

**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, 17 Tachwedd, 2025, 4.45 y.h.



**CLERC y CYNGOR**

11 Tachwedd, 2025

**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/10027 | 9 Clos y Deri, Dafen, Llanelli                            |
| (2) | PL/10036 | Halfway Hotel, 33 Teras Glyncoed, Llanelli                |
| (3) | PL/10053 | 55 Stryd Bennett, Llanelli                                |
| (4) | PL/10056 | 1 Clos y Berllan, Llwynhendy, Llanelli                    |
| (5) | PL/10069 | Tir yn rhan o gae Chwaraeon Calsonic, Felinfoel, Llanelli |
| (6) | PL/10083 | Brynhawddgar, Cynheidre, Llanelli                         |
| (7) | PL/10094 | Llanelli Motor Company, Globe Row, Dafen, Llanelli        |
4. Materion drafodwyd yn unol a phwerau a ddirprwywyd i'r Clerc – nodi ymateb y Cyngor ynghylch y Cyngor Sir Caerfyrddin cais cynllunio a newidiwyd:-

|     |          |                            |
|-----|----------|----------------------------|
| (1) | PL/10040 | 6 Heol Llandafen, Llanelli |
|-----|----------|----------------------------|
5. Apêl Cynllunio – PL/07246 – AP-7373 – Ty Clyd, Pumpffordd, Llanelli – nodi gohebiaeth gan Gyngor Sir Caerfyrddin yn hysbysu am apêl yn dilyn gwrthodiad y cyngor i ganiatáu'r trefniadau mynediad, yn enwedig cadw'r cyrbau adeiledig a'r ardal raean gysylltiedig gan y barnwyd y byddai hyn yn creu perygl sylweddol i ddefnyddwyr ffyrdd oherwydd eu lleoliad gan achosi rhwystr posibl ar y briffordd a pherygl i yrwyr yn y cyfeiriad uchod.

**Aelodau'r Pwyllgor:**

**Cyng:** A. J. Rogers (Cadeirydd y Pwyllgor), E. M. Evans (Is-Gadeirydd y Pwyllgor), S. N. Lewis, (Arweinydd Y Cyngor), S. R. Bowen, M. V. Davies, S. L. Davies, A. Evans, S. M. T. Ford, J. Lovell, K. Morgan, 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, 17 November, 2025, at 4.45 p.m.**



**CLERK to the COUNCIL**

11 November, 2025

**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/10027 9 Clos y Deri, Dafen, Llanelli
  - (2) PL/10036 Halfway Hotel, 33 Glyncoed Terrace, Llanelli
  - (3) PL/10053 55 Stryd Bennett, Llanelli
  - (4) PL/10056 1 Clos y Berllan, Llwynhendy, Llanelli
  - (5) PL/10069 Land part of Calsonic Sports Field, Felinfoel, Llanelli
  - (6) PL/10083 Bynhawddgar, Cynheidre, Llanelli
  - (7) PL/10094 Llanelli Motor Company, Globe Row, Dafen, Llanelli
4. Matter dealt with under the Clerk's delegated powers – to note the council's response to Carmarthenshire County Council in respect of the following planning application:
  - (1) PL/10040 6 Llandafen Road, Llanelli
5. Planning Appeal – PL/07246 – AP-7373 – Ty Clyd, Five Roads, Llanelli – to note correspondence from Carmarthenshire County Council informing of an appeal following the council's refusal to allow the access arrangements, particularly retention of the constructed kerbs and associated gravelled area as it was deemed this would create a significant danger to road users due to their position causing potential highway obstruction and a hazard to drivers at the above address.

**Members of the Committee:**

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

| Application No.                                                                                                                                                                                                                                                                                                                                                                   | Location                                                                         | Development                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PL/10027</b>                                                                                                                                                                                                                                                                                                                                                                   | Mrs A Kenyon-Thomas<br>9 Clos y Deri<br>Dafen<br>Llanelli<br>(Dafen Ward)        | Proposed first floor extension to the side of existing dwelling.                                                                                                                                                                                                                                                                                                                                                  |
| Recommendation – no objection.                                                                                                                                                                                                                                                                                                                                                    |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PL/10036</b>                                                                                                                                                                                                                                                                                                                                                                   | Heineken<br>Halfway Hotel<br>33 Glyngoed Terrace<br>Llanelli<br>(Pemberton Ward) | Replace an existing portacabin /modular building, that is in a poor condition, currently used for storage with a new steel container that will be used for the same purpose.                                                                                                                                                                                                                                      |
| Recommendation – no objection.                                                                                                                                                                                                                                                                                                                                                    |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PL/10053</b>                                                                                                                                                                                                                                                                                                                                                                   | Mr R Jones<br>55 Stryd Bennett<br>Llanelli<br>(Hengoed Ward)                     | Installation of prefabricated studio in the rear garden of the property for sports massage business.                                                                                                                                                                                                                                                                                                              |
| Recommendation – no objection provided:                                                                                                                                                                                                                                                                                                                                           |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <ol style="list-style-type: none"> <li>1. The proposed business use has no detrimental impact on the amenity and privacy of neighbouring dwellings.</li> <li>2. The business use has no detrimental impact on highway safety and car parking provision in the immediate area brought about by clientele vehicles parking indiscriminately when attending appointments.</li> </ol> |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PL/10056</b>                                                                                                                                                                                                                                                                                                                                                                   | Mr L Putemicki<br>1 Clos y Berllan<br>Llwynhendy<br>Llanelli<br>(Bynea Ward)     | Retrospective planning permission for the erection of a small timber children's playhouse, located within the rear garden of the property. The structure is a lightweight, wooden playhouse designed purely for recreational use by children. It has no services, no insulation, and is entirely unsuitable for habitation. Its sole purpose is to provide a safe, dedicated space for children to play outdoors. |

