

Cyngor Sir CEREDIGIO

Russell Hughes-Pickering

**Swyddog Arweiniol Corfforaethol : Economi ac A
Corporate Lead Officer : Economy and Regenerat**

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron
www.ceredigion.gov.uk

PLANNING DECISION

Town and Country Planning Act 1990

PLANNING PERMISSION

Agent:

David
Middleton
Savills
16 Grosvenor Court
Foregate Street
Chester
CH1 1HN

Applicant:

Sunbourne
Limited
Allens
Caravans
Estates Limited
Glan Y Mor
Holiday Park
Clarach Bay
Aberystwyth
SY23 3DT

Part 1 - Particulars of application

Date of application: 07-11-2019

Application No: A190905

Particulars and location of development

Site Location: Glan y Mor Holiday Park, Clarach Bay, Aberystwyth, SY23 3DT

Proposal: Proposed siting of 57 static caravans/lodges in lieu of 155 touring caravans together with environmental improvements

Part 2 - Particulars of decision

Cyngor Sir Ceredigion hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development shall begin no later than five years from the date of this decision.
2. The development shall be carried out in accordance with the following approved plans and documents:
 - o Location Plan received by the LPA 7-11-2019
 - o ZLA_751-L-010-L Proposed Site Layout Plan received by the LPA 1-7-2020
 - o ZLA_842-L-014 -B Proposed Soft Landscape Sheet 1 of 2 received by the LPA 1-7-2020
 - o ZLA_842-L-015-B Proposed Soft Landscape Sheet 2 of 2 received by the LPA 1-7-2020
 - o ZLA_751-L-011 rev B Indicative Section Plan received by the LPA 28-7-2020
 - o Flood Consequence Assessment & Drainage Strategy and Infiltration Test Report and associated appendices, Waterco, received by the LPA on 7-11-2019
 - o Construction Environmental Management Plan WSP. V1. REV1, May 2020 received by the LPA 12-5-2020
 - o Craigyfulfran and Clarach SSSI Management Plan WSP. V1. Rev1 May 2020 received by the LPA 12-5-2020
3. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not limited to:
 - o Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;
 - o The name and contact details of the Ecological Clerk of Works (ECoW) should be notified to the Local Authority as well as NRW Environment Team prior to commencement of the works;
 - o A description of the construction methods to be used, details of materials to be used, and how construction waste generated will be managed;
 - o Construction programme/timetable including estimated duration of construction activities and details of restrictions to be applied;
 - o Traffic Management: details of site deliveries, plant to be used on site, provision of wheel wash facilities (see pollution prevention and biosecurity risk assessment below);
 - o Details of measures to minimise nuisance including noise and vibration from excavation activities, dust control, and control of artificial light spillage;
 - o Method(s) for site clearance;
 - o Method(s) for managing site construction drainage;

- o Pollution prevention plan following the Guidance for Pollution Prevention (GPP), including appropriately sized containment and stand-off distances between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;
- o Pollution incident response plan following GPP 21 including details of emergency spill procedures and incident response plan. Any pollution or issues related to the SSSIs must also be notified to NRW on our 24h incident line on 0300 065 3000;
- o Details of soil management methods including topsoil removal, storage and amelioration for re-use (methods should follow BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces));
- o Details of hedgerow protection – following BS5837:2012 Trees in relation to design, demolition and construction;
- o Biosecurity Risk Assessment for INNS including methods for management of any known to be present or where there is potential for introduction to the site (e.g. accidental via contaminated machinery, especially tracked vehicles);
- o Details for managing the biodiversity interest at the site including avoidance and mitigation measures, pre-commencement of works survey schedule, maintenance and enhancement for protected species and habitats; role of ECoW to monitor and provide guidance for compliance with approved plans, the EMP and appropriate environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

4. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
5. No development shall take place until a detailed ecological enhancements and management scheme is submitted to and approved in writing by the Local Planning Authority, which will be fully implemented before the development is brought into use and remain thereafter in perpetuity. The scheme shall describe how the enhancements proposed will benefit biodiversity, include management prescriptions and a schedule of works, and be accompanied by a plan map which clearly identifies the locations (and extent) of enhancements. Enhancements shall include (but are not limited to):

- o At least six bird nesting boxes including nesting provision for martins and swallows as per the recommendations made in Section 7.4 of the Bat Survey Report (Enfys Ecology, EE.606.RH.19, 29-8-19);
- o Six bat boxes as per the recommendations in Section 7.3 of the Bat Survey Report (Enfys Ecology, EE.606.RH.19, 29-8-19);
- o Creation of at least two amphibian / reptile hibernaculae positioned next to the pond, scrub and /or boundary hedges with details of design and construction to the provided;
- o Improvement of grassland diversity at field edges and next to hedgerows through a sympathetic grass cutting regime;
- o Wildlife friendly hedgerow management.

