
From: Planning
Sent: 19 May 2021 09:39
To: Cross, David
Cc: Jones, Judith (Planning & Neighbourhood Services); Ferreira, Marlene; Pulley, Caroline; Owens, Rebecca; Chard, Nia; Thomas, Sara; Pulley, Caroline; Coughlan, Gerald
Subject: FW: Planning Inspectorate APP/U6925/A/21/3270141: Land at Crophorne Stables, CF46 6DP [NOT PROTECTIVELY MARKED]
Attachments: Despatch Cover Letter (W) - Judith Jones - 19 May 2021.pdf; Appeal Decision - 3270141.pdf; Feedback, Complaints and Challenges Wales - Adborth, Cwynion a Heriai yng Nghymru 2017.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Classification: NOT PROTECTIVELY MARKED

From: noreply@planninginspectorate.gov.uk
Sent: 19 May 2021 09:05
To: Planning
Subject: Planning Inspectorate APP/U6925/A/21/3270141: Land at Crophorne Stables, CF46 6DP

*****WARNING THIS IS AN EXTERNAL EMAIL*****

*****External attachment warning, although this email has been scanned for threats, please take extra care before opening attachments from unrecognised senders.*****

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)
Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

<http://www.planningportal.gov.uk/planninginspectorate>

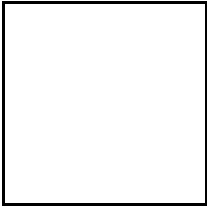
Twitter: [@PINSgov](https://twitter.com/PINSgov)

This communication does not constitute legal advice.

How we use your information

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)

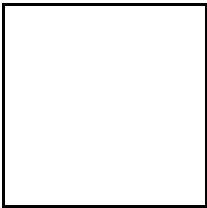


Please note that the contents of this email and any attachments are privileged and/or confidential and intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this email in error and then delete this email from your system.

Recipients should note that e-mail traffic on Planning Inspectorate systems is subject to monitoring, recording and auditing to secure the effective operation of the system and for other lawful purposes. The Planning Inspectorate has taken steps to keep this e-mail and any attachments free from viruses. It accepts no liability for any loss or damage caused as a result of any virus being passed on. It is the responsibility of the recipient to perform all necessary checks.

The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.

DPC:76616c646f72





The Planning Inspectorate Yr Arolygiaeth Gynllunio

Adeilad y Goron,
Parc Cathays,
Caerdydd, CF10 3NQ

Ffôn/tel: 03034445947
Epost/email: wales@planninginspectorate.gov.uk

Crown Buildings,
Cathays Park,
Cardiff, CF10 3NQ

www.gov.wales/topics/planning

Miss Judith Jones
Merthyr Tydfil County Borough Council
Ty Keir Hardie
Riverside Court
Avenue De Clichy
Merthyr Tydfil
CF47 8XF

Eich Cyf/Your Ref: P/20/0091
Ein Cyf/Our Ref: APP/U6925/A/21/3270141

19 May 2021

Dear Miss Jones,

Town and Country Planning Act 1990
Appeal by Mr Warren Green
Site Address: Land at Crophorne Stables, Trelewis, Treharris, CF46 6DP

Amgaeaf benderfyniad yr Arolygydd
ar yr apêl uchod.

I enclose the Inspector's decision on the
above appeal.

Pan fyddwch wedi darllen llythyr y
penderfyniad yn llawn, neilltuwch yr
amser i lenwi ein holiadur Adborth
wedi'r Penderfyniad. Mae'r holiadur
ar gael ar-lein yn:

Once you have read the decision
letter fully, please take the time to
complete our Post Decision Feedback
questionnaire. The questionnaire is
available online at:

<https://www.surveymonkey.com/s/PostDecisionQ>

Er gwybodaeth:

Informative:

O 7 Ionawr 2019, bydd angen
Systemau Draenio Cynaliadwy
(SuDS) ar gyfer dŵr wyneb ym mhob
datblygiad newydd o fwy nag 1 tŷ
annedd neu lle mae'r ardal adeiladu
yn 100m² neu fwy. O'r dyddiad hwn
ymlaen, rhaid cynllunio ac adeiladu
SuDS mewn datblygiadau newydd
yn unol â'r Safonau SuDS Statudol a
gyhoeddir gan Weinidogion Cymru,
a rhaid i Gynlluniau SuDS gael
eu cymeradwyo gan yr awdurdod
lleol sy'n gweithredu fel y Corff
Cymeradwyo SuDS cyn y gall gwaith
adeiladu ddechrau. Gall gwaith

From 7 January 2019, all new
developments of more than 1 dwelling
house or where the construction area is
100m² or more will require Sustainable
Drainage Systems (SuDS) for surface
water. From this date onwards, SuDS
on new developments must be designed
and built in accordance with the
Statutory SuDS Standards published
by the Welsh Ministers and SuDS
Schemes must be approved by the local
authority acting as the SuDS Approval
Body (SAB), before construction work
can begin. Construction work started
without SAB Consent may be subject to

adeiladu a ddechreuir heb Ganiatâd y Corff Cymeradwyo SuDS fod yn destun camau gorfodi.

Mae rhagor o wybodaeth ynghylch y gofyniad am ganiatâd SuDS ar gael yma:

<https://gweddill.gov.wales/topics/environmentcountryside/epq/flooding/drainage/?skip=1&lang=cy>

Yours sincerely,

Paul Newland

Paul Newland

Rydym yn Croesawu Gohebiaeth yn Gymraeg a Saesneg

We Welcome Communications in Welsh and English

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

enforcement action.

More information about the requirement for SuDS consent can be found here:

<https://gweddill.gov.wales/topics/environmentcountryside/epq/flooding/drainage/?lang=en>

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 26/04/21

**gan Richard Duggan, BSc (Hons)
DipTP MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 19/5/21

Appeal Decision

Site visit made on 26/04/21

**by Richard Duggan, BSc (Hons) DipTP
MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 19/5/21

Appeal Ref: APP/U6925/A/21/3270141

**Site address: Land at Cropthorne Stables, Shingrig Road, Trelewis, Treharris,
CF46 6DP**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the
appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Warren Green against the decision of Merthyr Tydfil County Borough Council.
 - The application Ref: P/20/0091 dated 29 April 2020, was refused by notice dated 4 September 2020.
 - The development proposed is described as indoor menage building, horse walker/exerciser and the retention of the hardcore area.
-

Decision

1. The appeal is allowed and planning permission is granted for an indoor menage building, horse walker/exerciser and the retention of the hardcore area at Land at Cropthorne Stables, Shingrig Road, Trelewis, Treharris, CF46 6DP in accordance with the terms of the application Ref: P/20/0091 dated 29 April 2020, subject to the conditions set out within the attached schedule.

Main Issue

2. The main issue is the impact of the proposed development on the character and appearance of the locality.

Reasons

3. The appeal site is made up of an area of hardcore material located to the south-east of the existing Cropthorne Stable Equestrian Centre which consists of a large L-shaped complex of stables and an outdoor manège. The north-western boundary of the site consists of a 2.7m high timber fence which is located between the proposed development and the outdoor manège; whilst the north-eastern and south-eastern boundaries consist of tall trees. The land to the north which extends to approximately 7.3 hectares is used for grazing horses and is available for livery customers to turn out their horses but are not permitted to ride or to train their horses in these fields.
-