Recommendation – objection on the following grounds:

While the council wouldn't normally object to retrospective planning permission being granted for the construction of a children's playhouse in a garden, the council is of the opinion that:

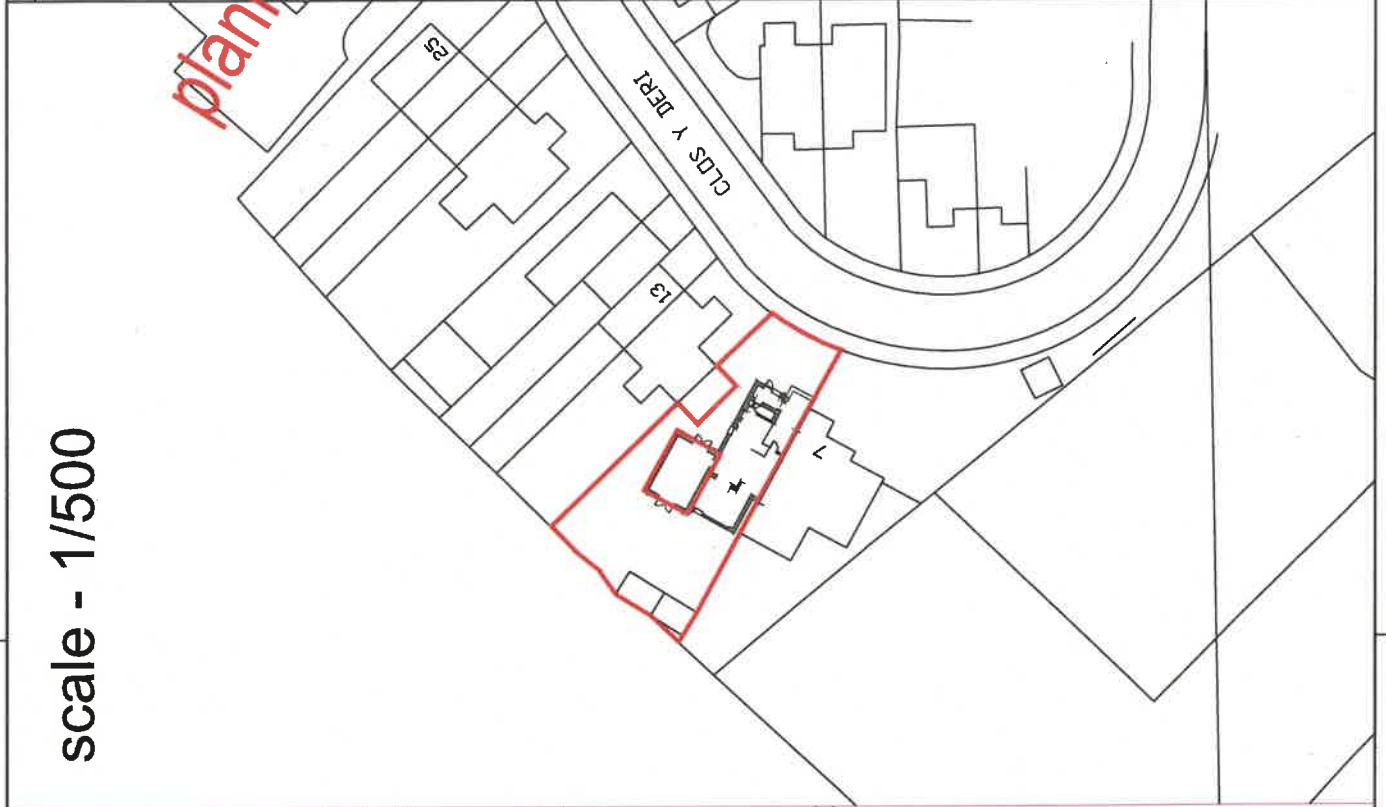
1. The playhouse contravenes Local Development Plan Policy GP1 Sustainability and High Quality Design in that it does not conform with or enhances the character and appearance of the site or immediate area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing.