The development will be carried out in accordance with these details.

6. No development shall take place until clarification has been submitted to and approved in writing by the Local Planning Authority ecologist in relation to the following details in the Craigyfulfran and Clarach SSSI Management Plan (WSP, Rev1V1, 6-5-20):
 - o Commencement date for the habitat management plan and monitoring schedule;
 - o on what 3 year cycle different aspects of a management will be completed;
 - o whether management cycles will begin in the same year or be staggered over different years;
 - o the intended duration of the management plan, or confirmation that it will be maintained in perpetuity;
 - o commitment to submission of an annual report to the Local Planning Authority ecologist with inclusion of all monitoring results and any suggested amendments.

7. Details of the external colour and appearance of the static caravans/lodges to be placed on the upper field (Area A) shall be submitted to and approved in writing by the Local Planning Authority before they are brought onto the site. The development shall be carried out in accordance with the approved details.

8. No static caravan/lodge hereby approved under this permission shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

9. No works to install additional exterior lighting on site shall take place until a light spillage scheme has been submitted to and approved in writing by the Local Planning Authority. Development of the lighting plan should ensure that lighting is Passive Infrared (PIR) triggered wherever possible. Any exterior security or decorative lights shall be fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat roost access points/boxes or gables or eaves. There shall be no light splay exceeding 1 lux along buildings,

eaves or roof or adjacent hedgerows or trees. The development shall be carried out in strict accordance with the approved light spillage scheme.

10. Adequate parking and turning space shall be provided for vehicles induced by the development.
11. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
12. The proposed parking facilities shall be completed before the development is brought into use.
13. The finished floor levels of the static caravans within flood zone C2, as defined by the Development Advice Map (DAM) referred to under TAN 15: Development and Flood Risk, shall be more than 750mm above surrounding ground levels.
14. No surface water from any part of the development shall be connected into the existing highway drainage system. Surface water shall be trapped and disposed of so as not to flow onto the adjoining Public Highway.
15. The watercourse at the rear/side/front of the property is not to be culverted.
16. The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.
17. The static caravans/lodges hereby approved shall meet with the definition of a caravan set out within the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.
18. The total number of static caravans/lodges, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, approved under this planning permission is 57, and the development must accord with the following:
 - o Upper field (Area A): no more than 30 static caravans/lodges shall be stationed on the site at any one time.
 - o Lower field (Area B): no more than 23 static caravans/lodges shall be stationed on the site at any one time.
 - o Within the main body of the existing Holiday Park: no more than 16 static caravans/lodges to replace 12 existing static caravans, resulting in a maximum additional number of 4 static caravans at any one time.
19. The layout of the site and the siting of the static caravans/lodges subject to this permission shall be carried out strictly in accordance with the approved

site layout plan - ZLA_751-L-010-L received by the LPA 1-7-2020.

20. The use of the application site (Area A and Area B) for touring caravans, as lawfully confirmed under the application for a Lawful Development Certificate, granted 12-4-2017 under reference number A120603CL, shall cease in perpetuity following the commencement of development on site.
21. All landscaping shall be carried out in accordance with the approved Detailed Soft Landscape Plan (ZLA_842-L-014 -B Proposed Soft Landscape Sheet 1 of 2 received by the LPA 1-7-2020 ZLA_842-L-015-B Proposed Soft Landscape Sheet 2 of 2 received by the LPA 1-7-2020). All landscaping in the approved scheme shall be completed within 12 calendar months of commencement of the development or in such phases as may be agreed in writing with the Local Planning Authority. Any trees or shrubs which die or become seriously damaged or diseased within five years of completion of the development shall be replaced within 12 calendar months with trees of the same size and species.