4. The proposed indoor manège would measure approximately 20m x 30m and would be 7.5m high with a pitched roof and the external materials would complement those used within the stables. The elevations and roof of the building would also include a large number of translucent panels and rooflights which would assist in breaking up the mass of the building. The horse walker is proposed within the eastern corner of the site and would comprise a circular area approximately 11.2m in diameter and enclosed by 2m high mesh fencing.
5. The site is located outside the settlement boundary and, therefore, within open countryside as defined by Policy SW4 of the Adopted Merthyr Tydfil Replacement Local Development Plan (LDP) 2020. The policy states that outside defined settlement boundaries proposals will be regarded as 'countryside development' and will not be permitted unless the development, amongst other things, is for tourism, recreation or leisure facilities or complementary development where the need for a countryside location is fully justified. Whilst recognising the general presumption of protection of the countryside, the LDP acknowledges that a working countryside can provide a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of economic development¹.
6. On the approach along Shingrig Road from both directions the indoor manège would not be visually prominent, other than when standing on the railway bridge to the south. However, even from this view it would be seen against a backdrop of neighbouring development and would be sufficiently screened by mature boundary trees. The use of materials to match those used on the stables and its relatively simple rural appearance and form, in combination with this mature tree screening would result in a structure that, even in the winter months, would not be so overly prominent or dominant within its context that it would harm the character and appearance of the area.
7. The adjoining land rises up from the appeal site and comprises a series of fields with views across the adjoining settlement to the west and north and open countryside to the east. When viewed whilst stood in the fields, the manège would be seen at a lower level due to the changes in topography. The new building and horse walker would not be prominent in the landscape as they would be sited on low ground and seen against a backdrop of woodland and generally sited under or close to the canopies of mature trees. In any event the size, scale and utilitarian design appears as a typical structure which I would expect to see on an established equestrian centre which already contains a large stable block utilising similar materials. Moreover, the proposed indoor manège and horse walker would have no materially worse impact than the existing stables and the other on-site paraphernalia associated with the equestrian centre.
8. The Appellant confirms that the centre provides an opportunity for people who wish to own horses or take a horse on a long-term loan but do not have their own land, and that the turn out pasture is an integral part of the business as customers would not stable their horses at a facility without turn-out pasture. The Appellant anticipates additional annual income of approximately £13,000 as a result of the proposed development, without the need to increase livery numbers. Although the Council questions the viability of the development, I would agree with the Appellant that the proposed development would cater for the needs of customers and would allow them to practice and school their horses during periods of inclement weather on a year-

¹ LDP Paragraph 6.4.30

round basis, and the ability to exercise horses is particularly important during the winter months when horses are stabled for long periods of time.

9. Having regard to the evidence before me and from what I saw, there is a clear business and operational justification for the proposed development for leisure and recreational needs, and the provision of additional equestrian facilities would enable the expansion of the existing business to accommodate the needs of existing and future customers.
10. It is clear from my observations on site that stables, equestrian centres and livery businesses such as the appeal site are typically located within countryside locations due to the need to provide access to pasture for grazing, natural exercise and social interaction with other horses. Although the appeal site is located within open countryside as designated in the LDP, it is very closely related to the edge of the settlement and adjacent to the existing complex of buildings within a highly sustainable location. Due to its position, it would reduce journey times for customers and allow the potential for journeys to be made by public transport. Therefore, the site is much more closely aligned with its surrounding built up characteristics than the countryside beyond and would have no materially detrimental effect on the character and quality of the open countryside in this location.
11. For these reasons I conclude that the proposed development would acceptably visually integrate into its surroundings and would not adversely harm the character and appearance of the locality and would not, therefore, conflict with Policies SW4, SW11, EnW5 and EcW7 of the LDP.

Conditions

12. I have considered the suggested conditions put forward by the Council having regard to the advice in Welsh Government Circular 016/2014: *The Use of Planning Conditions for Development Management* (October 2014).
13. Although the materials and colours are indicated on the plans a condition requiring details of the external materials is necessary to ensure the satisfactory appearance of the indoor manège. The condition relating to the submission of a landscaping scheme will also safeguard the visual amenity of the area.
14. The Council states that the site lies within an area where there are historical coal mining and workings and there is a potential for the presence of historical features in all or part of the site, therefore, I shall impose a condition requiring a site investigation to be carried out.
15. I agree with the Council that a condition should be imposed limiting the use of the development to not allow any public or private horse shows or other events at the site to limit the number of vehicle movements to and from the site in the interests of highway safety. I shall also impose a condition requiring the provision of bat and bird boxes to provide environmental enhancements as part of the development.

Conclusions

16. Having regard to the above and considered all other matters raised by the Council in objection to the proposal, I conclude that the appeal should be allowed, subject to the conditions set out in the schedule attached to this decision.

17. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of building healthier communities and better environments.

Richard Duggan

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than five years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out in accordance with the following approved plans and documents:

Drawing No. 19/11/01 Rev B Proposed Plans & Elevations;

Drawing No. 19/11/02 Rev B Proposed Plot Layout;

Coal Mining Risk Assessment

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.

- 3) Prior to the construction of the building hereby approved, details/samples of the materials to be used in the construction of the external surfaces of the indoor manège shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and to accord with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 4) No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate and an implementation programme (including phasing of work where relevant).

Reason: In the interests of the character and appearance of the area and to accord with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the beneficial use of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the character and appearance of the area and to accord with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

- 6) No development shall take place until a site investigation of the nature and extent of coal mining features has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any coal mining

features are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If during the course of development any further coal mining features are found that has not been identified in the site investigation, additional measures for the remediation of this feature shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

Reason: In order to ensure that the development is safeguarded against the risks from possible coal mining features.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, Article 3, Schedule 2, Part 4, Class B (or any Order revoking and re-enacting that Order) no public or private horse shows or other events shall be held at the site without prior submission of a planning application for the consideration of the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8) Prior to works commencing on site, details for the provision of 2 bat boxes and 2 bird boxes together with details of their location within the site, shall be submitted to and approved in writing by the local planning authority. The bat and bird boxes shall be installed prior to the beneficial use of the building in accordance with the approved details.

Reason: To provide biodiversity and environmental enhancements in accordance with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Feedback, Complaints and Challenges Planning Inspectorate

June 2017

1. Feedback

1.1. We try hard to ensure that everyone who uses the appeal system is satisfied with the service they receive from us.

1.2. We appreciate that many of our customers will not be experts on the planning system and for some it will be their one and only experience of it. We consider that your opinions are important and realise that they may be strongly-held.

1.3. All correspondence we receive after the appeal decision is issued is handled by the Quality Team which ensures that all comments are considered and complaints are investigated thoroughly and impartially. We will reply as soon as possible in clear, straightforward language, avoiding jargon and complicated legal terms. It should be noted that correspondence received without sufficient contact information may not be responded to. It is therefore prudent to ensure that you provide the Inspectorate with a name and contact details when providing your feedback.

1.4. You can contact us in any of the ways below.

- You can get in touch on 0303 444 5940 if you want to make your complaint over the phone.
- You can e-mail us at wales@planninginspectorate.gov.uk
- You can write a letter to us at the following address:
The Planning Inspectorate
Room 1-004
Crown Buildings
Cathays Park
Cardiff
CF31 3NQ

Whilst we are happy to talk to people on the phone, where there are a number of issues to relay you may find it easier to put these in writing setting out the points clearly. We will acknowledge your correspondence, advise you who is dealing with it and provide you with a timescale for replying. We aim to reply to 80% of all correspondence within 20 working days.

Appeal “Allowed” or “Dismissed”

1.5. In planning appeals (under section 78 of the Town and Country Planning Act 1990) ‘Allowed’ means that planning permission has been granted, ‘Dismissed’ means that it has not. In enforcement appeals (under section.174), ‘Upheld’ means that the Inspector has rejected the grounds of appeal and the enforcement notice must be complied with; ‘Quashed’ means that the Inspector has agreed with the grounds of appeal and cancelled the enforcement notice.

Inspection of appeal documents

1.6. All appeal documents for the majority of Welsh appeals are published to the Appeals Casework Portal¹ during the life of an appeal, and remain on-line post-decision, for between 4 and 6 weeks.

1.7. We normally keep paper copies of appeal files for 12 weeks after the decision is issued, after which they are destroyed. We retain a full electronic copy of an appeal for 12 months. You can inspect appeal documents for appeals made in Wales at our Cardiff office, by contacting us to make an appointment (see 'Contacting us' below). Appeals made in England can be viewed at our Bristol office. Alternatively, if visiting Bristol or Cardiff would involve a long or difficult journey it may be more convenient for you to arrange to view your local planning authority's copy of the file, which should be similar to ours.