| Application No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Location                                                                                          | Development                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PL/10056 cont.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                   |                                                                                                                                                                         |
| <ol style="list-style-type: none"> <li>The development has a significant impact on the amenity of adjacent land uses, properties, residents and the community. In particular the siting and nature of use has the potential to cause unacceptable nuisance to pedestrians using the footpath/pavement running alongside the development because it sits at height above the boundary wall with windows opening outwards directly above the footpath/pavement.</li> <li>The development's proximity to the property boundary is an incongruous form of development compared to the immediate street scene.</li> <li>The development is likely to have a detrimental impact on the amenity and privacy of neighbouring dwellings.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                   |                                                                                                                                                                         |
| <b>PL/10069</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Courtside Padel Limited<br>Land part of<br>Calsonic Sports Field<br>Felinfoel<br>(Felinfoel Ward) | Installation of two padel courts, with perimeter fencing and associated equipment storage.                                                                              |
| Recommendation – no objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                   |                                                                                                                                                                         |
| <b>PL/10083</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Eco Rust Proofing<br>Brynhawddgar<br>Cynheidre<br>Llanelli<br>(Glyn Ward)                         | Commercial workshop.                                                                                                                                                    |
| Recommendation – no objection provided:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                   |                                                                                                                                                                         |
| <ol style="list-style-type: none"> <li>The commercial use and development are considerate to be appropriate in terms of scale and form and is not considered detrimental to the character and appearance of the immediate surrounding area.</li> <li>There is no detrimental impact on the amenity and privacy of neighbouring dwellings in terms of the extent of screening of the containers/building structure and noise pollution generated from site operations as a direct result of the cleaning and repair processes associated with the commercial use.</li> <li>There is no detrimental impact on the environment and local biodiversity associated with the chemical cleaning processes and waste residue generated from site operations.</li> <li>If retrospective planning permission is granted, the extent of site operations and general activities should be regularised and controlled with appropriate conditions included within the permission to curtail and prevent expansion or growth beyond the current commercial enterprise, with such conditions being held in perpetuity.</li> </ol> |                                                                                                   |                                                                                                                                                                         |
| <b>PL/10094</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Llanelli Motor Company<br>Globe Row<br>Dafen<br>Llanelli<br>(Dafen Ward)                          | Siting of modular building to facilitate a customer sales office and implementation of additional security measures in the form of palisade fencing and security gates. |
| Recommendation – no objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                   |                                                                                                                                                                         |

scale - 1/1250



scale - 1/1500



NOTES

A3

planning submission

Rev  
Client  
Details  
Date

Mrs. Alyson Kenyon Thomas  
9, Clos Y Deri, Dafen  
Llanelli, Carmarthenshire

Site & Location Plans

Project

Proposed First Floor Extension  
to the Rear of the Existing Dwelling

File No.

Drawn

Date

Scale

1/500 & 1/1250

Drawing No.

GA/01

0

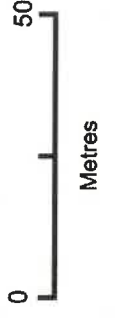
ITEM NO. 3(1)

## Location Plan

Site Address: Halfway Hotel, 33, Glyncod Terrace, Llanelli, SA15 1EZ

Date Produced: 14-Oct-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-14409141v1

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# PLANNING

|       |         |                |               |
|-------|---------|----------------|---------------|
| A     | 1.10.25 | Planning Issue | M.S           |
| REF   | DATE    | REVISION       | DRAWN/CHECKED |
| SCALE |         | DATE           | DRAWN BY      |
|       |         | 11.10.25       | M STOCK       |

## DRAWING

### Location Plan

ADDRESS  
55 Stryd Bennett, Llanelli,  
SA15 4DJ

**PROJECT**  
Installation of prefabricated studio in the rear garden of the property for sports massage business.

CLIENT  
**Richard Jones**

**Mark Stock Associates**  
Surveying, Architectural Design, Project Management

**The Third Floor, Langdon House,  
Langdon Road  
SA1 Swansea Waterfront  
Swansea, SA1 8QY**

Mob: 07739 100193  
E-mail: [mark@markstockassociates.co.uk](mailto:mark@markstockassociates.co.uk)  
Web: [www.markstockassociates.co.uk](http://www.markstockassociates.co.uk)

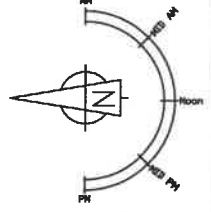
DRG NO. REV.

