



**Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure)  
(Wales) Order 2012 (as amended)**

**Application 21/0449/FUL for FULL Planning Permission**

Frederick Carter  
Frederick Carter  
Riverbank House  
Canal road  
Newtown  
SY162JN  
United Kingdom

Applicant: Mr Ian Sneade

In pursuance of its powers under the above-mentioned Act and Order Powys County Council (hereinafter called "the Council") as local planning authority hereby gives you notice that **Full Planning Permission is REFUSED** for the following development, namely:-

**Erection of a dwelling and associated works Land At City House , Four Crosses, Llanymynech, Powys SY22 6RG**

Which was the subject of the application and plan submitted to the Council on 19th April 2021.

The grounds for the Council's decision to REFUSE permission for the development are;

1 The development of the site proposed dwelling would severely harm the setting of Cadw ID 8527 The Post Office included on the statutory list on 05 April 1993 and Cadw ID 8528 House attached to Post Office including forecourt walls and railings included on the statutory list on 05 April 1993. As such the proposal would be in conflict with national legislation and policy in terms of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 6.1.7 and 2.1 and 6.1.10 of Planning Policy Wales 11th edition 2021, TAN 24 and its annex Setting of Historic Assets in Wales, Conservation Principles and Local Plan Policies Policy SP7, DM13 and Local Development Plan Objective 13 and advice in adopted Supplementary Planning Guidance - Residential Development.

2 It is considered that the proposed large two-story dwelling due to the proximity of the site to the adjacent listed building and its setting would have a scale and massing that would not complement nor enhance the surrounding area and therefore not satisfy Policy DM13 of the LDP.

The date on which this application is REFUSED is 3rd December 2021.

A handwritten signature in black ink, appearing to read 'G Davies'.

**Gwilym Davies**

Head of Property, Planning and Public Protection  
Pennaeth Eiddo, Cynllunio a Gwarchod y Cyhoedd

## **NOTES**

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he/she may appeal to the National Assembly in accordance with Section 78 of the Town and Country Planning Act 1990. If the application is for householder development or minor commercial development you have 3 months to appeal, for any other applications or appeals against conditions you have 6 months to appeal. Appeals must be made on a form obtainable from the Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff CF10 3NQ. The National assembly has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. It does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by itself.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

## **NODIADAU**

1. Os yw'r ymgeisydd yn tybio iddo/iddi gael cam gan benderfyniad yr awdurdod cynllunio lleol i wrthod caniatâd neu gymeradwyo'r datblygiad arfaethedig, neu i roi caniatâd neu gymeradwyaeth yn ddarostyngedig i amodau, gall ef / hi apelio at Y Cynulliad Cenedlaethol yn unol ag Adran 78 o Ddeddf Cynllunio Gwlad a Thref 1990 o fewn 6 mis o ddyddiad y rhybudd hwn. Rhaid apelio ar ffurflen sydd ar gael gan yr , Penderfyniadau Cynllunio a'r Amgylchedd Cymru, Parc Cathays, Caerdydd, CF10 3NQ. Mae gan y Cynulliad Cenedlaethol bwerau i ymestyn y cyfnod ar gyfer rhoi rhybudd o apelio, ond fel arfer, ni fydd yn barod i ddefnyddio'r pŵer hwn oni bai bod yna amgylchiadau arbennig sy'n esgusodi'r oedi am roi rhybudd o apêl. Nid oes rhaid i'r Cynulliad Cenedlaethol ystyried apêl os yr ymddengys iddo na allai'r awdurdod cynllunio lleol fod wedi rhoi caniatâd cynllunio i'r hysbysebion, neu na ellid fod wedi rhoi

caniatâd heblaw ei fod yn ddarostyngedig i'r amodau a osodwyd ganddynt, gan ystyried yr anghenion statudol, i ddarpariaethau'r gorchymyn datblygu, ac i unrhyw gyfarwyddyd a roddir dan y gorchymyn. Fel arfer, nid yw'n gwrthod ystyried apêl er i benderfyniad yr awdurdod cynllunio lleol fod wedi ei seilio ar gyfarwyddiadau a rhoddwyd ganddo ef.

2. Os y gwrthodir neu y rhoddir caniatâd i ddatblygu tir yn ddarostyngedig ar amodau, un ai gan yr awdurdod cynllunio lleol neu gan y Cynulliad Cenedlaethol, a bod perchennog y tir yn honni nad yw'r tir o ddefnydd llesol rhesymol fel ag y mae'n bodoli ar hyn o bryd ac ni ellir ei adfer yn dir a fyddai o ddefnydd llesol rhesymol trwy wneud gwaith datblygu sydd wedi neu a fyddai wedi ei ganiatau, medr gyflwyno rhybudd pryniant ar y Cyngor lle y mae'r tir wedi ei leoli, er mwyn prynu ei fudd yn y tir yn unol â'r darpariaethau yn Rhan VI Deddf Cynllunio Gwlad a Thref 1990.

3. Mewn amgylchiadau penodol, gellir gwneud cais am iawndal yn erbyn yr awdurdod cynllunio lleol, pan fo caniatâd wedi ei wrthod neu wedi ei roi yn ddarostyngedig i amodau gan y Cynulliad Cenedlaethol ar apêl neu wrth gyfeirio'r cais ymlaen ato. Mae'r amgylchiadau pan y telir iawndal wedi eu nodi yn Adran 114 Deddf Cynllunio Gwlad a Thref 1990.