

Iles, Nicholas (CCRA - Planning)

Subject: FW: Request for planning application to be called in.

From: [REDACTED]
Sent: 13 December 2022 08:21
To: PEDW – Gwaith Achos / Casework [REDACTED]
Subject: FW: Request for planning application to be called in.

I have sent to the email address on the website, however I have received a reply that it has not been delivered. Please confirm receipt and forward to the correct department, alternatively if you could provide me with the correct email address.

Diolch

[REDACTED]
From: [REDACTED]
Sent: 13 December 2022 08:18
To: [REDACTED]
Subject: Request for planning application to be called in.

Bore da / Good morning

Planning application A220353 from Ceredigion County Council.

I request that the above application is called in for review on the following grounds;

The below policies were considered, however no justification given, with the officer report referring more than once, "according to the [REDACTED]". This raises concerns as there is a retrospective element to the case with previous disregard to the planning process.

1. TAN 23 No viability report included justifying the need of such establishment in the rural area with the economical benefit.
2. TAN 18 / DM 03 / DM04 No transport links to the proposed site, thus increasing traffic and pollution on rural narrow lanes. There is no bus connection to the village of Dihewyd with the closest bus service running through Ciliau Aeron and Felinfach which is 5 miles away. It is not an option for potential users to use sustainable transport to arrive.
3. TAN 5 / TAN 15 This [REDACTED] Development on this site will increase risk of flooding and can change the biodiversity of the soil and habitat of species.
4. LU22 Location of proposed site is not inclusive for community use when there is an established vibrant community within the school, village hall, church and chapel.
5. TAN 6/ LU 12 No evidence provided with the application of the financial viability of the proposed establishment and the employment prospects to the local residents.
6. LU12 Ceredigion is a beautiful county with beaches, open countryside and rolling hills, development of inland sites need to be considered as there is no local amenities to support such as shops and local attractions.
7. SO1 The [REDACTED] hasn't provided any local justification or evidence of the local need for this type of establishment / development. He hasn't supplied any business plans for this development. The questionnaire provided has been based on [REDACTED] again, this does not provide sufficient evidence to the need to this type of establishment. As noted in one objection letter,

there is already this type of establishment in the Village of Ciliau Aeron which is not occupied to full capacity which indicates the lack of need.

8. LU17 This policy is for the development of tourism, this policy does not support this application due to the type of clientele that can gain from this establishment. This establishment would be for specific needs.
9. SO4 Developments in linked settlements – Back in 2020 an application (A190787) to build an affordable home for a young couple who are key workers was called in and subsequently refused by yourselves. If a young couple could not be granted planning permission to build their home on family land due to being in an 'other location' then how could this application be granted for such an establishment.

This is substantial application including a retrospective element for 2 holiday lets, this is also of concern as the granting of these lets have been for the sole use of the individuals with addition learning needs. [REDACTED]

It is also a concern that the Corporate Lead Officer for Economy and Regeneration has noted that an improvement to the access is required, which means that the access to the other lets the [REDACTED] is insufficient. It is a huge shame that this development would consequently diminish the history of the area and the small holding it once was. I personally feel very strong about keeping the history of our areas.

The planning officer has not provided any evidence for granting this large scale enterprise in a rural area and the applicant has not provided any strong evidence of the financial viability and demand for such project within the local area. Therefore, the application should be called addressing all concerns.

Kind regards

[REDACTED]
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