2. Administrative Complaints

2.1 There may be occasions in which you feel there has been an administrative error during the handling of an appeal and you may well feel the need to complain to us.

How we investigate administrative complaints

2.2. We will acknowledge your complaint upon receipt and move onto investigating any issues raised.

2.3. Complaints regarding any administrative issues are independently investigated by a member of our management team. They are done so impartially and never within the team concerned. Where necessary we will speak to the member of staff concerned.

2.4. Once the investigation is complete we will issue a full response.

What we will do if we have made a mistake

2.5. If, upon completion of an investigation, it is apparent that we have made a mistake then first and foremost we will apologise, we will then take the necessary steps to correct this. Further to which, we will seek for any parties adversely effected to be returned to the position they were in prior to the mistake being made.

2.6. It should be noted that should an administrative error be highlighted after the close of the appeal we will not be able to rectify the error, however you may be entitled to make an ex-gratia claim.

3. Complaints about Appeal Decisions

3.1. Planning appeals often raise strong feelings and it is inevitable that there will be at least one party who will be disappointed with the outcome of an

¹ <https://acp.planningportal.gov.uk>

appeal. This often leads to a complaint, either about the decision or the way the appeal was handled.

How we investigate post-decision complaints

3.2. It is the job of the Quality Assurance Team to investigate complaints about procedure, decisions or an Inspector's conduct. Inspectors have no further direct involvement in the case once their decision is issued.

3.3. To help with our investigations we may need to ask the Inspector or other staff for comments. This helps us to gain as full a picture as possible so that we are better able to decide whether an error has been made. If this is likely to delay our full reply we will quickly let you know.

3.4. Sometimes complaints arise due to misunderstandings about how the appeal system works. When this happens we will try to explain things as clearly as possible. Sometimes the appellant, the local planning authority or a local resident may have difficulty accepting a decision simply because they disagree with it. Although we cannot re-open an appeal to re-consider its merits or add to what the Inspector has said, we will answer any queries about the decision as fully as we can.

3.5. Once our investigations are complete, we will send a full reply comprehensively responding to all substantive points raised.

3.6. If you consider that our reply has not adequately responded to your concerns, our policy is that a senior manager will review your complaint and send a final reply.

3.7. Sometimes a complaint is not one we can deal with (for example, complaints about how the local planning authority dealt with another similar application), in which case we will explain this and suggest who may be able to deal with the complaint instead.

3.8. Similarly we cannot resolve any issues you may have with the local planning authority about the planning system or the implementation of a planning permission.

3.9. If planning permission is granted, either by the local planning authority at application stage or by the Inspector on appeal, the local planning authority have the sole responsibility for monitoring the implementation of the permission and ensuring that it is in accordance with the plans and any conditions. The Planning Inspectorate does not have this role.

3.10. If the local planning authority considers that the development does not comply with the permission they have power to take enforcement action.

What we will do if we have made a mistake

3.11. Although we aim to give the best service possible, there will unfortunately be times when things go wrong and we fail to achieve the high standards we set ourselves. If a mistake has been made we will write to you explaining what has

happened and offer our apologies. The Inspector or administrative support staff and their line manager will be told that the complaint has been upheld and we will look to see if lessons can be learned from the mistake, such as whether our procedures can be improved or training given, so that similar errors can be avoided in future.

Taking your complaint further

3.12. If we do not succeed in resolving your complaint, you may complain to the Public Services Ombudsman for Wales. The Ombudsman is independent of all government bodies and can look into your complaint if you believe that you personally, or the person on whose behalf you are complaining:

- have been treated unfairly or received a bad service through some failure on the part of the body providing it
- have been disadvantaged personally by a service failure or have been treated unfairly.

2.13. Normally the Ombudsman will not investigate a complaint if there is a legal route you can follow to challenge a decision. The Ombudsman cannot consider the merits of Inspector's appeal decisions, which can only be challenged through the courts (see section 3 for further details).

3.14. The Ombudsman expects you to bring your concerns to our attention first and to give us a chance to put things right. You can contact the Ombudsman by:

- phone: 0300 790 0203
- e-mail: ask@ombudsman-wales.org.uk
- the website: <http://www.ombudsman-wales.org.uk>
- writing to: Public Services Ombudsman for Wales 1
Ffordd yr Hen Gae, Pencoed CF35 5LJ

3.15. In England if you decide to go to the Ombudsman you must do so through an MP.

Correction of minor errors

3.16. Appeal decisions are legal documents and, with the exception of very minor slips, we cannot amend or change them once they have been issued.

3.17. In certain circumstances we are able to make minor changes to the decision under what is known as the 'Slip Rule'. This normally relates to minor errors in the decision such as typing mistakes or minor factual errors that do not affect the reasoning in the decision. For further information please see guidance note 'Correction of Errors under Section 56 of the Planning and Compulsory Purchase Act 2004'.

.

What we cannot change

3.18. We **cannot change the Inspector's decision**, or re-open the appeal once the decision has been issued.

3.19. Although we can rectify minor slips, we cannot reconsider the evidence the Inspector took into account or the reasoning in the decision or change the decision reached even if we acknowledge that an error has occurred. This can only be done following a successful High Court challenge (see 'Challenging decisions in the High Court' – below) resulting in the quashing of the original Inspector's decision.

Learning Lessons

3.20. We take your concerns and complaints seriously and try to learn from any mistakes we've made. Complaints and our responses to them are therefore one way of helping us improve the appeals system.

3.21. The Planning Inspectorate's Quality and Professional Standards Committee reviews a report of all justified complaints quarterly as well as details of judicial reviews, High Court challenges and Ombudsman complaints. The Chair of the Committee provides a report to the Planning Inspectorate Board after each meeting, and provides the Inspectorate's Chief Executive and the Board with an Annual Report.

Putting things right

3.22. Where maladministration or an error by the Planning Inspectorate has led to injustice or hardship, we will try to offer a remedy that returns the complainant to the position they would have been in otherwise. If that is not possible, the Planning Inspectorate will provide compensation for unnecessary expense incurred as a result of an acknowledged error where there are compelling reasons to do so.

3.23. The Planning Inspectorate will consider carefully complaints and requests for financial compensation received within 6 months of the date of the error or of any subsequent appeal decision by us related to that error.

3.24. Remedies which may be offered include:

- an apology, explanation, and acknowledgement of responsibility;
- remedial action, which may include reviewing service standards;
- revising published material; revising procedures to prevent the same thing happening again; training or supervising staff; or any combination of these;
- financial compensation for costs incurred as a result of our error.

Frequently asked questions

3.25. *"Why did an appeal succeed when local residents were all against it?"* – Local views are important but they are likely to be more persuasive if based on planning reasons, rather than a basic like or dislike of the proposal. Inspectors have to make up their own minds on all of the evidence whether these views justify refusing planning permission.

3.26. *"How can Inspectors know about local feeling or issues if they don't live in the area?"* – Using Inspectors who do not live locally ensures that they have no

personal interest in any local issues or any ties with the appellant or their agent, the local planning authority or its policies.

However, Inspectors will be aware of policies and local views from the representations people have made on the appeal.

3.27. *"I wrote to you with my views, why didn't the Inspector mention this?"* – Inspectors must give reasons for their decision and take into account all views submitted but it is not necessary to list every piece of evidence.

3.28. *"Why did my appeal fail when similar appeals nearby succeeded?"*

– Although two cases may be similar, there will nearly always be some aspect of a proposal which is unique. Each case must be decided on its own particular merits having in mind the particular evidence produced by the parties on that case (which is likely to differ from case to case).

3.29. *"I've just lost my appeal, is there anything else I can do to get my permission?"* – Perhaps you could change some aspect of your proposal to increase its acceptability. For example, if the Inspector thought your extension would look out of place, could it be re-designed to be more in keeping with its surroundings? If so, you can make a revised application to the local planning authority. Talking to a planning officer about this might help you explore your options.

