

ATISN 20778 - ITEM 010

Iles, Nicholas (LGHCCRA - Planning - Planning)

From: [REDACTED]
Sent: 09 June 2021 13:27
To: Iles, Nicholas (ESNR-Planning)
Cc: [REDACTED]
Subject: RE: TOWN AND COUNTRY PLANNING ACT 1990- SECTION 77 CALL-IN REQUEST - DWELLING AT LLYDLO FACH, ABERARTH, ABERAERON
Attachments: TCP - Call-in - Housing - 1 dwelling, Llwydlo Fach, Aberarth, Ceredigion - 8.6.21.obr

Hello [REDACTED]

Our advice on the above call-in request is attached.

Thanks.

[REDACTED]
[REDACTED]
Cangen Polisi Cynllunio / Planning Policy Branch
Y Gyfarwyddiaeth Gynllunio / Planning Directorate
Llywodraeth Cymru / Welsh Government
Ffôn / Tel.: [REDACTED]

From: [REDACTED]
Sent: 03 June 2021 11:51
To: [REDACTED]
Cc: [REDACTED]
Subject: TOWN AND COUNTRY PLANNING ACT 1990- SECTION 77 CALL-IN REQUEST

Hi,

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 CALL-IN REQUEST.
PROPOSED LOCAL NEEDS (AFFORDABLE) DWELLING AT LLYDLO FACH, ABERARTH,
ABERAERON, SA46 0JX.
APPLICATION NO. A200773.**

The Welsh Ministers have received a number of call-in requests in respect of the above planning application.

The relevant documents are the Application Form, Site Location Map, Proposed Site Plan + Landscaping, Planning Elevation and floor-roof plan, Existing Site Plan and the Officers Report to Planning Committee. If you require and further information, please let me know.

The application went before the Planning Committee on the 19 May with a recommendation permission should refused. The Committee resolved to approve contrary to officer advice.

The Welsh Government now has to decide whether to leave the application for the local planning authority to determine or whether the application should be determined by the Welsh Government because of the planning issues associated with it.

Nick Iles
Cangen Benderfyniadau - Decisions Branch
Y Gyfarwyddiaeth Gynllunio - Planning Directorate
Llywodraeth Cymru - Welsh Government
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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

To: Nick Iles

cc: [REDACTED]

From: [REDACTED]
Planning Policy Branch
Ext. 3290

Date: 9 June 2021

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 CALL-IN REQUEST:
PROPOSED LOCAL NEEDS "AFFORDABLE" DWELLING AT LLYDLO FACH,
ABERARTH, ABERAERON, SA46 0JX (Application No. A200773)**

With reference to your e-mail of 3 June 2021 concerning the above, the relevant housing issues raised by this planning application are as follows:

- This is an application for planning permission for a dwelling on a site in the open countryside in Ceredigion. The site is currently an agricultural field.
- According to the Officer's Report the site lies within 'Other Locations' as identified in the adopted Ceredigion Local Development Plan (LDP), where development should be strictly controlled and where general housing is considered inappropriate unless it is for affordable housing to meet an unmet need. The nearest settlement (Aberarth) is approximately 2km away.
- Although the applicants state that their proposal is for an 'affordable' dwelling, there is no indication that there would be any mechanism in place to ensure that the dwelling remained 'affordable' in perpetuity, as required by the definition of 'affordable housing' set out in Technical Advice Note 2, *Planning and Affordable Housing* (paragraph 5.1).
- In addition, the Officer's Report states that the proposed dwelling would have a floor area of 166 square metres which would exceed the maximum floor area for an affordable dwelling (137 square metres) as set out in Ceredigion's Supplementary Planning Guidance on this matter.
- Under national policy on 'Strategic Place-making', new development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, and habitat and landscape conservation. Also, new building in the open countryside away from existing settlements or areas allocated for development in development plans must be strictly controlled (*Planning Policy Wales*, para 3.60).

The Officer's Report assesses the above issues and recommends that the application be refused due to the proposal being contrary to local planning policies and guidance which seek to protect the open countryside from unsustainable and unjustified new residential development.

Based on the information available, **call-in is recommended** as the application clearly conflicts with national planning policy on strategic place-making and development in the countryside.