**FILE REFERENCE:**

TBFILF

XREF FILE REFERENCE:

TBXREF



1 Clos Y Berllan



Plan Produced for: Lukasz Puternicki

Date Produced: 23 Oct 2025

Plan Reference Number: TQRQM25298112922094

Scale: 1:500 @ A4

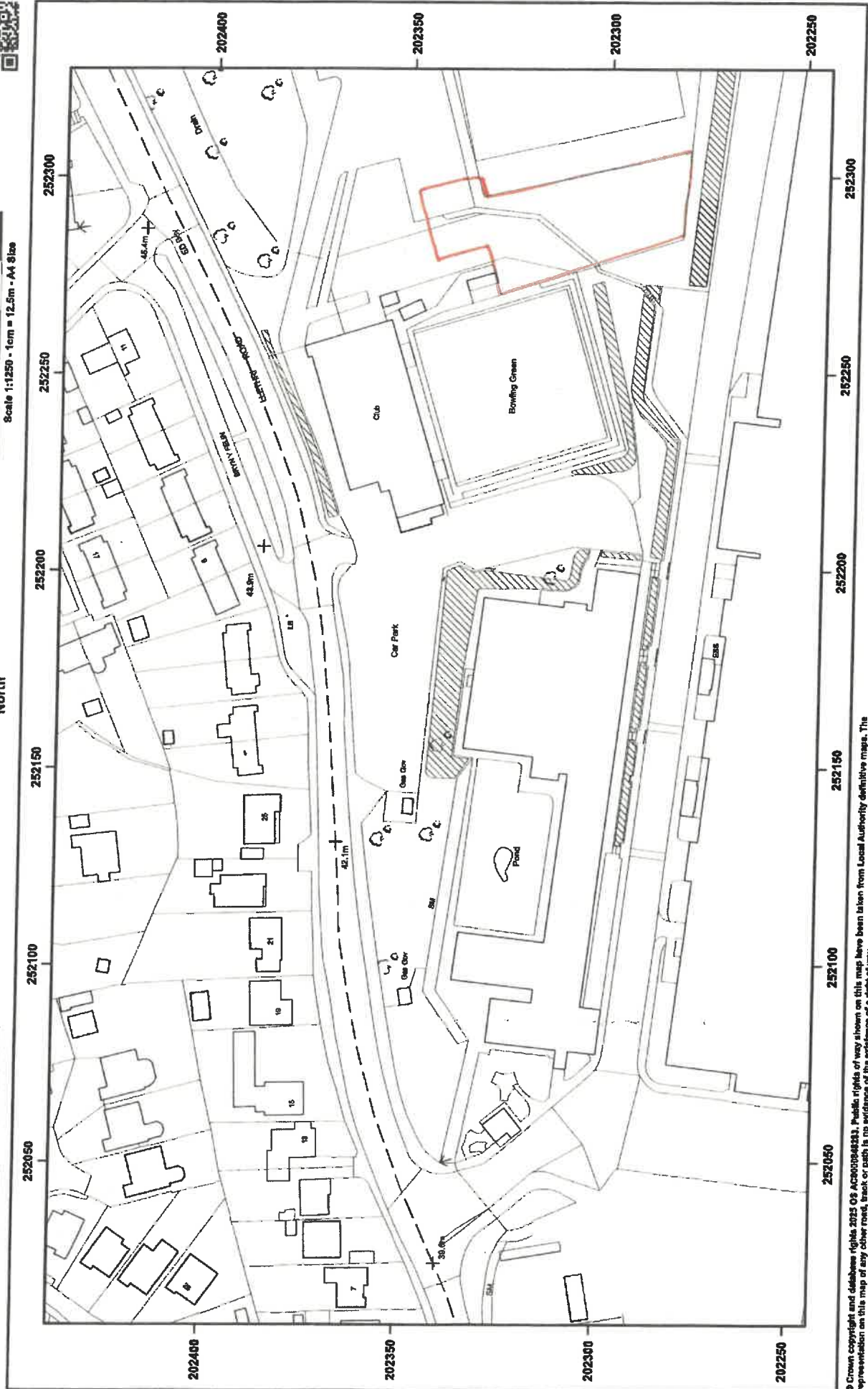
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**CALSONIC KANSEI EUROPE PLC HEOL LLETHRI LLANELLI SA14 8HU**  
 Supplied by: [www.ukmapcentre.com](http://www.ukmapcentre.com)  
 Product Info: [www.ukmapcentre.com/location-plans-1250-scale](http://www.ukmapcentre.com/location-plans-1250-scale)  
 Serial No: 318502  
 Centre Coordinates: 252188, 202241  
 Production Date: 27/08/2025