3.30. *"What can I do if someone is ignoring a planning condition?"* – The Planning Inspectorate cannot intervene as it is the local planning authority's responsibility to ensure conditions are complied with. You should therefore contact the local planning authority as it has discretionary powers to take enforcement action if a condition is being ignored.

4. Challenging a decision in the High Court

4.1. **Important Note** - This Note is intended for guidance only. Because High Court challenges can involve complicated legal proceedings, you may wish to consider taking legal advice from a qualified person, such as a solicitor, if you intend to proceed or are unsure about any of the guidance in this Note. Further information is available from the Administrative Court (see paragraph 3.14).

4.2. High Court challenges proceed under different legislation depending on the type of appeal and the period allowed for making a challenge varies accordingly.

4.3. **If you want to challenge a decision in the High Court the challenge must be made:**

- for planning appeals within 42 days (6 weeks) of the date the decision was issued – this period cannot be extended;
- in most enforcement appeals, within 28 days of the date the decision was issued, although the Courts can extend this period if they consider there is good reason to do so.

4.4. Please see our separate advice notes about challenging other types of decisions, such as those relating to Rights of Way orders.

Grounds for challenging the decision

4.5. A decision cannot be challenged merely because someone disagrees with the Inspector's decision. For a challenge to be successful you would have to satisfy the High Court that the Inspector made an error in law, e.g. misinterpreting or misapplying a policy or failing to take account of an important consideration. If a mistake has been made and the High Court considers it might have affected the outcome of the appeal it will quash the Inspector's decision and return the appeal to the Planning Inspectorate for re-determination.

Challenges to planning appeal decisions

4.6. These are normally applications under section 288 of the Town & Country Planning Act 1990 to quash decisions on appeals for planning permission (including enforcement appeals allowed under ground (a) or lawful development certificate appeal decisions). For listed building or conservation area consent appeal decisions challenges are made under section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990. **Challenges must be received by the Administrative Court within 42 days (6 weeks) of the date of the decision - this period cannot be extended.**

Challenges to enforcement appeal decisions

4.7. Enforcement appeal decisions under all grounds can be challenged under section 289 of the Town & Country Planning Act 1990. For listed building or conservation area enforcement appeal decisions challenges are made under section 65 of the Planning (Listed Buildings and Conservation Areas) Act 1990. To challenge an enforcement decision under section 289 or section 65 you must first get the permission of the Court. If the Court does not consider that there is an arguable case, it can refuse permission.

Applications for permission to make a challenge must be received by the Administrative Court within 28 days of the date of the decision, unless the Court extends this period.

Frequently asked questions

4.8. *"Who can make a challenge?"* – In planning cases, anyone aggrieved by the decision may do so. This can include interested persons as well as appellants and local planning authorities. In enforcement cases, a challenge can only be made by the appellant, the local planning authority or any other person with a legal interest in the land. Other aggrieved people may apply for judicial review by the Courts but they must do this promptly (the Administrative Court can tell you more about how to do this – see 'Further information' below).

4.9. *"How much is it likely to cost me?"* - An administrative charge is made by the Court for processing your challenge (the Administrative Court should be able

to give you advice on current fees – see Further information below). The legal costs involved in preparing and presenting your case in Court can be considerable, and if the challenge fails you will usually have to pay the Planning Inspectorate's costs as well as your own.

However, if the challenge is successful the Planning Inspectorate will normally be required to meet your reasonable legal costs.

4.10. *"How long will it take?"* - This can vary considerably. Many challenges are decided within 6 months, some can take longer.

4.11. *"Do I need to get legal advice?"* - You do not have to be legally represented in Court but it is normal to do so, as you may have to deal with complex points of law made by the Planning Inspectorate's legal representative.

4.12. *"Will a successful challenge reverse the decision?"* – Not necessarily. The Court can only require the Planning Inspectorate to reconsider the case and an Inspector may come to the same decision but for different or expanded reasons.

4.13. *"What can I do if my challenge fails?"* - Although it may be possible to take the case to the Court of Appeal, a compelling argument would have to be put to the Court for the judge to grant permission for you to do this.

Further information

4.14. Further advice about making a High Court challenge **in Wales** can be obtained from:

Administrative Court at Cardiff Civil Justice Centre
2 Park Street
Cardiff CF10 1ET

Phone: **02920 376 400**

Website: <http://www.justice.gov.uk/about/hmcts/>

Re-determination following a successful challenge

4.15. Where a challenge is successful, the appeal will be returned to the Planning Inspectorate for re-determination. We will give all High Court redetermination cases priority status, and they will normally be dealt with quickly, though without prejudicing any party. The Planning Inspectorate will usually appoint a different Inspector to re-determine the appeal.

4.16. The appeal will usually be decided by either further written representations or an inquiry. We will rarely arrange a hearing even if the original appeal was dealt with this way. We consider that a hearing decision that has been examined and quashed in the formal setting of the High Court would normally need to be re-determined under the formal inquiry procedure, in order to allow a full examination of the legal issues raised. However, where all parties agree that a hearing would be appropriate we will take this into account when determining the procedure for the re-determined appeal.

4.17. Where the appeal was originally dealt with by written representations, we would normally re-determine it by means of further written representations. However, where there has been a material change in circumstances we may consider this is no longer the most appropriate procedure.

4.18. Where the appeal was originally dealt with by an inquiry, a new one may be held. Where there have been significant changes in circumstances (e.g. new legislation or local or national policies) since the original inquiry or hearing the Inspector would normally allow the submission of further evidence to address these.

Timetable

4.19. For re-determined appeals where the inquiry is expected to last 8 days or more, the Planning Inspectorate would usually agree a bespoke timetable with the main parties to cover the dates of the inquiry, the submission of evidence and the issue of the decision or submission of the report to the Welsh Ministers, if applicable.

4.20. In other cases we would normally seek to agree dates for an inquiry or hearing in accordance with our standard practice. Where the re-determined case is proceeding by written representations we would normally contact the parties to make arrangements for a further visit, unless it has been agreed that a further visit is unnecessary.

5. Contacting Us

5.1. The Planning Inspectorate Wales

The Planning Inspectorate
Room 1-004
Crown Buildings
Cathays Park
Cardiff
CF1 3NQ

Phone: 0303 444 5940

E-mail: Wales@planninginspectorate.gov.uk

Website: <http://gov.wales/topics/planning/appeals/feedback-and-complaints/?lang=en>

5.2. Public Services Ombudsman for Wales

Public Services Ombudsman for Wales
1 Ffordd yr Hen Gae
Pencoed
CF35 5LJ

Helpline: 0300 790 0203

Website: <http://www.ombudsman-wales.org.uk/>

Email: <mailto:ask@ombudsman-wales.org.uk>



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Adborth, Cŵynion a Heriai yng Nghymru



1. Adborth

1.1. Ymdrechwn yn galed i sicrhau bod pawb sy'n defnyddio'r system apeliadau'n fodlon ar y gwasanaeth a ddarparwn iddynt.

1.2. Sylweddolwn na fydd llawer o'n cwsmeriaid yn arbenigwyr ar y system gynllunio ac mai hwn fydd unig brofiad rhai pobl ohoni. Derbyniwn fod eich safbwyntiau'n bwysig a sylweddolwn y gallent gael eu harddel yn gryf.

1.3. Mae'r holl ohebiaeth a dderbyniwn ar ôl i'r penderfyniad apêl gael ei gyflwyno yn cael ei thrin gan y Tîm Ansawdd, sy'n sicrhau bod yr holl sylwadau'n cael eu hystyried a chwynion yn cael eu hymchwilio'n drylwyr ac yn ddiuedd. Byddwn yn ymateb cyn gynted â phosibl mewn iaith syml ac eglur, gan osgoi jargon a thermau cyfreithiol cymhleth. Mae'n bosibl na fyddwn yn ymateb i ohebiaeth a dderbyniwyd nad yw'n cynnwys digon o wybodaeth gyswllt. Felly, mae'n ddoeth sicrhau eich bod yn rhoi enw a manylion cyswllt i'r Arolygiaeth wrth gyflwyno'ch adborth.

