy'n digwydd neu'n debygol o ddigwydd ar y tir y mae'r adeilad wedi'i leoli arno. Hefyd, mae amodau'r

datblygiad a ganiateir o dan Ran 6 hefyd yn ei gwneud yn ofynnol i adeiladau fod yn fwy na 25 metr o ffordd ddosbarthedig, ac, os dylid ei ddefnyddio ar gyfer llety da byw, beidio â bod o fewn 400 metr i gwrtil adeilad gwarchoddedig (a ddiffinnir fel adeilad a feddiannir gan bobl). Rwyf wedi darganfod bod y strwythur o fewn 25 metr i ffordd ddosbarthedig, ac mae hefyd o fewn 400 metr o sawl eiddo preswyl.

11. Fel y cyfryw, rwy'n gweld bod y strwythur a'r llawr caled (sy'n rhan o'r strwythur ac yn rhan annatod o'r strwythur) yn ddatblygiad nad yw'n elwa o hawliau datblygu a ganiateir ac mae angen caniatâd cynllunio llawn. Felly, mae'r gwaith yn torri rheolaeth gynllunio. Yn unol â hynny, mae'r apêl ar sail (c) yn methu.

Casgliad Cyffredinol

12. Am y rhesymau a roddir uchod, ac o ystyried yr holl faterion a godwyd, deufaf i'r casgliad na ddylai'r apêl lwyddo. Caiff yr hysbysiad ei gynnal a'r apêl ei gwrthod.

Vicki Hirst

AROLYGYDD