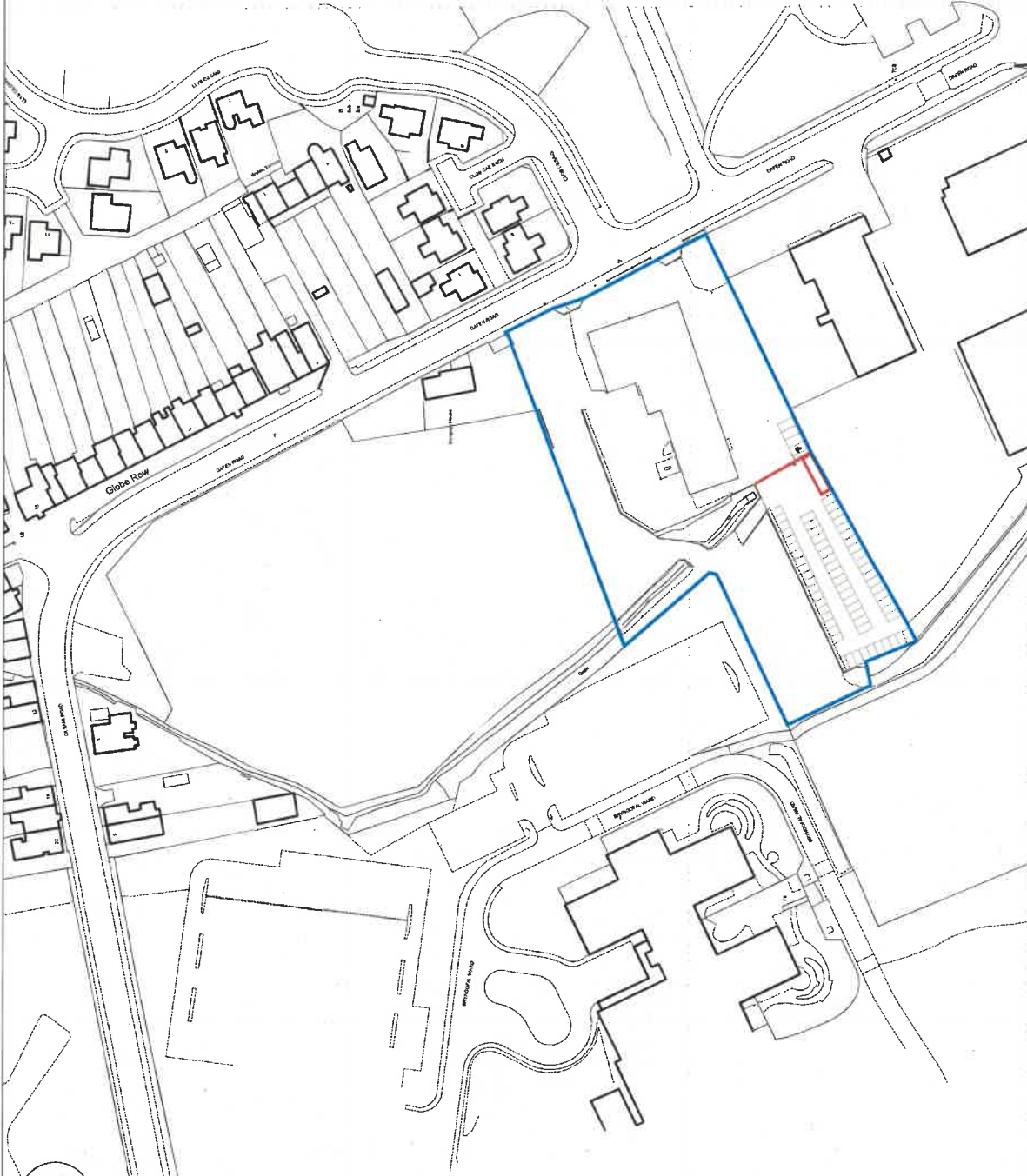


0 12.5 25 37.5 50 62.5 m  
 Scale 1:1250 - 1cm = 12.5m - A4 Size



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CLIENT  
Llanelli Motor Company.



HUW GRIFFITHS  
ARCHITECTS LTD  
PENYFARTRIDG  
CHARTERED ARCHITECT

DATE  
October 2025

SCALE  
1:1250

PROJECT  
A3

PROPOSED PORTACABIN AND SECURITY GATES AT LLANELLI MOTOR COMPANY  
DELFAN ROAD, GLOBE ROW,  
LLANELLI, SA14 8PA

DRAWING TITLE  
Proposed site location plan

DATE  
HG.25.00.P11

PROJECT  
Planning

CONTACT  
NORTH HILL, 7 ST. JAMES CRESCENT, SWANSEA, SA1 6DF Tel: 01792 644038 Email: design@hga.wales

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NOTE: All dimensions to be checked on  
site and not scaled from the drawing.

| Application No. | Location                                                       | Development                                                     |
|-----------------|----------------------------------------------------------------|-----------------------------------------------------------------|
| <b>PL/10040</b> | Mr J Cross<br>6 Llandafen Road<br>Llanelli<br>(Pemberton Ward) | Four-bedroom House in Multiple Occupation (HMO) (Use Class C4). |

**The following application had been determined under the Clerk's delegated powers:**

Recommendation – objection as the council was of the view the proposal contravened the following Local Development Plan policies.

