

Julie James AC/AM
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref MJ/JF14
Ein cyf/Our ref JJ/05389/19

Janet Finch-Saunders AM

Janet.FinchSaunders@assembly.wales

27 February 2019

Dear Janet,

Thank you for your letter of 11 February regarding the planning appeal for a site at Pentwyn Road and Marl Lane, Llandudno.

Once an appeal decision has issued neither the Planning Inspector nor the Welsh Ministers have any further jurisdiction in the matter. The only way an appeal decision can be reconsidered is via legal challenge in the High Court. Such a challenge would depend on proof the handling of the case was legally flawed. The time limit for making such a challenge is within six weeks from the date of the decision.

You refer to Regulation 47(7) of the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017. The reasoning behind Regulation 47(7) is to prevent matters contained in Welsh Government policy from being disputed when determining individual applications. There are currently no plans to change Regulation 47(7).

The Welsh Government's planning policy is subject to its own consultation and public engagement process. Draft Planning Policy Wales Edition 10 was subject to public consultation between 12 February and 18 May 2018. This provided the appropriate opportunity for the public to provide representations on the policy.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

If you believe the Inspectorate has mishandled an appeal then you may wish to consider pursuing judicial review. As the Inspectorate acts on behalf of the Welsh Ministers, I cannot be party to any discussion of such action.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

Julie James AC/AM

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