

LETTER FROM AN UNDER-BIDDER AT THE AUCTION.

We sent this letter to the Chief Executive of the National Park, on behalf of an under-bidder, for the reasons stated. We never received what we considered to be a satisfactory reply.

-----Original Message-----

From: Bettws Newydd Campaign [mailto:info@parrog.org.uk]

Sent: 02 March 2009 16:08

To: 'Nic Wheeler'

Subject: Newport Planning Application NP08/361: Bettws Newydd

Please note that we are forwarding this note on behalf of someone who has approached us, who wishes to remain anonymous, lest it prejudices a future planning application.

We hope you will see fit to consider this position – many thanks.

To the Planning Officer, Pembrokeshire National Park.

I am writing as one of the under-bidders to the Auction of Bettws Newydd in July 2005.

As I believe you have already been informed by a previous complainant, the Estate Agent's Particulars included plans for a possible replacement dwelling with a supportive letter for this proposal from your Case Officer.

I spoke to this officer before the Auction, explaining that I would be seeking a slightly higher ridge level and thus a better sea view, to be told that numerous enquiries of this nature had been received and all that could be said was that the plans in the Particulars were considered to be an acceptable interpretation of your Authority's requirements for a replacement dwelling on this site.

You will understand that I was therefore dumbfounded at the height and volume of the dwelling subsequently constructed by the successful bidder. I spoke with several locals who shared my amazement that such a plan had been approved.

I suggest that no architect would have prepared the original submitted detailed plans without some prior indication from your office that a substantial increase in size of development over that shown in the plans accompanying the Particulars would be considered. I don't know if any such encouragement was before or after the Auction but I am very troubled that I and many others bidding appear now to have been given totally erroneous information as to your policy on replacement dwellings and thus the development potential of this site.

Assuming the Developer purchased with the same information available to all other bidders, it is inconceivable that his "fait accomplis" of exceeding even this gigantic progression should now be rewarded with an approval. If so, where does that leave your Authority after such a precedent?