Reasons:

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. To ensure compliance with the approved plans.
3. To minimise and mitigate the construction impact on the environment and the amenity of the area, in line with LDP policies DM06 and DM22.
4. To protect historic environment interests whilst enabling development.
5. To enhance biodiversity in line with LDP Policies DM06, DM14 and DM15 and in accordance with the guidance of the WG Planning Directorate of 23-10-2019 for net biodiversity gain.
6. To enhance biodiversity in line with LDP Policies DM06, DM14 and DM15 and in accordance with the guidance of the WG Planning Directorate of 23-10-2019 for net biodiversity gain.
7. To minimise the visual impact of the static caravans on the surrounding area, in line with LDP Policies DM06, DM17 and DM18.
8. To ensure an adequate means of surface water disposal.
9. To avoid adverse effects on European protected species (bats) in line with TAN 5.

10. In the interest of road safety and in line with Policy DM06 of the Local Development Plan.
11. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
12. In the interest of road safety and in line with Policy DM06 of the Local Development Plan.
13. To protect occupiers from the risk of flooding in line with TAN 15.
14. To reduce the risk of flooding within the catchment in line with TAN 15.
15. To reduce the risk of flooding within the catchment in line with TAN 15.
16. To ensure that the proposed development remains as a holiday unit rather than a residential unit in line with the strategic policies within the LDP.
17. To ensure that it complies with the development hereby approved and in the interest of the visual amenity of the area, in line with LDP Policies DM06, DM17 and DM18.
18. To enable the Local Planning Authority to control the development in detail in the interests of the amenity of the locality.
19. To ensure compliance with the approved plans and to ensure a satisfactory form of development.
20. To ensure that the development is carried out in accordance with the approved plans.
21. To provide ecologically valuable landscaping in line with LDP Policies DM06 and DM10.

Informatives:

1. Advisory Note from Dwr Cymru Welsh Water:

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh

Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.comThe applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above. Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

2. Advice from NRW:

Protected Species – Water Voles

Since water voles will not be affected by the proposal, we are providing the information below as advisory to the applicant. NRW has records of water voles on land within Craigyfulfran and Clarach SSSI. Water Voles are protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Environment (Wales) Act 2016 as a Section 7 species where they are considered of key significance to sustain and improve biodiversity in relation to Wales. Under Section 9 of the Wildlife and Countryside Act 1981 (as amended) it is illegal to:

- Intentionally kill, injure or take any wild water vole.

- Possess or control any live or dead wild water vole or any part of, or anything derived from, such an animal.
 - Intentionally or recklessly damage or destroy, any structure or place which any wild water vole uses for shelter or protection.
 - Intentionally or recklessly disturb any such animal while it is occupying a structure or place which it uses for that purpose.
 - Intentionally or recklessly obstruct access to any structure or place which any wild water vole uses for shelter or protection.
 - Sell, offer or expose for sale, or have in possession or transports for the purpose of sale, any live or dead wild water vole, or any part of, or anything derived from, such an animal.
 - Publishes or causes to be published any advertisement likely to be understood as conveying that you buy or sell, or intend to buy or sell, any of those things
 - Before undertaking any new or different works on the SSSI we advise that the regional NRW officer is contacted to discuss potential effects and any need for licensing.
3. Footpath 7/1 runs through the application site. The proposal should not obstruct the right of way and should remain open during and after any construction work. The surface should be re-made to the previous standard where any excavation work is undertaken. If public access/safety cannot be maintained during the construction period the applicant will need to consider applying for a Traffic Regulation Order, (TRO). The current application fee is set at £1300.00 + advertising costs, which are likely to be in the region of £800.00; please note lead in times of approximately 4 to 6 weeks apply to such applications (for further information contact the following addresses/telephone numbers; sian-medi.davies@ceredigion.gov.uk 01545 572 317).
4. All new developments of more than 1 dwelling house or where the construction area is 100 square metres or more will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins. Contact the local authority SAB team on:

Post: Highways & Environmental Services, Penmorfa, Aberaeron, Ceredigion
Telephone: 01545 572572
Email: sab@ceredigion.gov.uk

5. If any bats are encountered during works, the development must stop immediately and Natural Resources Wales (NRW) contacted for advice on Tel: 03000653000.
6. If birds are creating or using nests in or on the building before or during works then works must stop until the bird breeding season is completed or they have

left the nest and there is no evidence of them returning.

