

ATISN 20778 - ITEM 075

Iles, Nicholas (LGHCCRA - Planning - Planning)

From: Iles, Nicholas (ESNR-Planning)
Sent: 16 June 2021 14:01
To: [REDACTED]
Subject: FW: Request to call in Ceredigion A200773 [REDACTED] Proposed Local Needs (Affordable Dwelling)

Dear Ms [REDACTED]

Thank you for your e-mail of 20 May to Julie James MS, Minister for Climate Change, regarding planning application A200773 for a proposed affordable dwelling at Llydlo Fach, Aberarth, Aberaeron. You have asked for the application to be called in for the Welsh Ministers own determination. I have been asked to reply on behalf of the Minister.

The Welsh Government has a very clear policy on calling in planning applications. It considers Local Planning Authorities, as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers call in very few applications and only those which raise issues of more than local importance.

Every call-in request is considered on its own merits. Our policy sets out six examples of issues which might persuade the Welsh Ministers to call in a planning application. These are applications which:

- are in conflict with national planning policies;
- could have wide effects beyond their immediate locality;
- may give rise to substantial controversy beyond the immediate locality;
- are likely significantly to affect sites of scientific, nature conservation or historic interest, or areas of landscape importance;
- raise issues of national security; or
- raise novel planning issues.

A fuller explanation of our approach to call-in requests can be found on the Welsh Government website at <https://gov.wales/sites/default/files/publications/2019-02/called-in-planning-applications-guidance.pdf>.

Consideration of your call-in request is being undertaken. Consideration is confined to planning issues and whether it is more appropriate for the Welsh Ministers to determine the application. In considering a call-in request the merits of the proposed development are not taken into account.

An Article 18 'Holding Direction' was issued on 21 May 2021 which prevents Ceredigion County Council from issuing a planning decision until the call-in process is concluded. The Direction does not prevent the Council from processing or considering the application, nor does it prevent the Council from refusing consent.

A decision on whether to call in the application will be made in due course. You will be notified of this decision.

You should be aware a call-in request may itself be subject to a freedom of information request. Our response to requests will be in accordance with the duties placed on the Welsh Ministers by the Freedom of Information Act 2000, the Environmental Information Regulations 2004 and the Data Protection Act 2018.

Yours sincerely,

Nick Iles
Cangen Benderfyniadau - Decisions Branch
Y Gyfarwyddiaeth Gynllunio - Planning Directorate
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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.

From: [REDACTED]
Sent: 21 May 2021 09:57
To: [REDACTED]
Subject: Request to call in Ceredigion A200773 [REDACTED] Proposed Local Needs (Affordable Dwelling)

Re Ceredigion A200773 [REDACTED] Proposed Local Needs (Affordable Dwelling)

Dear Minister

I would like to request that the above planning application which is currently in process of approval by Ceredigion County Council to be called in for consideration by Welsh Ministers as I believe the proposed development raises planning issues of more than local importance .

The proposal is in conflict with both national and local planning policy for the following reasons ,

The location is outside of the designated/ proposed areas of development for the [REDACTED] settlement in the Local Development Plans (both current and draft) . The proposed plot is in an area of dispersed farmsteads and cottages. Each dwelling is individually located in what is considered to be open countryside, each is separated by a field and none have access to shared amenities. It is not categorised as a settlement and the agricultural fields separating the dwellings and currently being grazed cannot be described as 'infill' .

The applicants are requesting a rural exception be made on the basis of their need for affordable housing. I understand that affordable housing is wholly designed to support the ability of households to purchase or rent property that satisfies the needs of the household without subsidy (PPW 4.1.) The applicants have already entered the housing market and own their current property ,they have stable employment with the Local Authority .The application is for a three bedroom house of 166 sq metres which is above the maximum allowed for affordable dwelling and additionally their agent advised the officer that may be altered in future to five bedroom and their supporting evidence only included reference to cost of four bedroom houses available locally. This is a misuse of the intention of TAN 2 as defined by the LHMA as the size and tenure does not reflect the housing requirements identified nor does the layout, scale , form and visual appearance of the building integrate with its surroundings.The expectations of previous planning applications in the area are for slate tiles with recessed slate sills to maintain the local characteristics and contribute to the sense of place making.

Proposed affordable housing sites must also meet all the other criteria against which a housing development would be judged. (PPW 4.2) .This includes maintaining and enhancing biodiversity and the resilience of ecosystems . (Environment Act 2016 (sect 6) .

