

Iles, Nicholas (CCRA - Planning)

Subject: FW: Urgent request for call-in of a planning application

From: [REDACTED]

Sent: 04 February 2021 13:01

To: Wales [REDACTED]

Cc: [REDACTED]

Subject: Urgent request for call-in of a planning application

To whom it may concern in the Planning Inspectorate.

From [REDACTED]

<https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=58801>

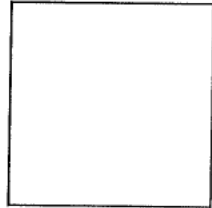
(I apologise for the urgency of this request, but, although the outline application is marked 'in progress' the householders who would be affected by the development have been told that the application will be passed on policy and will not be discussed in Committee.)

I would like to make an urgent request for the Welsh Government to call-in the above planning application No. 200975 made to Ceredigion County Council for a development in Llangorwen because I believe it conflicts in several ways with the Welsh Government's national planning policies:

- The application is for the building of five houses on agricultural land. It is unclear whether the land is part of an agricultural holding because the applicant has marked the box to say that information pertaining to this is included (section 11) but it does not appear in the on-line application. The land is currently used for sheep and for cutting hay/silage. It is part of an upward-rolling landscape which is an integral aspect of such coastal agriculture. It is also part of the ecosystem in which land and sea birds play a large part.
- I do not believe that the effects of climate change are being sufficiently taken into account. The water table is high, and when the frequently heavy rains associated with climate change happen, it leaves standing water around the existing properties that would be affected by the development. It also causes the flooding of fields to the front of the existing properties which has happened four times in the last two and a half years when it is supposedly a one in 75 years event. There is doubt that the SuDS can be entirely effective as the ground level of the proposed buildings is over 5 meters above the properties below them (page 136 SuDS Manual 2015).
- There is unlikely to be a move away from private sewage systems as sewerage is a problem in Llangorwen, the sewerage system is at maximum capacity, and the use of septic tanks is likely (in the current pandemic it has been difficult to receive replies to queries about several matter – including this matter - from the council). Heavy rain would carry the run-off from the private sewage systems downhill to the properties below, with all the health risks associated with this.
- The proposed development conflicts with the placemaking policies of the Welsh Government in several ways: the proposed appearance of the development is not in keeping with the dwellings below, the amenity would tower over them, completely destroying their privacy and, I believe, would have a detrimental effect on the well-being of the house-dwellers; there is no public transport available so the development would be car-dependent, with the attendant air and noise pollution; the roads are narrow for two-way traffic; and there are no pavements and no bike ways.

I hope very much that this request will be considered.

Best regards



Sylwer: I warchod rhag feirysau cyfrifiadurol, gallai rhaglenni e-bost eich atal rhag anfon neu dderbyn rhai mathau o ffeiliau ar ffurf atodiadau. Gwiriwch osodiadau diogelwch eich rhaglen e-bost i benderfynu sut mae atodiadau'n cael eu trin.

Rhoi'r Cwsmer wrth wraidd popeth a wnawn!

Sylwer bod cynnwys y neges e-bost hon ac unrhyw atodiadau yn freintiedig a/neu'n gyfrinachol ac wedi'u bwriadu at ddefnydd y derbynnydd bwriadedig yn unig. Os nad chi yw derbynnydd bwriadedig y neges e-bost hon a'i hatodiadau, peidiwch â chymryd unrhyw gamau yn seiliedig arnynt, na'u copïo na'u dangos i unrhyw un. Cysylltwch â'r anfonwr os credwch eich bod wedi derbyn y neges e-bost hon ar gam ac yna dilëwch y neges e-bost o'ch system.

Dylai derbynnyddion nodi bod traffig e-bost ar systemau'r Arolygiaeth Gynllunio yn cael ei fonitro, ei gofnodi a'i archwilio i sicrhau bod y system yn gweithredu'n effeithiol ac at ddibenion cyfreithlon eraill. Mae'r Arolygiaeth Gynllunio wedi cymryd camau i gadw'r neges e-bost hon ac unrhyw atodiadau yn rhydd rhag feirysau. Nid yw'n derbyn unrhyw atebolrwydd am unrhyw golled neu niwed a achosir o ganlyniad i drosglwyddo unrhyw feirws ymlaen. Y derbynnydd sy'n gyfrifol am gynnal yr holl wiriadau angenrheidiol.

Mae'r datganiadau a fynegir yn y neges e-bost hon yn bersonol ac nid ydynt o reidrwydd yn adlewyrchu safbwyntiau neu bolisiau'r Arolygiaeth.

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