

Nethell, Isabel (ESNR - PEDW)

From: Crease, Neil (ESNR-PEDW) on behalf of PEDW – Gwaith Achos / Casework
Sent: 31 December 2021 07:53
To: [REDACTED]
Subject: Appeal 3282973 - Bentra Farmhouse Pentre Road NP25 4DA

Good morning

Thank you for submitting the above appeal. I am your case officer. If you have any questions, please do not hesitate to contact me.

Using e-mail

We welcome communication by email to our team address PEDW.Casework@gov.wales. Electronic copies of statements, supporting documents and comments are particularly useful to us and more efficient for you.

The procedure and starting date

Your submission has been checked and I can confirm that your appeal(s) is valid. If I later find out that this is not the case, I will write to you again. If you have not sent copies of your appeal form(s), statement of case (including supporting documents) and other relevant documents to the Local Planning Authority (LPA), please do so immediately.

The date of this email is the **starting date** for your appeal(s) and the timetable for the submission of evidence begins from this date.

Although an initial determination of procedure will be made upon receipt of the appeal (Written Representations), it will be formally determined by the appointed Inspector within 6 weeks of the date of this letter, by the end of the representations period, after considering the submission from all parties. Although it is envisaged that the majority of appeals will proceed by the written representations procedure, the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 1999 enable an appeal to proceed by multiple procedures. For example, the Inspector may consider it necessary to call a topic specific hearing or inquiry session; only that topic can be discussed at the event and the remainder of the issues will be considered by the written representations procedure.

Please note that if a hearing or inquiry session is required, it is likely to be arranged at short notice due to the tight timescales for doing so. Although we will provide at least 4 weeks' notice, it is possible that we will not be able to provide greater notice. As such, the date that we propose to hold an event can only be changed in very extraordinary circumstances.

Only the Appellant, LPA, and any other person specifically invited by the Inspector will be entitled to participate in an event.

The Inspector will set out the matters to be discussed at any hearing or inquiry within 6 weeks of the starting date.

Keeping to the timetable

You must keep to the timetable set out below and make sure that you submit the relevant documents within the deadlines; documents submitted after deadlines will not be taken into account by the Inspector and will be returned. You must note the details of the following timetable as no reminders will be sent.

The following documents must be submitted so as to be received within this timetable:

By 10.01.2022

The LPA must submit to the Planning Inspectorate, and Appellant, a copy of its completed appeal questionnaire and supporting documents, including relevant development plan policies. It must also notify interested persons that the appeal(s) has been made.

The LPA may elect to use the questionnaire as its statement of case; should this be the case the Planning Inspectorate and Appellant must be advised accordingly.

By 28.01.2022

The LPA may submit its statement of case, if the questionnaire and supporting documents to not comprise the LPA's representation for the appeal. Interested persons may also submit representations by this date.

By 11.02.2022

You, the LPA, and any interested persons should send me a copy of any final comments you have on each other's representations. No new evidence is allowed at this stage. I will send you a copy of the LPA's and any interested person final comments as soon as this deadline has passed.

The Ministerial Target for the decision for this appeal 08.04.2022

Inspector requests for information

If the appointed Inspector decides that further information/clarification is required, he/she may request information from the parties and you will be advised of the deadline for doing so. The responses must not exceed 3000 words.

Using e-mail or post

If you send us your documents by e-mail or post, you only need to send us one copy (with the exception of written statements of evidence for inquiries) quoting the full appeal reference number. E-mails should not exceed 10MB in size.

Withdrawing your appeal(s)

If you decide to withdraw your appeal(s), please confirm immediately in writing.

There is a risk of an award of costs against you if you withdraw, without good reason, after an event date is fixed. Please read question 6 of the *Costs Awards in Planning Appeals* booklet. The quicker you can confirm your decision to withdraw your appeal(s), the quicker we can allocate the Inspector alternative work.

Enclosure:

*Pamphlet – *Costs Awards in Planning Appeals* this can be found at



Guidelines for statements and written statements of evidence

If you are able to do so, please submit your documents electronically to our team address PEDW.Casework@gov.wales

We will scan all the paper documents that we receive into our computer system. To help us do this and ensure that the information in your documents is accurately recorded and understood, wherever possible please prepare your application documents in the following way.

1. Type the information using 'sans serif' font sizes of at least 11 point. ('Sans serif' fonts are easier to read on screen, common examples are Arial and Verdana.)
2. Use A4 size paper wherever possible.
3. Print documents on both sides of a page if you want to, but please ensure that the quality of paper is such that images from one side of the page do not show through to the other side.
4. Use black ink and capitals if you need to write on a document.
5. Ensure photocopied documents are clear and legible.
6. Place photographs, maps, plans, etc., in a separate appendix and cross-reference them within the main body of the document. Do not stick photographs to sheets of paper. Put them in an envelope and write the site address or application reference number if known on the back.
7. Bind documents in such a way that bindings can be undone quickly without damaging the document. Avoid using wire or plastic spiral binders.
8. Avoid using cover sheets, sleeves or other bindings that do not add value or information.
9. Ensure that the pages of documents are clearly numbered.
10. Please do not send valuable original documents unless these are specifically requested.
11. Please do not include post-it notes or other small attachments which might be easily dislodged or lost.

Your sincerely

Neil Crease

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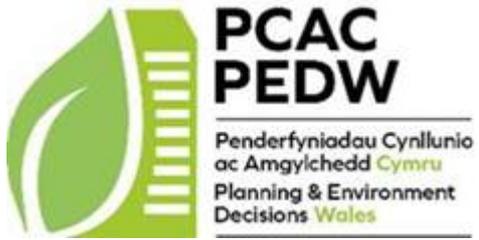
Swyddog Gwaith Achos | Casework Officer

Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and Environment Decisions Wales

Llywodraeth Cymru | Welsh Government

Ffôn | Tel:

E-bost | E-mail



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