

Tom G James

From: Iwan Rowlands [REDACTED]
Sent: 14 April 2023 14:27
To: EED Forward Planning
Cc: Rob Davies; dafydd davies
Subject: S20.119 Maes Y Meillion, Llanybri
Attachments: S20.119 Representation Form - HOM1.pdf; S20.119 Representation Form - SD1.pdf; S20.119 Supporting Statement - Maes y Meillion, Llanybri.pdf

Categories: Rhys

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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'.

Good afternoon,

Submission for CCC Second Deposit Revised LDP Consultation – Land at Maes Y Meillion, Llanybri

Asbri Planning is appointed as planning agent to Mr David Rhodri Davies in respect of land at Maes Y Meillion, Llanybri.

This submission will demonstrate that the overall site in question, both the existing housing allocation (SC16/h1) and candidate site (SR/108/001) ought to be included within the settlement boundary of Llanybri in the Deposit LDP. The existing LDP allocation (SC16/h1) at the site is proposed to be de-allocated as *“the site has been allocated since the UDP without any indication of delivery”*.

In summary, Mr David Rhodri Davies objects to Policies SD1 and HOM1 within the Second Deposit Revised Plan. They object to SD1 as within the adopted LDP, part of the site lies within the settlement boundary of Llanybri and is allocated for housing. There appears to be no justification over taking it outside limits. The previous candidate site is a natural extension of this housing allocation. In terms of HOM1, they object as the vast majority of the site is allocated for residential development (Ref: SC16/h1) in the current LDP, with a non-committal allocation for 10 dwellings. Efforts have been made to deliver this allocation, with this portion of the site having gained outline planning permission for the erection of 13 dwellings and associated infrastructure work (Ref: PL/00629), and a planning application was submitted in March 2023 concerning full planning permission for the construction of an access road in order to serve those dwellings (Ref: PL/05573).

Please see attached further supporting representations made for your consideration on this matter. Please could you confirm receipt of the attached form and statement in due course.

I trust that you will seek to review this additional representation and should you require further information or clarification on any matters please do not hesitate to contact my colleague Rob Davies, who is copied into this email.

Kind regards

Iwan Rowlands – Graduate Planner

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