

James Jenkins
Architectural Consultants
30 Pier Street
Aberystwyth
Ceredigion
SY23 2LN

Eich cyf . Your ref:
Ein cyf . Our ref: A-PP 122-07-063

18 July 2006

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 77
APPLICATION BY MR A LLOYD
PROPOSED ERECTION OF DWELLING AND FORMATION OF NEW ACCESS TO THE HIGHWAY AT
WAUNBANT, LLEDROD, CEREDIGION

1. Consideration has been given to the report of the Inspector, Mr C I Cochrane DipArch MSc MRTPI, who reported on the application by your client, Mr A Lloyd, for the proposed erection of a new dwelling and formation of a new access to the highway at Waunbant, Lledrod, Ceredigion. The application was dealt with by written representations.

2. On 5th December 2005 the National Assembly for Wales directed, under Section 77 of the Town and Country Planning Act 1990 (the 1990 Act), that the application be referred to it rather than being determined by the local planning authority. On 11 July 2006 the Assembly resolved that a committee, to be known as Planning Decision Committee (2) 2006/5 be established, in accordance with Standing Order 17 to discharge the functions of the Assembly under Section 77 of the 1990 Act in respect of the application by Mr A Lloyd as described above. Accordingly, the Committee has considered the application and has resolved, under Standing Order 17.16, to adopt this letter.

3. The written representations submitted in support of the application together with those of Ceredigion County Council have been considered by the Inspector. The Inspector has

Parc Cathays
Caerdydd
CF10 3NQ

Cathays Park
Cardiff
CF10 3NQ



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

Ffôn • Tel: 029 2082 5358
GTN: 1208 5358
Ffacs • Fax: 029 2082 5622
Ebost • Email: robert.evans@wales.gsi.gov.uk

visited the application site and furnished a description of it. His appraisal is set out in paragraphs 16 to 22 of his report, a copy of which is enclosed. The Inspector has recommended that planning permission be refused.

SUMMARY OF DECISION

4. For the reasons given by the Inspector, the Planning Decision Committee accepts the recommendation that the application be refused.

REASONS FOR THE DECISION

5. The Planning Decision Committee agree with the Inspector that an essential need for the proposed dwelling has not been demonstrated and that as such the development would be contrary to national and local policy, particularly those relating to residential development in the open countryside. They accept his overall conclusion that having regard to all other considerations the development would be unacceptable. Accordingly, the Planning Decision Committee dismisses your client's application and hereby refuses to grant planning permission for a new dwelling on land at Waunbant, Lledrod, Ceredigion in accordance with application no. A05-1087 dated 10th October 2005.

6. The Planning Decision Committee have given full and careful consideration to the representations presented concerning the personal circumstances of your client. However, in the light of the submitted evidence, they have been unable to conclude that such exceptional grounds personal to him have been demonstrated that would in this case justify their taking a different view from the Inspector on this matter, and justify the grant of planning permission.

7. A copy of this letter has been sent to the Director, Department of Environmental Services and Housing, Ceredigion County Council.

Yours faithfully

Carwyn Jones AM
Chair, Planning Decision Committee (2)2006/5

Encl: Leaflet HC