**1. Policy GP1 Sustainability and High-Quality Design in that:**

- (1) It did not appear from the submitted plans that appropriate access existed or could be provided, which did not give rise to any parking or highway safety concerns at the property. The development of the property into a four-bedroom house in multiple occupation was likely to generate up to four additional occupier vehicles requiring to be parked on site or within the immediate vicinity to the rear of the site (this did not include additional vehicular traffic brought about by visitors which would exacerbate the present limited parking arrangements further still). There were parking restrictions on the main road. Moreover, the access/egress from the rear/side lane on to the main highway was not adequate to accommodate this additional traffic. The lane entrance also emerged on to the busy main road very close to the traffic lights and this presented a hazard which was detrimental to highway safety.
- (2) A higher number of occupants would generate more waste. It did not appear from the submitted plans how the generation, treatment and disposal of waste could be satisfactorily accommodated and controlled.
- (3) The plans indicated that one communal living room and one bathroom would service the occupiers of the four bedrooms annotated on the plans. This was considered insufficient to service the needs of the occupants and represented a clear imbalance and was considered detrimental to the general design and planned functionality of the dwelling. Moreover, the proposal to accommodate four unrelated individuals in a small, terraced property with these limited communal facilities constituted overdevelopment. The proposed level of occupancy was considered excessive for the size and layout of the property and failed to provide adequate facilities for basic daily living.

**2. Policy H3 Conversion or Subdivision of Existing Dwellings in that:**

- (1) The proposal would result in an over-intensification of use.
  - (2) Suitable parking provision was unavailable or could be made available.
3. It was generally felt the proposal would have a detrimental impact on the amenity and privacy of neighbouring dwellings particularly increased noise and disruption.
  4. HMOs required enhanced fire safety measures, including fire doors, smoke alarms, and safe escape routes. Upon examination of the current set of plans it was unclear whether the property could be suitably adapted to provide a safe escape route for all occupants without significant structural changes. Furthermore, the proposed layout might not meet the minimum space and amenity standards required for licensed HMOs, particularly in relation to shared facilities and room sizes. This could result in substandard living conditions.
  5. The applicant had not provided a green infrastructure statement to demonstrate how biodiversity could be generally promoted or safeguarded.

Location Plan

Site Address: 6 Landafen Road, Lanelli, SA14 9BD



Date Produced: 04-Oct-2025

Scale: 1:1250 @A4



Planning Portal Reference:



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ITEM NO. 4(1)

|                                     |                    |
|-------------------------------------|--------------------|
| LLANELLI RURAL<br>COMMUNITY COUNCIL |                    |
| DATE                                | 06 NOV 2025        |
| FILE REF.                           | PL/07246 - AP-7373 |
| PASSED TO                           | P+L                |

Carol Lloyd

From: enquiries  
 Subject: FW: Hysbysiad Apêl Cynllunio - Planning Appeal Notification - PL/07246 - AP-7373  
 Attachments: Refusal Reasons for Appeal.pdf

From: Planning Appeals <planningappeals@carmarthenshire.gov.uk>  
 Sent: 05 November 2025 11:48  
 To: enquiries <enquiries@llanelli-rural.gov.uk>  
 Subject: Hysbysiad Apêl Cynllunio - Planning Appeal Notification - PL/07246 - AP-7373

Cyflwynwyd **apêl** i'r Penderfyniadau Cynllunio ac Amgylchedd Cymru

An **appeal** has been lodged with the Planning & Environment Decisions Wales

Apêl / Appeal: **Written Representations**

Apêl gan / Appeal by: **Alec Davies**

Safle / Site: **Ty Clyd, Five Roads, Llanelli, SA15 5AQ**

Datblygu / Development: **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)**

Cyfeirnod / Reference: **CAS-03726-H7D4Y3**

Dyddiad Dechrau'r Apêl / Appeal Start Date: **05/11/2025**

Rheswm Apêl / Appeal Reason: **The refusal to approve any matters required by a condition on a previous planning permission**

Any comments made at the application stage for the appeal will be sent to PEDW (unless they are expressly confidential). If you want to make any additional comments (which must not exceed 3000 words), they must be sent to PEDW and received within **4 weeks** of the starting date (above). Remember to include the Inspectorate's reference, or the name of the appellant / appeal site address where the reference is not known.

Email any additional comments directly to: [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales) If comments are submitted to PEDW after the deadline they will be returned.