The application did not include any type of environmental survey in spite of extensive prior communication with Ceredigion Council Ecology Services as well as the local council member who has treated my concern as a matter of opinion . In particular I want to ensure protection of a veteran lime tree estimated to be around 250 years old located at the corner of the field as well as address the prior removal of an ancient hedgerow that bordered the field and acts as a wildlife corridor without permission. Even with the removal of this hedgerow the access requirements still will not be attained without the ' gifting ' and removal of the council owned verges to a depth of at least 1.2 metres running the length of the field and across shared boundaries.

Most importantly no consideration has been given to the sustainability of the location and it's inevitable impact on biodiversity ,habitat and landscape .The application does not even attempt to address the commitment of Future Wales :The National Plan

2040 to delivering sustainable development nor support the ethos of Ceredigion LDP "to achieve a high quality natural environment through sustainable development and protection of its resources"

Mr [REDACTED] (CLO Economy and Regeneration) did highlight his officers report which recommended to refuse the application. He drew attention to the updated national policy stance emphasised by the Planning Inspector on a recent call in decision .However the committee response was to unanimously pass it while articulating the view 'who are these people in Cardiff to tell us what to do..who can change the vocabulary ...undermining the rights of the applicants' .

I appreciate that the conduct of members is a matter for the Public Services Ombudsman, however both I and others were shocked by the dismissive attitude to the required planning process with relevant requirements being omitted , dismissed as irrelevant or redefined to suit .

Due to the current climate crisis and the urgent need to protect and carefully manage resources , development decisions must be grounded in national policy and legislation and not on the interests of a local landowner. I believe that this application should be called in by ministers for the Wellbeing of Future Generations to be made relevant and reinforced across Wales.

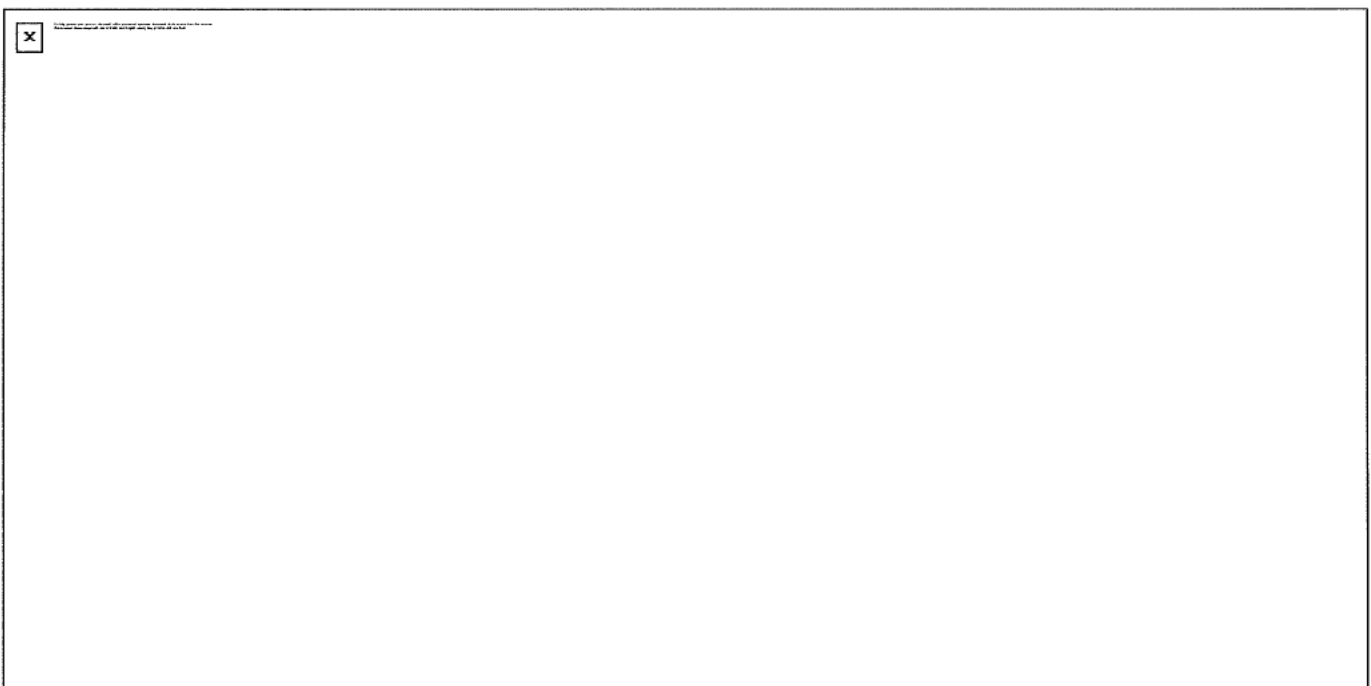
Your Sincerely

[REDACTED]



Sent from my iPhone

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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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