1.4. Gallwch gysylltu â ni trwy unrhyw un o'r ffyrdd isod.

- Gallwch ffonio 0303 444 5940 os ydych eisiau cwyno dros y ffôn.
- Gallwch anfon neges e-bost atom ar
cymru@planninginspectorate.gov.uk
- Gallwch ysgrifennu llythyr atom yn y cyfeiriad canlynol:
Yr Arolygiaeth Gynllunio
Ystafell 1-004
Adeiladau'r Goron
Parc Cathays
Caerdydd
CF31 3NQ

Er y byddwn yn falch o siarad â phobl ar y ffôn, os bydd angen i ni gyfleu nifer o faterion i chi, mae'n bosibl y bydd yn haws eu hegluro'n ysgrifenedig. Byddwn yn cydnabod eich gohebiaeth, yn rhoi gwybod i chi pwy sy'n ymdrin â'r mater ac yn rhoi syniad i chi pryd y gallwch ddisgwyl ymateb. Ceisiwn ymateb i 80% o'r holl ohebiaeth o fewn 20 niwrnod gwaith.

Apêl "Wedi'i Chaniatáu" neu "Wedi'i Gwrthod"

1.5. O ran apeliadau cynllunio (o dan adran 78 Deddf Cynllunio Gwlad a Thref 1990), mae 'Wedi'i Chaniatáu' yn golygu bod caniatâd cynllunio wedi'i roi, ac mae 'Wedi'i Gwrthod' yn golygu nad yw caniatâd cynllunio wedi'i roi. O ran apeliadau gorfodi (o dan adran 174), mae 'Wedi'i Chynnal' yn golygu bod yr Arolygydd wedi gwrthod seiliau'r apêl a bod rhaid cydymffurfio â'r hysbysiad gorfodi; mae 'Wedi'i Dileu' yn golygu bod

[Dychwelyd i'r dudalen gynnwys](#) ANN19-1

yr Arolygydd wedi cytuno â seiliau'r apêl ac wedi canslo'r hysbysiad gorfodi.

Archwilio dogfennau apêl

1.6. Mae'r holl ddogfennau apêl ar gyfer mwyafrif yr apeliadau yng Nghymru yn cael eu cyhoeddi ar y Porth Gwaith Achos Apeliadau¹ tra bydd apêl ar waith, a byddant yn parhau ar-lein rhwng 4 a 6 wythnos ar ôl i'r penderfyniad gael ei wneud.

1.7. Fel arfer, rydym ni'n cadw copïau papur o ffeiliau apêl am 12 wythnos ar ôl i'r penderfyniad gael ei gyhoeddi, ac wedyn byddwn yn eu dinistrio. Rydym yn cadw copi electronig llawn o apêl am 12 mis. Gallwch archwilio dogfennau apêl ar gyfer apeliadau a wnaed yng Nghymru yn ein swyddfa yng Nghaerdydd, trwy gysylltu â ni i drefnu apwyntiad (gweler 'Cysylltu â ni' isod). Gellir gweld apeliadau a wnaed yn Lloegr yn ein swyddfa ym Mryste. Fel arall, pe byddai ymweld â Bryste neu Gaerdydd yn golygu taith hir neu anodd, fe allai fod yn fwy cyfleus i chi drefnu gweld copi eich awdurdod cynllunio lleol o'r ffeil, a ddylai fod yn debyg i'n ffeil ni.

2. Cwynion Gweinyddol

2.1 Weithiau, mae'n bosibl y credwch y bu gwall gweinyddol wrth ymdrin ag apêl, ac fe allech ddymuno cwyno wrthym.

Sut rydym yn ymchwilio i gwynion gweinyddol

2.2. Byddwn yn cydnabod eich cwyn ar ôl ei derbyn ac yn symud ymlaen i ymchwilio i unrhyw faterion a godwyd.

2.3. Bydd cwynion ynglŷn ag unrhyw faterion gweinyddol yn cael eu hymchwilio'n annibynnol gan aelod o'n tîm rheoli. Gwneir hyn yn ddiduedd a byth o fewn y tîm dan sylw. Byddwn yn siarad â'r aelod o staff dan sylw lle y bo'r angen.

2.4. Pan fydd yr ymchwiliad wedi'i gwblhau, byddwn yn cyhoeddi ymateb llawn.

Yr hyn y byddwn yn ei wneud os ydym wedi gwneud camgymeriad

2.5. Os yw'n amlwg, ar ôl cwblhau ymchwiliad, ein bod ni wedi gwneud camgymeriad, byddwn yn ymddiheuro yn y lle cyntaf ac yna'n cymryd y camau angenrheidiol i'w gywiro. Wedi hynny, byddwn yn ceisio sicrhau bod unrhyw bartïon yr effeithiwyd arnynt yn niweidiol yn cael eu dychwelyd i'r sefyllfa yr oeddent ynddi cyn i'r camgymeriad gael ei wneud.

2.6. Os daw gwall gweinyddol i'r amlwg ar ôl i'r apêl ddod i ben, ni fyddwn yn gallu cywiro'r camgymeriad, ond mae'n bosibl y gallwch wneud hawliad ex-gratia.

3. Cwynion ynglŷn â Phenderfyniadau Apêl

¹ <https://acp.planningportal.gov.uk>

3.1. Mae apeliadau cynllunio'n ysgogi teimladau cryf yn aml, ac mae'n anochel y bydd o leiaf un parti'n siomedig â chanlyniad apêl. Bydd hyn yn arwain at gŵyn yn fynych, naill ai ynglŷn â'r penderfyniad neu'r ffordd yr ymdriniwyd â'r apêl.

Sut rydym yn ymchwilio i gwynion ar ôl penderfyniad

3.2. Y Tîm Sicrhau Ansawdd sy'n gyfrifol am ymchwilio i gwynion ynglŷn â'r weithdrefn, penderfyniadau neu ymddygiad Arolygydd. Ni fydd Arolygwyr yn ymwneud â'r achos yn uniongyrchol ar ôl i'w penderfyniad gael ei gyhoeddi.

3.3. Er mwyn cynorthwyo â'n hymchwiliadau, mae'n bosibl y bydd angen i ni ofyn i'r Arolygydd neu aelodau eraill o staff am sylwadau. Bydd hyn yn ein helpu i gael darlun mor gyflawn â phosibl fel y gallwn fod mewn sefyllfa well i benderfynu p'un a wnaed camgymeriad. Os yw hyn yn debygol o oedi ein hadroddiad llawn, byddwn yn rhoi gwybod i chi'n gyflym.

3.4. Weithiau, mae cwynion yn codi o ganlyniad i gamddealltwriaeth ynglŷn â sut mae'r system apeliadau'n gweithio. Pan fydd hyn yn digwydd, ceisiwn esbonio pethau mor eglur â phosibl. Weithiau, bydd yr apelydd, yr awdurdod cynllunio lleol neu breswylwr lleol yn ei chael hi'n anodd derbyn penderfyniad oherwydd ei fod yn anghytuno ag ef yn unig. Er na allwn ailagor apêl i ailystyried ei nodweddion neu ychwanegu at yr hyn y mae'r Arolygydd wedi'i ddweud, byddwn yn ateb unrhyw ymholiadau ynglŷn â'r penderfyniad i'r graddau llawnaf y gallwn.

3.5. Pan fydd ein hymchwiliadau wedi'u cwblhau, byddwn yn anfon ymateb llawn sy'n ymdrin yn gynhwysfawr â'r holl bwyntiau perthnasol a godwyd.

3.6. Os ydych o'r farn nad ydym wedi ymateb yn ddigonol i'ch pryderon, bydd uwch reolwr yn adolygu eich cwyn ac yn anfon ymateb terfynol, yn unol â'n polisi.