7. If birds are creating or using nests on any vegetation to be removed or otherwise affected by the development before or during works then works must stop until the bird breeding season is completed or they have left the nest and there is no evidence of them returning.
8. All bats and their roosts are protected by law and it is an offence to deliberately disturb, handle or kill bats. Once installed, a bat box cannot be opened or removed by someone who does not possess a bat licence. Bat boxes must be located on trees or in areas that are unlikely to be impacted in future. More information is available from the Bat Conservation Trust.
9. If hedgehogs are found during the winter they will be hibernating and may appear dead. Call the RSPCA on 03001234999 for information on how to proceed.
10. It is illegal to deliberately injure, kill, capture or disturb reptiles which are protected by the Wildlife and Countryside Act, or to damage or obstruct any place used for shelter or protection. Rare reptiles may only be handled by licensed ecologists. Breaking the law can lead to fines of up to £5,000 per offence and potential prison sentences of up to six months. The risks of injuring or killing reptiles can be minimised by not moving or removing suitable hibernation materials during hibernation season (October to May) and by manipulating (cutting short) on site vegetation in phases to reduce the attractiveness to reptiles in construction areas prior to works on site.
11. Any excavations should be covered at night or fitted with escape ramps to allow any trapped animals to escape.
12. Works should be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website <https://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>
13. Section 14 (1) of the Wildlife and Countryside Act makes it illegal to release or allow to escape into the wild any animal which is not ordinarily resident in Great Britain and is not a regular visitor to Great Britain in a wild state, or is listed in Schedule 9 to the Act. It is also illegal to plant or otherwise cause to grow in the wild any plant listed in Schedule 9 to the Act, for example Japanese Knotweed, Himalayan Balsam. The Schedule 9 list of animal and plant species has been amended by the Wildlife and Countryside Act 1981 (Variation of Schedule 9) (England and Wales) Order 2010. Offences under section 14 carry a maximum penalty of a £5,000 fine and/or 6 months imprisonment on summary conviction (i.e. at Magistrates' Court) and an unlimited fine (i.e. whatever the court feels to be commensurate with the offence) and or 2 years imprisonment on indictment (i.e. at Crown Court). Guidance on Section 14 of the WCA gives further information. Here you can

also find a list of species in Schedule 9 of the WCA for England and Wales <https://www.gov.uk/government/publications/preventing-the-release-into-the-wild-of-certain-plants-and-animals-guidance>



Russell Hughes-Pickering
Corporate Lead Officer: Economy and Regeneration
Ceredigion County Council

Date: 30-07-2020

The development plan covering Ceredigion is the Local Development Plan 2007 – 2022 (LDP). The following LDP policies were relevant to the consideration of this application:

- DM03 - Sustainable Travel
- DM04 - Travel Infrastructure Material Consideration
- DM06 - Design and Placemaking
- DM10 - Design and Landscaping
- DM13 - SUDS
- DM14 - Nature Conservation/Ecological Connectivity
- DM15 - Local Biodiversity Conservation
- DM17 - General Landscape
- DM18 - SLA
- DM20 - Protection Trees| Hedgerows Woodlands
- LU14 - Static/Touring Caravans| Camping pitches| Cabins and Chalets.
- S01 - Sustainable Growth
- S04 - Development in LS and OL

IMPORTANT INFORMATION

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit

www.ceredigion.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
2. You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
3. You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
4. If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision)
 - Planning Permission (with the exception of Minor Commercial and Householder Applications - see below) Within 6 Months
 - Householder Appeal see endnote i Within 12 Weeks
 - Minor Commercial Appeal see endnote i Within 12 Weeks
 - Listed Building or Conservation Area Consent Appeals Within 6 Months
 - Tree Preservation Order (TPO) Consent Within 28 Days
 - Advertisement Consent Within 8 Weeks
 - Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development Within 6 Months
 - Hazardous Substances Consent Within 6 Months
5. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5938, or online at www.planningportal.gov.uk/pcs
6. The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
7. The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been

granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.

8. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a purchase notice requiring that Council purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

9. Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a "full statement of case"). You must also send a copy of the notice of appeal and full statement of case to the LPA.
10. In addition, for 'planning appeals' an amendment to an application following notice of appeal may only be made to correct an error.
11. Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled "making your planning appeal" and "planning appeals Public Local Inquiries".
12. Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@ceredigion.gov.uk or 01545 572 484 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION – Please contact technical.services@ceredigion.gov.uk or 01545 572 405

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT.

[j] Please see the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017 for appeal procedures and for full definitions of:

- “householder application” (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- “householder appeal” means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- “minor commercial application” (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.

“minor commercial appeal” means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
