

AT ISN 20778 - ITEM 001

Iles, Nicholas (LGHCRA - Planning - Planning)

From: [REDACTED]
Sent: 21 May 2021 06:56
To: Iles, Nicholas (ESNR-Planning)
Cc: Planning Directorate Mailbox
Subject: FAO Minister for Climate Change - Request to call in a planning application
Attachments: Objection [REDACTED]

Good Morning Nick,

One for you – Call-in

Thank you

[REDACTED]

From: [REDACTED]
Sent: 20 May 2021 20:54
To: [REDACTED]
Subject: Fwd: FAO Minister for Climate Change - Request to call in a planning application

Dear Madam/Sir

Please find my below email which bounced back using the email provided in your document outlining the call in procedure for planning applications.

Your sincerely,

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: 20 May 2021 at 20:39:33 BST
To: [REDACTED]
Cc: [REDACTED]
Subject: FAO Minister for Climate Change - Request to call in a planning application

Dear Minister,

I am writing to formally request that the Planning Application A200773, [REDACTED] [REDACTED] for an affordable dwelling, which was approved yesterday (19.05.2021) by Ceredigion County Council's planning committee is called in for further scrutiny by your officers.

The reasons for making this request are as follows:

The Committee received clear and unambiguous guidance from the Corporate Lead Officer for the Economy and Regeneration that the application should be refused on the grounds

- that it did not comply with local and national planning policies and law
- that it exceeded the permitted square footage of an affordable dwelling
- that it was being built in open countryside

I would add that the application also did not include the required Biodiversity Impact Assessment.

The Committee chose to ignore the CLO's advice and instead offered up their own personal opinions on what should constitute a cluster, a settlement or an affordable dwelling using those as grounds to approve the application instead of abiding by definitions established in law.

They did not consider in any way the merits of the five detailed objections received, the fact that the application contained several falsehoods or that the landowner, two years prior and in preparation to making the application, illegally removed an ancient hedgerow, which is part of a designated roadside reserve. This offence remains un-investigated to this date in spite of numerous requests for investigation.

The committee's approval made no mention of conditions such as reinstating the hedge or to protect a 250 year old veteran tree, a rare small leaved lime tree which stands on one boundary and is highly likely to be removed In order to meet access requirements.

The committee appeared to be predetermined to approve this application, and to my utter astonishment, went as far as to questions the legitimacy of our legislators, by saying (my paraphrase) "who are these people in Cardiff to tell us what to do, these rules do not apply to Ceredigion." Needless to say I strongly disagree with this sort of Trumpian disregard for the law.

I attach my original objection for your information and thank you for looking into this matter.

Yours sincerely,



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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 bolisïau'r Arolygiaeth.

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DPC:636174686179



Gwrthwynebiad i'r Cais Cynllunio A200773

Rwy'n ysgrifennu i wrthwynebu'n ffurfiol i gais A200773 ar sail effeithiau andwyol ar fioamrywiaeth, yr effaith ar y dirwedd hanesyddol a bod sawl sylw yn anghywir ac yn gamarweiniol.

Yn gyntaf, mae'n destun pryder mawr nad yw'r ymgeisydd wedi cyflwyno asesiad effaith o ran bioamrywiaeth. Mae'r ardal gyfagos wedi'i dogfennu i fod yn gyfoethog o rywogaethau gwarchoddedig ac mewn perygl ac yn ffinio â'r Cwmins hynafol sydd â chysylltiadau uniongyrchol â Llandewi Aberarth hanesyddol.

Mae'r ffermydd cyfagos yn ffermydd mynydd bach ar dir pori, a dewiswyd rhai ohonynt i gymryd rhan yng nghynllun Tir Gofal i gydnabod eu cyfoeth penodol o fioamrywiaeth a'r angen o ganlyniad am fwy o amddiffyniadau amgylcheddol. Mae gwrychoedd ac ymylon cyfagos yn warchodfeydd ochr ffordd dynodedig gan Ymddiriedolaeth Natur Cymru. Dangosir agwedd ddiofal yr ymgeisydd tuag at ystyriaeth bwysig, sydd wedi'i hymgorffori yng nghyfraith leol a chenedlaethol Cymru, trwy gael gwared ar oddeutu 20 metr o glawdd hynafol gan y tiffeddiannwr, tad yng nghyfraith yr ymgeisydd, ym mis Hydref 2019 i baratoi'r cais cynllunio hwn.

