

From: Personal information redacted

Sent: 16 August 2020 16:27

To: Planning Directorate Mailbox <Planning.Directorate@gov.wales>

Subject: Ceredigion planning decisions

Chief Planner Welsh Government

Dear Mr Hemington

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

REFERENCE	APPLICATION	ADDRESS	RECOMMENDATION	STATUS
A181181	land adjacent Bryn Mair, Rhydyfelin	SY23 4QA	REFUSE	outline permission approved
A190426	Land at Rhydlydan Farm, Talgarreg	SA44 4XD	REFUSE	outline permission approved
A190750	plot of land at Mock Farm, Ffostrasol	SA44 4TH	REFUSE	outline application in progress
A190787	land at Feinog Uchaf adjacent to Maes-y-Meillion, Dihewyd	SA48 7QR	REFUSE	Called-in
A190803	Land at Gilfachafael, Llandrhystud	SY23 5AD	REFUSE	in progress

A190831	Plot adjacent Ty Alaw, Ponthirwaun, Cardigan	SA43 2RL	REFUSE	in progress
A200243	Penllwynbedo Fawr, Tynreithyn, Tregaron	SY25 6LJ	REFUSE	in progress

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

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

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

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.

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

Please can you respect our anonymity and not disclose our names to third parties? Personal information redacted.

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

Yours sincerely

Personal information redacted