

**Iles, Nicholas (CCRA - Planning)**

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**Subject:** FW: request to call in planning application

**From:** [REDACTED]  
**Sent:** 10 January 2020 15:00  
**To:** Planning Directorate Mailbox [REDACTED]  
**Subject:** request to call in planning application  
**Importance:** High

Dear Sir / Madam

I would like to request that this planning application is called-in for determination by Welsh ministers.

## **APPLICATION**

**Ceredigion County Council**

**Planning Application no. A190787**

**LAND AT FEINOG UCHAF, adjacent to Maes-y-meillion Bungalow, Dihewyd, Lampeter**

**Erection of affordable dwelling and associated works**

## **REQUESTER**

[REDACTED]

I am one of the [REDACTED] to the application site. None of us has official capacity in this regard.

## **REASONS FOR MY REQUEST TO CALL IN**

Conflicts with national policies and the application is of more than local importance:

1. **Strategic and Spatial Choices:** The application appears 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. Neither applies to this application.
2. **Outside settlement boundary** of Dihewyd: the proposed site is 1.2 kilometres from the Dihewyd road junction and is therefore technically "near Dihewyd", not "Dihewyd". The proposed development is therefore contrary to planning policy; PPW 3.56 and 4.2.24
3. **Sustainable location;** not a sustainable location and is completely contrary to well-established policy.
4. **Affordable Home dimensional criteria:** The proposed house has a gross floor area of 222 square metres, 8 bed-spaces and 3 WCs, which are beyond the standards for an affordable house. I would estimate the construction cost of the building alone to be £250,000, which is beyond the cost of an

affordable house in this area and as such would be “market housing”. PPW 4.2.26 and Welsh Government DQR

5. **Affordable Home location:** outside a settlement; PPW para 3.56 states that affordable housing may be acceptable if in clusters or part of a group but not in isolated spots as is proposed; conflicts with National Affordable Housing Policy
6. **Landscape:** visually prominent being located on an exposed ridge 254 metres AOD, of height, materials and form making this artefact visually prominent for miles around; contrary to LDP policies. PPW6.3.4

At the Ceredigion planning committee meeting on Wednesday 8th January 2020 the committee voted by a majority of one (including the chairman) to defer a decision pending reconsideration of the floor area of the proposed house, to make it fit the dimension limits of what is defined as an affordable house. No councillor spoke to support the planning officer’s recommendation to refuse permission. The material consideration given at the meeting for going against policies is to support one of the [REDACTED]

It is highly relevant to this request for the minister to determine this application in the light that three other applications tabled at that meeting for new marketable houses in the open countryside which were granted permission, in conflict with planning policies and which are contrary to the planning officers’ recommendations. None were for rural workers and were contrary to PPW gateway tests and outside settlement boundaries.

Therefore, I would like to request the minister to see this not as a one-off application, but in the light of several decisions that appear perverse and contrary to national policies.

It is also highly relevant to quote the Director of Economy & Regeneration - [REDACTED] who said in public during the committee meeting *that if this committee is going to make a decision in the way I think it is going then this is one of the worst decisions we have ever made in my twenty years here .... You have to realise the risk to the council of a judicial review.*

I therefore ask you to carefully whether this planning application should be taken out of the hands of the local authority and called in for consideration and determination by ministers.

Yours faithfully

[REDACTED]

## REFERENCES

Planning Policy Wales

Development in the Countryside

56. 3.56 **Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.**

4.2.24 In the open countryside, away from established settlements recognised in development plans or away from other areas allocated for development, the fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area.

4.2.26 Affordable housing includes social rented housing owned by local authorities and RSLs and intermediate housing where prices or rents are above those of social rent but below market housing prices or rents. All other types of housing are referred to as 'market housing', that is private housing for sale or rent where the price is set in the open market and occupation is not subject to control by the local authority.

4. 6.3.4 Where adverse effects on landscape character cannot be avoided, it will be necessary to refuse planning permission.