**DO NOT sent any comments to us at the Local Authority as we are NOT dealing with them.**

**ALL** comments need to be sent to **Planning & Environment Decisions Wales** at [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

Please note that all available appeal documents including the Inspector's decision letter can be viewed on the planning portal using the following link:

<https://planningcasework.service.gov.wales> If you want to receive a copy of the appeal decision you must write to PEDW asking for one.

You can obtain a copy of the leaflet 'A Guide to Engaging with Planning and Environment Decisions Wales' through the Welsh Government website: <http://gov.wales/planning-appeals-guidance-engaging-planning-and-environment-decisions-wales>

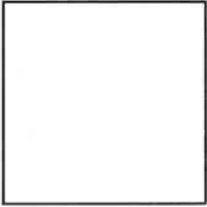
Cofion | Regards

**Tîm Rheoli Datblygu | Development Management Team**  
Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost |

Email: [planningappeals@carmarthenshire.gov.uk](mailto:planningappeals@carmarthenshire.gov.uk) | [planningappeals@sirgar.gov.uk](mailto: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*



## PL/07246

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)  
Ty Clyd, Five Roads, Llanelli, SA15 5AQ

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### Reasons for Refusal:

#### Reason 1

The proposed access, in particular retention of the constructed kerbs and associated gravelled area, would create a significant danger to road users due to their position causing potential highway obstruction and a hazard to drivers. The proposal therefore fails to meet the necessary safety standards and poses an unacceptable risk to highway users contrary to Policy TR3 of the Carmarthenshire Local Development Plan 2014.

### Rhodri Griffiths

#### Pennaeth Lle a Chynaliadwyedd

3 Heol Spilman, Caerfyrddin, SA31 1LE.

#### Head of Place and Sustainability

3 Spilman Street, Carmarthen, SA31 1LE.

### **Dull Newydd a syml o roi sylw ar apêl I Bobl â Diddordeb**

Mae'r Arolygiaeth Gynllunio yn annog pobl i gyflwyno sylwadau ar apeliadau drwy e-bost. Mae cyflwyno sylwadau drwy e-bost yn hawdd, yn gyflym, ac yn arbed amser, a chostau argraffu a phostio i chi. Mae'n lleihau'r posibilrwydd o oedi unwaith y cyflwnir eich sylwadau. Byddwch hefyd yn cael derbynneb ar ffurf e-bost fel y byddwch yn gwybod bod eich sylwadau wedi'i derbyn yn ddiogel.

Gallwch ddewis cyflwyno eich sylwadau drwy'r post o hyd – er y byddai'n well gennym pe baech yn eu hanfon atom ar ffurf e-bost lle y bo modd. Os byddwch yn dewis eu hanfon atom ar bapur drwy'r post, sicrhewch fod pob atodiad o dogfennaeth ategol a anfonir atom wedi'i marcio'n glir gyda chyfeirnod yr apêl os ydych yn ei wybod neu enw'r apelydd a chyfeiriad safle'r apêl os nad ydych yn ei wybod.

Gwneir dogfennau a dderbynnir fel rhai dilys a anfonir atom drwy'r e-bost neu'r post yn gyhoeddus. Cofiwch hyn.

Os nad ydych am i ni gyhoeddi manylion personol fel eich cyfeiriad e-bost neu gyfeiriad gartref, atodwch ddogfen ar wahân o'ch sylwadau yn hytrach na'u cynnwys yng nghorff yr e-bost/llythyr.

Cyn belled a bod eich enw ar eich dogfen, fel ein bod yn gwybod gan bwy y'i hanfonwyd, nid oes angen cynnwys eich llofnod.

Caiff popeth a anfonir atom ei wirio er mwyn sicrhau nad yw'n cynnwys dim sy'n enllibus neu'n hiliol. Os ydyw caiff ei ddychwelyd i'r awdur. Os dilëir y darn sy'n tramgwyddo, gellid ailanfon y ddogfen, cyn belled y gwneir hyn o fewn y terfryn amser perthnasol.

<https://llyw.cymru/penderfyniadau-cynllunio-ac-amgylchedd-cymru>  
<https://gov.wales/planning-and-environment-decisions-wales>

[PEDW.GwaithAchos@llyw.cymru](mailto:PEDW.GwaithAchos@llyw.cymru)  
[PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

### **A new and simple way to comment on an appeal for Interested Persons**

The Planning Inspectorate encourages the submission of comments on an appeal by e-mail. Submission of comments by e-mail is easy, quick and it saves your time, and printing and postage costs. It minimises the possibility of delays once your comments are submitted. You will also get a receipt by e-mail, so you know that your comments have been received safely.

You can still choose to submit your comments by post – though we would prefer you to send them to us by e-mail wherever possible. If you do choose to send them to us on paper by post, please make sure that all attachments and supporting documentation posted to us are clearly marked, with the appeal reference if you know it or the name of the appellant and the appeal site address where you do not.