Gwnaed sawl adroddiad i'r Cyngor ond hyd yma ni chynhaliwyd ymchwiliad. Mae'r gofynion mynediad ar gyfer yr annedd yn golygu eu bod hefyd yn debygol o effeithio ar goeden galch frodorol (*Tilia x Europaea*) 250 mlwydd oed nad yw hyd yn oed wedi cael ei chynabod gan yr ymgeisydd ac rwy'n ofni y bydd yn cael ei chwmpo neu ei difrodi yn ystod y datblygiad.

Yn ail, mae'r annedd arfaethedig yn hollol anghydnaws â'r ardal gyfagos sydd wedi'i nodweddu fel tirwedd o ffermydd ac anheddau gwasgaredig. Byddwn yn annog aelodau'r pwyllgor i weld y lle unigryw a naturiol hwn drostynt eu hunain gan y byddant yn unwaith sut y mae modd iddyn nhw gadw'r annedd arfaethedig o ran dyluniad, adeiladwaith a lleoliad a sut y mae'n gwrth-ddweud yn uniongyrchol egwyddorion "Place-Making", y dull cyfannol i'r broses gynllunio a dylunio sydd hefyd yn ystyried y cyd-destun, y swyddogaeth a'r perthnasoedd rhwng safle datblygu a'r ardal ehangach ac mae'n ddyletswydd ar ddatblygwyr ac awdurdodau cynllunio i'w hystyried.

Hwn fydd yr unig annedd yn yr ardal nad yw clawdd neu goeden yn ei guddio'n rhannol neu'n gyfan gwbl. Un o asedau mwyaf Ceredigion yw ei dirwedd naturiol a hanesyddol ragorol, gan ddenu miloedd o ymwelwyr gwerth uchel bob blwyddyn ac er mwyn i'n cymuned leol gyfan ffynnu rhaid amddiffyn yr asedau hynny. Ac yn olaf, hoffwn dynnu sylw aelodau'r pwyllgor at sawl hawliad camarweiniol a wnaed yn y cais sy'n tynnu sylw at ddiystyriad cythryblus i'r gyfraith a phrosesau cynllunio lleol.

Nid yw'r tiffeddiannwr yn crybwyll cael gwared ar y gwrych hynafol ac mae'n honni nad yw'r tir yn cael ei ddefnyddio at ddibenion amaethyddol sy'n amlwg yn anwir oherwydd tan ganol Hydref 2020 roedd y tir yn cael ei bori gan ddefaid y gellir eu gweld yn ffotograffig. Er nad yw o ganlyniad uniongyrchol i'r pwyllgor cynllunio bod y tiffeddiannwr yn defnyddio'r cae hwn ar gyfer pori heb fod ganddo rif CPH.

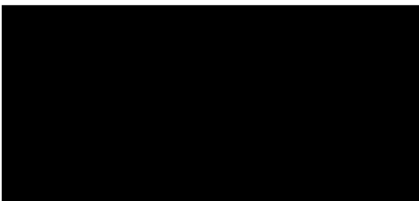
Ar hyn o bryd nid yw'r ymgeiswyr yng nghyfraith yr ymgeiswyr yn byw yn y byngalo gyferbyn ond maent yn bwriadu gwneud hynny yn 2021.

Rwy'n gwbl ymwybodol ac yn cydymdeimlo'n fawr â'r heriau sy'n wynebu pobl leol o ran tai fforddiadwy a'r angen i alluogi teuluoedd ifanc sy'n siarad Cymraeg i aros yn yr ardal. Fodd bynnag, nid yw'r ymgeiswyr mewn unrhyw ffordd yn cwrdd â meini prawf tai fforddiadwy, y gwneir y cais hwn oddi tanynt, gan eu bod yn berchen ar eiddo yn Llanarth ac mae'r ddau yn gweithio fel uwch swyddogion yr awdurdod lleol.

