

## **Nethell, Isabel (ESNR - PEDW)**

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**From:** Maskell, Kelly (ESNR-PEDW) on behalf of PEDW – Gwasanaethau Canolog / Central Services  
**Sent:** 18 February 2022 17:04  
**Subject:** PEDW: 3282973 Bentra Farmhouse, Pentre Road, Llangovan, NP25 4DA - Notification of Inspector's visit  
**Importance:** High

Dear Sir/Madam

### **Town and Country Planning Act 1990**

**Appeal by: Richard Harry**

**Appeal site: Bentra Farmhouse, Pentre Road, Llangovan, NP25 4DA**

The Inspector appointed by the Welsh Ministers to determine the above appeal is D Beggan, BSc (Hons), MSc, DipTP, DipMGT, MRTPI.

**The Inspector will visit the site at 13:30 on 01 March 2022.**

### **Local Planning Authority**

A representative of the local planning authority **should not** attend the site visit. The Inspector will carry out the site visit alone. The appellant or their representative will be present at the site visit solely to provide adequate access to the site.

### **Appellant**

As the appellant or the appellant's appointed representative, it is important that you make immediate arrangements for the Inspector to be met to allow entry to the appeal site. If you cannot do this yourself, you should arrange for someone else to do so in your place.

As the Inspector needs to enter a building to view the appeal site, the appellant or representative must open all interior and exterior doors in advance of the Inspector entering the property, and wait outside, or in a separate room at a safe distance until the Inspector has completed their duties.

The Inspector will adhere to social distancing measures and will have use of PPE for the duration of the visit.

A request has been made by a third party for the Inspector to view the appeal site from within the grounds of their property. The Inspector will attend at this property during their visit, there is no requirement for the Appellant or Local Authority to be present. The third party has been contacted separately with arrangements for the Inspector's visit.

The purpose of the site visit is to view the site and surroundings in the context of the written material provided on the appeal. No representations or discussion of the grounds of refusal or merits of the case will be permitted at this visit. The same applies to the Inspector's visit to the third party property.

The decision letter will be issued as soon as possible after the date of the Inspector's site visit.

**Should you have any further queries regarding this appeal, please forward them for the attention of the Case Officer at [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales) quoting reference 3282973.**

Yours faithfully

**Kelly Maskell**

Swyddog Siart / Chart Officer

Penderfyniadau Cynllunio a'r Amgylchedd / Planning & Environment Decisions Wales

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