

## Nethell, Isabel (ESNR - PEDW)

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**From:** Crease, Neil (ESNR-PEDW) on behalf of PEDW – Gwaith Achos / Casework  
**Sent:** 20 December 2021 14:29  
**To:** [REDACTED]  
**Subject:** APP/E6840/A/21/3282973 (CAS-01140-R6Z3G3) Bentra Farmhouse Pentre Road NP25 4DA

Good afternoon

Please find attached, for your information, a copy of an email sent to the appellant / appellants' agent in relation to the above appeal. I trust the contents of which are self-explanatory.

Good afternoon

It is noted that the above appeal has been made directly following a conditional grant of planning permission by the Local Planning Authority (LPA).

In determining the appeal, Section 79(1) of the Town and Country Planning Act 1990 ('the act') allows the decision maker to:

- (a) allow or dismiss the appeal, or*
- (b) reverse or vary any part of the decision of the LPA (whether the appeal relates to that part or not) and may deal with the application as if it had been made to him/her in the first instance.*

Consequently, in the determination of the appeal, the original permission is at risk and the appointed Inspector has the authority to reverse the decision and refuse planning permission or to amend or delete the existing conditions and/or impose new ones.

Therefore, you are being given an opportunity to consider whether you wish to withdraw the appeal rather than risk a refusal of the existing planning permission.

We are drawing this to your attention to ensure that you are able to make a fully informed decision on whether to proceed.

A response to this letter is required as soon as possible and **by no later than 03.01.2022**.

A copy of this letter is also being sent to the LPA.

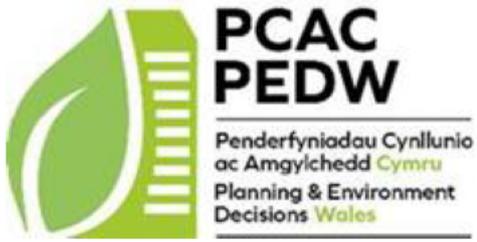
Kind regards,

Neil Crease  
(fe | he / him)  
Swyddog Gwaith Achos | Casework Officer  
Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and Environment Decisions Wales

Llywodraeth Cymru | Welsh Government

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