I gloi fy ngwrthwynebiadau hoffwn ychwanegu fy mod yn drist iawn i glywed am asiant yr ymgeisydd yn brolio yn gyhoeddus ei fod fel arfer yn cael ei ffordd ei hun yn ystod y broses gynllunio ac iddod ar draws agwedd mor ddiystyriol. Mae hefyd yn anodd deall pam un union y hyd yma ni ymchwiliwyd i symud a gwrychoedd yn anghyfreithlon hyd yma.

Rwy'n ymfalchïo'n fawr yn fy mamwlad fabwysiedig, ei threftadaeth gyfoethog a hynafol a'r deddfau blaengar, megis Deddf Lles Cenedlaethau'r Dyfodol, sy'n sail ac yn llywio cyfraith a rheoliadau lleol. Mae'n ddyletswydd ar bob un ohonom barchu llythyr ac ysbryd y darpariaethau hynny gan ei fod yn amddiffyn Ceredigion a phopeth sy'n ei wneud y lle arbennig ydyw.

Yn gywir,



Original Welsh Language Objection above – I enclose the following English language translation for your convenience

I am writing to formally object to planning application A200773 on the basis of adverse effects on biodiversity, the impact on the historic landscape and that several representations are inaccurate and misleading.

Firstly It is deeply concerning that the applicant has not submitted an impact assessment with regards to biodiversity. The surrounding area is documented to be rich in protected and endangered species and adjoins the ancient Cwmins which has direct links to the historic Llandewi Abarth. The surrounding farms are small pasture based hill farms some of which were selected to participate in the Tir Gofal scheme in recognition of their particular richness of biodiversity and the resulting need for greater environmental protections.

Surrounding hedgerows and verges are designated road-side reserves by the Wildlife Trust of Wales. The careless attitude of the applicant towards important consideration, enshrined in both local and national Welsh law, is demonstrated by the illegal removal of approx. 20 metres of ancient hedgerow by the landowner, the applicant's father in law, in October 2019 in preparation of this planning application. Several reports were made to the Council but thus far no investigation has taken place.

The access requirements for the dwelling are such that they also likely to affect a 250 year old lime tree which has not even been acknowledged by the applicant and I fear that it will be felled or damaged during the development.

Secondly the proposed dwelling is completely out of keeping with its immediate surrounding which is characterized as a landscape of dispersed farmsteads and dwellings. I would urge committee members to see this distinct & natural place for themselves as they will notice immediately how out of keeping the proposed dwelling in terms of design, built and location is and how it directly contradicts the principles of "Placemaking", the holistic approach to the planning and design process which also considers the context, function and relationships between a development site and its wider surroundings and it is incumbent on developers and planning authorities to consider them.

It will be the only dwelling in the area which is not partially or wholly obscured by a hedge or tree over. One of Ceredigion's greatest assets is its outstanding natural and historic landscape, drawing thousands of high value visitors each year and in order for our local community as a whole to prosper those assets must be protected.

And lastly I would like to alert committee members to several misleading claims made in the application which point to a troubling disregard to the law and local planning processes.

The landowner makes no mention of the removal of the ancient hedgerow and claims that the land is not being used for agricultural purposes which is blatantly untrue as until mid October 2020 the land was grazed by sheep which can be evidenced photographically. Whilst it is of no immediate consequence to the planning committee that the landowner uses this field for grazing without being in possession of a CPH number.

The applicants parents-in-law do not currently live in the bungalow opposite but are planning to do so in 2021.

I am fully aware and deeply sympathetic of the challenges faced by local people with regard to affordable housing and the need to enable young Welsh speaking families to remain in the area. However the applicants do not in any way fit the criteria of affordable housing, under which this application is made, as they are the owner of a property in Llanarth and both work as senior officers of the local authority.

To conclude my objections I would like to add that I am deeply saddened to hear of the applicant's agent publicly boasting of being able to manipulate the planning process and to encounter such a dismissive attitude. It is also difficult to understand why exactly the illegal removal of the ancient hedgerow remains to date un-investigated.

I take enormous pride in my adopted homeland, its rich and ancient heritage and the progressive laws, such as the Well Being of Future Generations Act, which underpin and inform local law and regulations. It is incumbent on all of us to respect both the letter and the spirit of those provisions as it protects Ceredigion and all that makes it the special place it is.