Documents sent to us by e-mail or through the post that are accepted as valid will be made public. Please bear this in mind.

If you do not wish us to publish personal details such as your e-mail or home address, please attach a separate document of your comments rather than including them in the body of the e-mail/letter.

Provided that your name is on your document, so we know who it came from, there is no need to include your signature.

## **Rhodri Griffiths**

### **Pennaeth Lle a Chynaliadwyedd**

3 Heol Spilman, Caerfyrddin, SA31 1LE.

### **Head of Place and Sustainability**

3 Spilman Street, Carmarthen, SA31 1LE.

Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg | You are welcome to contact us in Welsh or English

Cyflwynwyd **apêl** i'r Penderfyniadau Cynllunio ac Amgylchedd Cymru

An **appeal** has been lodged with the Planning & Environment Decisions Wales

Apêl / Appeal: **Written Representations**

Apêl gan / Appeal by: **Alec Davies**

Safle / Site: **Ty Clyd, Five Roads, Llanelli, SA15 5AQ**

Datblygu / Development: **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)**

Cyfeirnod / Reference: **CAS-03726-H7D4Y3**

Dyddiad Dechrau'r Apêl / Appeal Start Date: **05/11/2025**

Rheswm Apêl / Appeal Reason: **The refusal to approve any matters required by a condition on a previous planning permission**

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Any comments made at the application stage for the appeal will be sent to PEDW (unless they are expressly confidential). If you want to make any additional comments (which must not exceed 3000 words), they must be sent to PEDW and received within **4 weeks** of the starting date (above). Remember to include the Inspectorate's reference, or the name of the appellant / appeal site address where the reference is not known.

Email any additional comments directly to: [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales) If comments are submitted to PEDW after the deadline they will be returned.

**DO NOT sent any comments to us at the Local Authority as we are NOT dealing with them.**

**ALL** comments need to be sent to **Planning & Environment Decisions Wales** at [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

Please note that all available appeal documents including the Inspector's decision letter can be viewed on the planning portal using the following link:

<https://planningcasework.service.gov.wales> If you want to receive a copy of the appeal decision you must write to PEDW asking for one.

You can obtain a copy of the leaflet 'A Guide to Engaging with Planning and Environment Decisions Wales' through the Welsh Government

website: <http://gov.wales/planning-appeals-guidance-engaging-planning-and-environment-decisions-wales>

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Bydd unrhyw sylwadau a wneir yn ystod y cam ymgeisio ar gyfer yr apêl yn cael eu hanfon at PEDW (oni bai y nodwyd yn benodol eu bod yn gyfrinachol). Os ydych am wneud unrhyw sylwadau ychwanegol (na ddylai fod yn fwy na 3000 o eiriau), rhaid eu hanfon at PEDW a'u derbyn o fewn **4 wythnos** i'r dyddiad cychwyn (uchod).

Cofiwch gynnwys cyfeirnod yr Arolygiaeth, neu enw'r apelydd / cyfeiriad safle'r apêl os nad yw'r cyfeirnod yn hysbys.

Anfonwch eich sylwadau ar e-bost at: [PEDW.](#)

[GwaithAchos@gov.cymru](mailto:GwaithAchos@gov.cymru) Os cyflwynir sylwadau i PEDW ar ôl y dyddiad cau byddant yn cael eu dychwelyd.

**PEIDIWCH ag anfon unrhyw sylwadau atom yn yr Awdurdod Lleol gan nad ydym yn delio â nhw.**

Mae angen anfon **POB** sylw at **Benderfyniadau Cynllunio a'r Amgylchedd Cymru** yn [PEDW. GwaithAchos@gov.cymru](#)

Sylwch y gall yr holl ddogfennau sy'n ymwneud â'r apêl, gan gynnwys y llythyr ynghylch penderfyniad yr Arolygydd, gael eu gweld ar y porth cynllunio drwy ddefnyddio'r ddolen gyswllt

ganlynol: <https://planningcasework.service.gov.wales/cy> Os ydych chi am dderbyn copi o benderfyniad yr apêl rhaid i chi ysgrifennu at PEDW i ofyn am un.

Gallwch gael copi o'r daflen 'Canllaw ar ymgysylltu a Penderfyniadau Cynllunio ag Amgylchedd Cymru:

<http://llyw.cymru/arweiniad-ar-apeliadau-cynllunio-ymgysylltu-ag-penderfyniadau-cynllunio-ar-amgylchedd-cymru>

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Cofion | Regards

**Tîm Rheoli Datblygu | Development Management Team**

Lle a Chynaliadwyedds - Cynllunio | Place and Sustainability - Planning

E-bost |

Email: [planningappeals@carmarthenshire.gov.uk](mailto:planningappeals@carmarthenshire.gov.uk) | [planningappeals@sirgar.gov.uk](mailto: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*