



Ein cyf/Our ref WQ98704

Andrew R.T. Davies MS
Senedd Constituency Member for Pen-Y-Bont Bro Morgannwg

AndrewRT.Davies-MS@senedd.wales

23 June 2026

Dear Andrew,

In your written question WQ98704 you asked what discussions I have had with local authorities to ensure they meet the 21 working days deadline in providing pre-application advice in response to enquiries relating to permitted development rights or a planning application.

A statutory deadline for the provision of pre-application services is set out in The Town and Country Planning (Pre-Application Services) (Wales) Regulations 2016. Failure to meet the deadline is a matter that could be investigated by the Public Services Ombudsman for Wales where it involved personal injustice.

Planning authorities currently have budget and staff resource pressures which are affecting service delivery. Amendments to the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 have sought to move planning fees towards full cost recovery. This includes fees for statutory pre-application services.

I hosted an introductory meeting with local authority leaders on 10 June 2026 where general resource pressures were discussed and will be meeting Planning Lead Members over the coming months. Similarly, the North Wales Royal Town Planning Institute conference on the 22 October will be an opportunity for me to remind planning authority participants of the need for performance improvements as the benefits of moving to full cost recovery are realised. The planning services performance framework has been reintroduced so planning authorities will have to submit annual performance reports in 2027.

Yours sincerely

A handwritten signature in black ink, reading 'Siân Gwenllïan', followed by a long horizontal flourish.

Siân Gwenllïan AS/MS

Gweinidog Cabinet dros Lywodraeth Leol, Tai a Chynllunio
Cabinet Minister for Local Government, Housing and Planning