3.7. Weithiau, ni fyddwn yn gallu ymdrin â chŵyn benodol (er enghraifft, cwynion ynglŷn â sut yr ymdriniodd yr awdurdod cynllunio lleol â chais tebyg). Yn yr achos hwn, byddwn yn esbonio'r sefyllfa ac yn awgrymu pwy allai ymdrin â'r gŵyn yn ein lle.

3.8. Yn yr un modd, ni allwn ddatrys unrhyw faterion sy'n bodoli rhyngoch chi a'r awdurdod cynllunio lleol ynglŷn â'r system gynllunio neu weithredu caniatâd cynllunio.

3.9. Os rhoddir caniatâd cynllunio, naill ai gan yr awdurdod cynllunio lleol yn ystod y cam ymgeisio neu gan yr Arolygydd trwy apêl, yr awdurdod cynllunio lleol yn unig sy'n gyfrifol am fonitro bod y caniatâd yn cael ei weithredu a sicrhau ei fod yn cydymffurfio â'r cynlluniau ac unrhyw amodau. Nid rôl yr Arolygiaeth Gynllunio yw hyn.

3.10. Os yw'r awdurdod cynllunio lleol o'r farn nad yw'r datblygiad yn cydymffurfio â'r caniatâd, mae ganddo'r grym i gymryd camau gorfodi.

Yr hyn y byddwn yn ei wneud os ydym wedi gwneud camgymeriad

3.11. Er y ceisiwn ddarparu'r gwasanaeth gorau posibl, weithiau bydd pethau'n mynd o'i le, yn anffodus, ac ni fyddwn yn cyflawni'r safonau uchel yr ydym wedi'u gosod i'n hunain. Os gwnaed camgymeriad, byddwn yn ysgrifennu atoch i esbonio beth sydd wedi digwydd ac yn ymddiheuro. Bydd yr Arolygydd neu'r staff cymorth gweinyddol a'u rheolwr llinell yn cael gwybod bod y gŵyn wedi cael ei chynnal a byddwn yn edrych i weld a ellir dysgu gwersi o'r camgymeriad, er enghraifft, p'un a ellir gwella ein gweithdrefnau neu roi hyfforddiant, fel y gellir osgoi camgymeriadau tebyg yn y dyfodol.

Mynd â'ch cwyn ymhellach

3.12. Os na lwyddwn ddatrys eich cwyn, cewch fynd â hi i Ombwdsmon Gwasanaethau Cyhoeddus Cymru. Mae'r Ombwdsmon yn annibynnol ar holl gyrff y llywodraeth ac yn gallu ymchwilio i'ch cwyn os ydych yn credu eich bod chi eich hun, neu'r sawl yr ydych yn cwyno ar ei ran:

- wedi cael eich trin yn annheg neu wedi derbyn gwasanaeth gwael trwy ryw fethiant ar ran y corff a oedd yn ei ddarparu
- wedi cael eich rhoi dan anfantais yn bersonol o ganlyniad i fethiant gwasanaeth neu wedi cael eich trin yn annheg.

2.13. Fel arfer, ni fydd yr Ombwdsmon yn ymchwilio i gŵyn os oes llwybr cyfreithiol ar gael i chi herio penderfyniad. Ni all yr Ombwdsmon ystyried nodweddion penderfyniadau apêl Arolygydd, y gellir eu herio trwy'r llysoedd yn unig (gweler adran 3 am fwy o fanylion).

3.14. Mae'r Ombwdsmon yn disgwyl i chi gyflwyno'ch cwyn i ni yn gyntaf a rhoi cyfle i ni unioni'r sefyllfa. Gallwch gysylltu â'r Ombwdsmon trwy'r canlynol:

- ffôn: 0300 790 0203
- e-bost: ask@ombudsman-wales.org.uk
- gwefan: <http://www.ombudsman-wales.org.uk>
- ysgrifennu at: Ombwdsmon Gwasanaethau Cyhoeddus Cymru 1
Ffordd yr Hen Gae, Pencoed CF35 5LJ

3.15. Yn Lloegr, os penderfynwch fynd at yr Ombwdsmon, mae'n rhaid i chi wneud hynny trwy Aelod Seneddol.

Cywiro mân wallau

3.16. Dogfennau cyfreithiol yw penderfyniadau apêl ac, ar wahân i lithriadau bach iawn, ni allwn eu diwygio na'u newid ar ôl iddynt gael eu cyhoeddi.

3.17. Mewn rhai amgylchiadau, gallwn wneud mân newidiadau i'r penderfyniad o dan yr hyn a elwir yn 'Rheol Lithriad'. Mae hyn yn ymwneud fel arfer â mân wallau yn y penderfyniad fel camgymeriadau teipio neu fân wallau ffeithiol nad ydynt yn effeithio ar y rhesymu yn y penderfyniad. Mae mwy o wybodaeth ar gael yn y nodyn canllaw 'Cywiro Gwallau o dan Adran 56 Deddf Cynllunio a Phrynu Gorfodol 2004'.

Yr hyn na allwn ei newid

3.18. **Ni allwn newid penderfyniad yr Arolygydd**, nac ailagor yr apêl ar ôl i'r penderfyniad gael ei gyhoeddi.

3.19. Er y gallwn gywiro mân lithriadau, ni allwn ailystyried y dystiolaeth a archwiliodd yr Arolygydd na'r rhesymu yn y penderfyniad na newid y penderfyniad a wnaed, hyd yn oed os cydnabyddwn fod camgymeriad wedi digwydd. Yr unig ffordd y gellir gwneud hyn yw trwy her lwyddiannus yn yr Uchel Lys (gweler 'Herio penderfyniadau yn yr Uchel Lys' – isod), sy'n dileu penderfyniad gwreiddiol yr Arolygydd.

Dysgu Gwersi

3.20. Rydym ni'n ystyried eich pryderon a'ch cwynion o ddifrif ac yn ceisio dysgu o unrhyw gamgymeriadau yr ydym wedi'u gwneud. Felly, mae cwynion, a'n hymatebion iddynt, yn un ffordd o'n helpu ni i wella'r system apeliadau.

3.21. Mae Pwyllgor Ansawdd a Safonau Proffesiynol yr Arolygiaeth Gynllunio yn ystyried adroddiad ar yr holl gwynion a gyfiawnhawyd bob tri mis, yn ogystal â manylion adolygiadau barnwrol, heriau Uchel Lys a chwynion Ombwdsmon. Mae Cadeirydd y Pwyllgor yn rhoi adroddiad i Fwrdd yr Arolygiaeth Gynllunio ar ôl pob cyfarfod, ac yn rhoi Adroddiad Blyneddol i Brif Weithredwr a Bwrdd yr Arolygiaeth.

Unioni pethau

3.22. Pan fydd camweinyddu neu gamgymeriad gan yr Arolygiaeth Gynllunio wedi arwain at anghyfiawnder neu galedi, ceisiwn gynnig rhwymedi sy'n dychwelyd yr achwynydd i'r sefyllfa y byddai wedi bod ynddi fel arall. Os nad yw hynny'n bosibl, bydd yr Arolygiaeth Gynllunio yn rhoi iawndal am dreuliau diangen a gafwyd o ganlyniad i gamgymeriad a gydnabuwyd, lle mae rhesymau cymhellol dros wneud hynny.

3.23. Bydd yr Arolygiaeth Gynllunio yn rhoi ystyriaeth ofalus i gwynion a cheisiadau am iawndal ariannol a dderbynnir o fewn 6 mis o ddyddiad y camgymeriad neu unrhyw benderfyniad apêl dilynol gennym sy'n gysylltiedig â'r camgymeriad hwnnw.

3.24. Mae'r rhwymedïau y gellid eu cynnig yn cynnwys:

- ymddiheuro, esbonio, a chydabod cyfrifoldeb;
- camau unioni, a allai gynnwys adolygu safonau gwasanaeth;

- diwygio deunydd cyhoeddedig; diwygio gweithdrefnau er mwyn atal yr un peth rhag digwydd eto; hyfforddi neu oruchwylio staff; neu unrhyw gyfuniad o'r rhain;
- iawndal ariannol am gostau a gafwyd o ganlyniad i'n camgymeriad.

