
Planning Applications

Introduction

The Council is the local planning authority for its area (in some areas this is a function of a National Park Authority). Planning authorities are responsible for making decisions and taking action about various planning matters. They have to work within the law, government guidance and the authority's own policy. We may be able to help you with your complaint against a planning authority.

What we can do

We can look at whether there is something wrong in the way in which the Council went about deciding an application for a neighbouring development. This can include the failure to:

- Notify you of an application, which may affect you, so that you were unable to object;
- Notify other bodies which should have been consulted;
- Consult you on amended plans;

- Give reasons for its decision to approve an application;
- Take your objections into account (this is not the same as agreeing with your objections);
- Take into account relevant planning considerations.
- Give correct planning advice before you made an application, which can be shown to have caused significant problems for you;
- have a system in place for ensuring that advice it gave was properly recorded;
- make clear that the advice was informal and did not commit the Council to make a particular decision in the future;
- follow the proper procedures or to take into account relevant planning considerations.

What we cannot do

We cannot look at:

- A planning decision which has been properly taken where there is no evidence of administrative fault;
- Complaints where there is or was a right of appeal against the Council's decision to Planning and Environment Decisions Wales. This can apply where there is delay in deciding an application or where an application has been refused;
- A complaint about an application until a decision has been taken and we can consider the effect on you.

We are unlikely to look at your complaint if it relates to private matters between you and your neighbour – e.g. boundary disputes.

Issues to bear in mind

We cannot overturn the decision or demolish the development even if you are affected, but, if your complaint is upheld, we will consider other ways of reducing any effect on you.

Further information

Planning Aid Wales can give helpful information on planning matters. You can contact them via phone on **029 2062 5000** or via www.planningaidwales.org.uk

Planning information can also be found at www.planningportal.co.uk/wales

The Council's own website may also contain information about some planning matters.

Contact us

If you are not sure whether we would be able to look into your complaint, please [contact us](#) on 0300 790 0203.

Easy Read

