

Tom G James

From: PAUL CROMWELL [REDACTED]
Sent: 14 April 2023 11:25
To: EED Forward Planning
Cc: R Neil Bateman; Rhodri D Griffiths; Ian R Llewelyn
Subject: CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033
Attachments: img20230413_12055934.pdf; img20230413_12053676.pdf; img20230413_12050804.pdf; img20230413_12044718.pdf; img20230413_12041790.pdf; img20230413_12035373.pdf; img20230413_12032811.pdf; img20230413_12030216.pdf

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Rhybudd: E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glicio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

I would like to make comments on the above forthcoming LDP

Why was my request to Carmarthen Council that on the understanding, when a new head of planning was appointed, a meeting with Rhodry Griffiths would be available to me. This never materialised. I did have a meeting with Llinos Quelch on the 10th March 2020 where various issues was discussed.

Why was the village boundary moved from Pontargothi Memorial Hall car park, when sometime ago, this car park belonged on our ground, ground which was given by a previous land owner to the Memorial Hall. We had the right to extend the land to go into the LDP, land which is classified as grade 3

Why has 15 units been allowed on grade 1 ground which goes against all principles held by the Welsh Office, in other words the Welsh Government. Also the remaining ground is liable to flooding. This ground was originally owned by the Welsh Development Agency whom sold the ground at a public auction held at the Chothi Bridge Hotel Pontargothi, dated Friday October 11th 2002, the contract of which included a claw back on any future development value of 50% of land used. Why is it that a planning officer in 2023, did not know nor could be bothered to understand that this claw back is public money, which prompts the question, that I believe at the time of the inspector appointed by the Welsh Government for this enquiry the Welsh Barristers to overlook this matter to which I have insisted upon over the last two years, along with others as mentioned below.

Why was there four detached houses built on the old Chothi Manor in 2019 (or thereabouts) where I am led to believe there was nil contributions paid on these new builds. I stated to Neil Bateman, are these 1st time buyers properties, and that I estimated the value of these properties to be at least £600k or above where a contribution should have been paid so that more social housing could be built in Carmarthenshire. I will elaborate further at the time of the enquiry and would like the inspector to visit this site and make a public statement in regards to these new builds at the same time.

Why was the preferred site of 15 units allowed to go forward this time by the planning department. I was led to believe that the ground in question had not been developed over many years and that it would be taken out of the LDP, this has not been the case and will (also be discussed at the enquiry) along with the site at Nantgaredig where 35 units also goes back to the UDP days has been put into the LDP this time. I would also want to discuss why 15 units = 3 contributions but has been stated as (2)

I suggested to Rhodry Griffiths, back in the autumn of 2022, that Planning Aid Wales should conduct meetings throughout Carmarthenshire, to which he replied that, Carmarthenshire County Council could not afford their costs, which I thought was so disgusting that people whom put ground in Carmarthenshire LDP should have a basic right to voice their grievances and be heard by Planning Aid Wales and to undertake their own reports and conclusions reporting back to the Welsh Government. I firmly believe that Carmarthenshire County Council planning department has no intentions of outside organisations such as Planning Aid Wales being involved whatsoever and therefore Carmarthenshire's planning department rely on their own judgments and decisions which makes a complete mockery of the whole scheme of the LDP.

Back to my land in Pontargothi, Myself and my brother in law purchased this five acres of land West of, and adjoining to, the Memorial Hall in Pontargothi, as I wanted to live there after my retirement. The ground is a good location for me and my sister and her husband to live. The facilities such as a good town for shopping, a doctors surgery and other locations seemed to be for many years, the right location for us. I am a Welshman whom has lived in Monmouthshire all my life and will not be held to ransom by a planning authority like Carmarthen County Council. This land is ideal for housing as this is on the A40 and has all the amenities one could ask for, land that was earmarked for planning to be used for a new bypass some time ago which was scrapped and I would ask the inspector to visit this site and request that I be able to attend. Again, I will elaborate further in this regard at the enquiry.

Yours Sincerely

Paul. J. Cromwell FIFP MIEX (Grad)

CPC National, CPC International Holder (Freight)