Cwestiynau cyffredin

3.25. *“Pam llwyddodd apêl er bod yr holl breswylwyr lleol yn ei herbyn?”* – Mae safbwyntiau lleol yn bwysig, ond maent yn debygol o fod yn fwy darbwyllog os ydynt wedi'u seilio ar resymau cynllunio, yn hytrach nag yn mynegi barn o blaid neu yn erbyn y cynnig yn syml. Mae'n rhaid i Arolygwyr benderfynu ar sail yr holl dystiolaeth, p'un a yw'r safbwyntiau hyn yn cyfiawnhau gwrthod rhoi caniatâd cynllunio.

3.26. *“Sut gall Arolygwyr wybod am deimladau neu faterion lleol os nad ydyn nhw'n byw yn yr ardal?”* – Mae defnyddio Arolygwyr nad ydynt yn byw yn lleol yn sicrhau nad oes ganddynt fuddiant personol mewn unrhyw faterion lleol nac unrhyw gysylltiadau â'r apelydd neu ei asiant, yr awdurdod cynllunio lleol na'i bolisiâu. Fodd bynnag, bydd Arolygwyr yn ymwybodol o bolisiâu a safbwyntiau lleol o'r cynrychiolaethau y mae pobl wedi'u cyflwyno ynglŷn â'r apêl.

3.27. *“Ysgrifennais atoch i fynegi fy safbwyntiau, felly pam na soniodd yr Arolygydd am hyn?”* – Mae'n rhaid i Arolygwyr roi rhesymau dros eu penderfyniad ac ystyried yr holl safbwyntiau a gyflwynwyd, ond nid oes angen rhestru pob darn o dystiolaeth.

3.28. *“Pam fethodd fy apêl er bod apeliadau tebyg gerllaw wedi llwyddo?”* – Er y gallai dau achos fod yn debyg, bydd rhyw agwedd ar gynnig sy'n unigryw bron bob tro. Mae'n rhaid penderfynu ar bob achos ar sail ei nodweddion penodol ei hun, gan ystyried y dystiolaeth a gynhyrchwyd gan y partïon i'r achos hwnnw (sy'n debygol o fod yn wahanol o achos i achos).

3.29. *“Rwyf newydd golli fy apêl. A oes unrhyw beth arall y gallaf ei wneud i gael y caniatâd?”* – Efallai y gallech newid rhyw agwedd ar eich cynnig i'w wneud yn fwy derbyniol. Er enghraifft, os oedd yr Arolygydd yn credu y byddai eich estyniad yn edrych allan o'i le, a ellid ei ailddylunio i gyd-fynd yn well â'i amgylchoedd? Os felly, gallwch gyflwyno cais diwygiedig i'r awdurdod cynllunio lleol. Gallai trafod hyn gyda swyddog cynllunio eich helpu i archwilio'r dewisiadau sydd ar gael i chi.

3.30. *“Beth allaf ei wneud os yw rhywun yn anwybyddu amod cynllunio?”* – Ni all yr Arolygiaeth Gynllunio ymyrryd oherwydd yr awdurdod cynllunio lleol sy'n gyfrifol am sicrhau y cydymffurfir ag amodau. Felly, dylech gysylltu â'r awdurdod cynllunio lleol oherwydd bod ganddo bwerau disgrisiwn i gymryd camau gorfodi os yw amod yn cael ei anwybyddu.

4. Herio penderfyniad yn yr Uchel Lys

4.1. **Nodyn Pwysig** – Mae'r Nodyn hwn wedi'i fwriadu i roi arweiniad yn unig. Oherwydd bod heriau yn yr Uchel Lys yn gallu ymwneud ag achosion cyfreithiol cymhleth, fe allai fod yn syniad da i chi ystyried ceisio cyngor cyfreithiol gan unigolyn cymwysedig, fel cyfreithiwr, os ydych chi'n bwriadu dilyn y trywydd hwn neu'n ansicr ynghylch unrhyw ran o'r arweiniad yn y Nodyn hwn. Mae rhagor o wybodaeth ar gael gan y Llys Gweinyddol (gweler paragraff 3.14).

4.2. Mae heriau Uchel Lys yn cael eu cynnal o dan ddeddfwriaeth wahanol, yn dibynnu ar y math o apêl, ac mae'r cyfnod a ganiateir ar gyfer cyflwyno her yn amrywio yn unol â hynny.

4.3. **Os ydych chi eisiau herio penderfyniad yn yr Uchel Lys, mae'n rhaid i'r her gael ei chyflwyno:**

- o ran apeliadau cynllunio, o fewn 42 diwrnod (6 wythnos) o'r dyddiad y cyhoeddwyd y penderfyniad – ni ellir ymestyn y cyfnod hwn;
- o ran y rhan fwyaf o apeliadau gorfodi, o fewn 28 niwrnod o'r dyddiad y cyhoeddwyd y penderfyniad, er y gall y Llysoedd ymestyn y cyfnod hwn os ydynt o'r farn bod rheswm da dros wneud hynny.

4.4. Gweler ein nodiadau cyngor ar wahân ynglŷn â herio mathau eraill o benderfyniadau, fel y rhai hynny sy'n ymwneud â gorchmynion Hawliau Tramwy.

Y seiliau dros herio'r penderfyniad

4.5. Ni ellir herio penderfyniad oherwydd bod rhywun yn anghytuno â phenderfyniad yr Arolygydd yn unig. Er mwyn i her fod yn llwyddiannus, byddai'n rhaid i chi fodloni'r Uchel Lys bod yr Arolygydd wedi gwneud camgymeriad yn ôl y gyfraith, e.e. camddehongli neu gamgymhwyso polisi neu fethu â rhoi sylw i ystyriaeth bwysig. Os gwnaed camgymeriad a bod yr Uchel Lys o'r farn y gallai fod wedi effeithio ar ganlyniad yr apêl, bydd yn dileu penderfyniad yr Arolygydd ac yn dychwelyd yr apêl i'r Arolygiaeth Gynllunio i'w hailbenderfynu.

Herio penderfyniadau apêl cynllunio

4.6. Fel arfer, ceisiadau yw'r rhain o dan adran 288 Deddf Cynllunio Gwlad a Thref 1990 i ddileu penderfyniadau ar apeliadau ar gyfer caniatâd cynllunio (gan gynnwys apeliadau gorfodi a ganiatawyd o dan sail (a) neu benderfyniadau apêl tystysgrif datblygiad cyfreithlon). O ran penderfyniadau apêl caniatâd adeilad rhestredig neu ardal gadwraeth, cyflwynir heriau o dan adran 63 Deddf Cynllunio (Adeiladau Rhestredig ac Ardaloedd Cadwraeth) 1990. **Mae'n rhaid i'r Llys Gweinyddol dderbyn heriau o fewn 42 diwrnod (6 wythnos) o ddyddiad y penderfyniad – ni ellir ymestyn y cyfnod hwn.**

Herio penderfyniadau apêl gorfodi

4.7. Gellir herio penderfyniadau apêl gorfodi ar bob sail o dan adran 289 Deddf Cynllunio Gwlad a Thref 1990. O ran penderfyniadau apêl gorfodi adeilad rhestredig neu ardal gadwraeth, cyflwynir heriau o dan adran 65 Deddf Cynllunio (Adeiladau Rhestredig ac Ardaloedd Cadwraeth) 1990. Er mwyn herio penderfyniad gorfodi o dan adran 289 neu adran 65, mae'n rhaid i chi gael caniatâd y Llys yn gyntaf. Os nad yw'r Llys yn credu bod achos y gellir ei ddadlau, gall wrthod rhoi caniatâd.

