From:

Sent: 16 August 2020 16:27

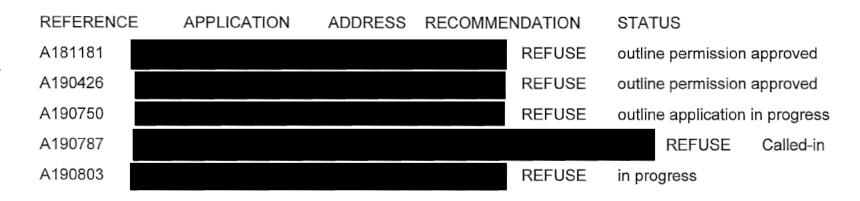
To: Planning Directorate Mailbox

Subject: Ceredigion planning decisions

Chief Planner Welsh Government

Dear Mr

I would like to bring to your notice the number of planning applications in Ceredigion for single new houses in the open countryside. I am aware of seven recent ones that have been granted permission, or are still in progress, going against the recommendation of the planning officers. These are





All these applications conflict with national policies and are in sum I believe of more than local importance.

- architecture. None applies to these applications. countryside, or unless the design is of an exceptional quality, truly outstanding or innovative, reflecting the highest standards in is an essential need for a rural worker to live permanently or a rural enterprise dwelling at or near their place of work in the being located in the open countryside, away from an existing settlement. Isolated new homes should not be permitted unless there Strategic and Spatial Choices: These applications appear to fail the gateway test in Planning Policy Wales (PPW 3.56) by
- therefore contrary to planning policy; PPW 3.56 and 4.2.24 Outside settlement boundary: none of these applications are within a settlement boundary. These developments are
- Sustainable location; they are not in sustainable locations and therefore completely contrary to well-established policy.

where there are amenities and facilities and where neighbours are proximate. Isolated houses such as these applications tend to objective there are other means. Policies are in place to sustain communities by strengthening existing settlements because that is weaken communities. consideration for going against policies as supporting young people of the county. While this can not be disputed as a worthwhile , adjacent properties. The planning committee gives the material

Policies are in place to avoid development blighting rural Wales. Random and piecemeal developments, however, are becoming apparent in Ceredigion with a rash of scattered houses, which are oversized and pay little respect to their context.

classified as affordable. The unfortunate effect of this perversion is to inadvertently diminish the stock of truly affordable homes. A pretext in most of these applications is that they are affordable homes. Patently by their dimensions alone they can not be

Please can you respect our anonymity and not disclose our names to third parties? You will understand we do not wish to be a lightning rod.

planning policies are adhered to unless there are real over-riding considerations. We would ask if powers of the Ceredigion Development Control Committee can be checked? and if there can be insistence that

Yours sincerely