Mae'n rhaid i'r Llys Gweinyddol dderbyn ceisiadau am ganiatâd i gyflwyno her o fewn 28 niwrnod o ddyddiad y penderfyniad, oni bai bod y Llys yn ymestyn y cyfnod hwn.

Cwestiynau cyffredin

4.8. *"Pwy sy'n gallu cyflwyno her?"* – O ran achosion cynllunio, gall unrhyw un sy'n teimlo iddo gael cam gan y penderfyniad wneud hynny. Gall hyn gynnwys unigolion â buddiant yn ogystal ag apelyddion ac awdurdodau cynllunio lleol. O ran achosion gorfodi, dim ond yr apelydd, yr awdurdod cynllunio lleol neu unrhyw unigolyn arall sydd â buddiant cyfreithiol yn y tir all gyflwyno her. Gall pobl eraill sy'n teimlo iddynt gael cam wneud cais am adolygiad barnwrol gan y Llysoedd, ond mae'n rhaid iddynt wneud hyn yn brydlon (gall y Llys Gweinyddol roi mwy o wybodaeth i chi am sut i wneud hyn – gweler 'Gwybodaeth ychwanegol' isod).

4.9. *"Faint mae'n debygol o'i gostio i mi?"* – Mae'r Llys yn codi tâl gweinyddol am brosesu eich her (dylai'r Llys Gweinyddol allu rhoi cyngor i chi ynglŷn â'r ffioedd presennol – gweler 'Gwybodaeth ychwanegol' isod). Gall y costau cyfreithiol sy'n gysylltiedig â pharatoi a chyflwyno'ch achos yn y Llys fod yn sylweddol, ac os bydd yr her yn methu bydd rhaid i chi dalu costau'r Arolygiaeth Gynllunio yn ogystal â'ch costau chi, fel arfer. Fodd bynnag, os bydd yr her yn llwyddiannus, bydd rhaid i'r Arolygiaeth Gynllunio dalu eich costau cyfreithiol rhesymol chi, fel arfer.

4.10. *"Pa mor hir y bydd yn ei gymryd?"* – Gall hyn amrywio'n fawr. Penderfynir ar lawer o heriau o fewn 6 mis, ond gall rhai gymryd mwy o amser.

4.11. *"A oes angen i mi gael cyngor cyfreithiol?"* – Nid oes rhaid i chi gael cynrychiolaeth gyfreithiol yn y Llys ond mae hynny'n beth arferol, oherwydd fe allai fod angen i chi ymdrin â phwyntiau cyfreithiol cymhleth a wneir gan gynrychiolydd cyfreithiol yr Arolygiaeth Gynllunio.

4.12. *"A fydd her llwyddiannus yn gwyrddroi'r penderfyniad?"* – Nid o reidrwydd. Gall y Llys fynnu bod yr Arolygiaeth Gynllunio yn ailystyried yr achos yn unig, a gallai Arolygydd ddod i'r un penderfyniad ond am resymau gwahanol neu helaethach.

4.13. *"Beth allaf ei wneud os bydd fy her yn methu?"* – Er y gallai fod yn bosibl mynd â'r achos i'r Llys Apêl, byddai'n rhaid cyflwyno dadl gymhellol i'r Llys er mwyn i farnwr roi caniatâd i chi wneud hyn.

Gwybodaeth ychwanegol

4.14. Gellir cael cyngor ychwanegol ynglŷn â chyflwyno her Uchel Lys **yng Nghymru** gan y canlynol:

Y Llys Gweinyddol yng Nghanolfan Cyfiawnder Sifil Caerdydd
2 Stryd y Parc
Caerdydd CF10 1ET

Rhif ffôn: **02920 376 400**

Gwefan: <http://www.justice.gov.uk/about/hmcts/>

Ailbenderfynu yn dilyn her lwyddiannus

4.15. Pan fydd her yn llwyddiannus, bydd yr apêl yn cael ei dychwelyd i'r Arolygiaeth Gynllunio i'w hailbenderfynu. Byddwn yn rhoi blaenoriaeth i bob achos ailbenderfynu o'r Uchel Lys, ac ymdrinnir â nhw'n gyflym fel arfer, ond heb achosi anfantais i unrhyw barti. Bydd yr Arolygiaeth Gynllunio yn penodi Arolygydd gwahanol i ailbenderfynu'r apêl, fel arfer.

4.16. Fel rheol, bydd yr apêl yn cael ei phenderfynu naill ai trwy gynrychiolaethau ysgrifenedig ychwanegol neu ymchwiliad. Anaml iawn y byddwn yn trefnu gwrandawriad, hyd yn oed os ymdriniwyd â'r apêl wreiddiol yn y modd hwnnw. Ystyriwn y byddai angen i benderfyniad gwrandawriad a archwiliwyd ac a ddilëwyd yn lleoliad ffurfiol yr Uchel Lys gael ei ailbenderfynu o dan y weithdrefn ymchwiliad ffurfiol fel arfer, er mwyn gallu archwilio'r materion cyfreithiol a godwyd yn llawn. Fodd bynnag, pe byddai'r holl bartïon yn cytuno y byddai gwrandawriad yn briodol, byddem yn ystyried hyn wrth bennu'r weithdrefn ar gyfer ailbenderfynu'r apêl.

4.17. Lle yr ymdriniwyd â'r apêl yn wreiddiol trwy gynrychiolaethau ysgrifenedig, byddem fel arfer yn ei hailbenderfynu trwy gyfrwng cynrychiolaethau ysgrifenedig ychwanegol. Fodd bynnag, lle y bu newid perthnasol mewn amgylchiadau, gallem ystyried nad hon yw'r weithdrefn fwyaf priodol mwyach.

4.18. Lle yr ymdriniwyd â'r apêl yn wreiddiol trwy ymchwiliad, gallai un newydd gael ei gynnal. Lle y bu newidiadau arwyddocaol mewn amgylchiadau (e.e. deddfwriaeth newydd neu bolisïau lleol neu genedlaethol newydd) ers yr ymchwiliad neu'r gwrandawriad gwreiddiol, byddai'r Arolygydd fel arfer yn caniatáu cyflwyno tystiolaeth ychwanegol i fynd i'r afael â'r rhain.

Amserlen

4.19. O ran apeliadau i'w hailbenderfynu, lle y disgwylir i'r ymchwiliad bara 8 niwrnod neu fwy, byddai'r Arolygiaeth Gynllunio fel arfer yn cytuno ar amserlen benodol gyda'r prif bartïon i ymdrin â dyddiadau'r ymchwiliad, cyflwyno tystiolaeth a chyhoeddi'r penderfyniad neu gyflwyno'r adroddiad i Weinidogion Cymru, os yw'n berthnasol.

4.20. Mewn achosion eraill, fel rheol, byddem yn ceisio cytuno ar ddyddiadau ar gyfer ymchwiliad neu wrandawriad yn unol â'n harferion safonol. Lle mae'r achos i'w ailbenderfynu yn symud ymlaen trwy gynrychiolaethau ysgrifenedig, byddem fel arfer yn cysylltu â'r partïon i drefnu ymweliad arall, oni bai y cytunwyd nad oes angen cynnal ymweliad arall.

5. Cysylltu â Ni

5.1. Arolygiaeth Gynllunio Cymru

Yr Arolygiaeth Gynllunio
Ystafell 1-004
Adeiladau'r Goron
Parc Cathays
Caerdydd
CF1 3NQ

Rhif ffôn: 0303 444 5940
E-bost: Cymru@planninginspectorate.gov.uk
Gwefan: www.planningportal.gov.uk/planning/planninginspectorate/customerfeedback/feedback?language=wa

5.2. Ombwdsmon Gwasanaethau Cyhoeddus Cymru

Ombwdsmon Gwasanaethau Cyhoeddus Cymru
1 Ffordd yr Hen Gae
Pencoed
CF35 5LJ

Llinell Gymorth: **0300 790 0203**
Gwefan: <http://www.ombudsman-wales.org.uk/>
E-bost: ask@ombudsman-wales.org.uk