

**Copy of Newsletter distributed on 29<sup>th</sup> April 2009.**

**Subject: Bettws Newydd Opposition Group formed - Your assistance requested.**

Dear Supporter,

As you know, we came close to persuading the Pembrokeshire Coast National Park Authority (PCNPA) Development Management Committee to refuse consent for Planning Application 08/361 for Bettws Newydd. We now plan to exercise those avenues of appeal that are open to us. The first of these is already underway.

### **Appeal to Welsh Assembly Government (WAG)**

We have written requesting that the WAG “call-in” the Bettws Newydd application for determination by the WAG following an inquiry. As a result, we have received confirmation from the PCNPA that that they will not issue a decision notice until WAG has decided on our request. Thus we have at the very least caused an additional delay to the development.

We need as many of our supporters as possible to write to the WAG in support of this “call-in” application as quickly as possible.

If you are willing to assist, please write to:

Jane Davidson AM  
Minister for the Environment, Sustainability and Housing  
Welsh Assembly Government  
5th Floor  
Ty Hywel  
Cardiff Bay CF99 1NA

You may use email to: [PS.Minister.for.ESH@Wales.gsi.gov.UK](mailto:PS.Minister.for.ESH@Wales.gsi.gov.UK)

It is **very** important that

- (a) You cover the reasons why there are issues and implications in this development **of national rather than local importance**
- (b) It is important that you **use your own words**.

However, we list below a series of pointers to assist and attach the [Statement Of Grounds](#) that we used in the appeal. (*Click the link to see this*).

### **The subject should be along the lines of:**

RE: “Call in” Application (under s.77 of the Town and Country Planning Act 1990) regarding Planning Application 08/361 (for retrospective consent under s. 73A to change conditions) for the development at “Bettws Newydd”, Parrog NEWPORT Pembs presently under consideration by the Pembrokeshire Coast National Park Authority.

You should say that you strongly support the “call-in” request to the WAG, and oppose the Bettws Newydd planning application. (or something similar) and then give reasons.

### **The key points to consider:**

Please refer to the full [Statement Of Grounds](#). In summary, the key points are:

- This development is in conflict with National Planning Policies in so far as it does not preserve the special landscape character of the Pembrokeshire Coast National Park.
- The PCNPA (in reaching its present decision) has, by admission of several of its own members in committee, ignored completely the provisions of the UDP policies created to meet this national planning requirement, especially the provisions of JUDP Policy 56 which explicitly require that permission for a replacement dwelling house will not be granted unless the replacement building would be "no more visually intrusive" than the building which it replaces.
- This proposal significantly affects an area of landscape importance.
- Protection of the setting of Heritage Coastline: the coastline in question faces directly toward and forms a part of the visual context of the Moylegrove St Dogmaels Heritage Coast which starts at its southern end here in Newport. Bettws Newydd is clearly visible over several miles of the Pembrokeshire Coastal Path. However, this fact was never even considered by the PCNPA.
- Preservation of the setting of a Buildings Conservation Area: The site in question immediately adjoins the designated Newport Parrog Buildings Conservation Area, the preservation of the setting of which has previously resulted in the upholding by a WAG Planning Inspector of a previous decision by the PCNPA to refuse consent in the next field but one (also adjoining this CA) for the development of merely a garage / boathouse.
- This development breaches the WAG Overall Housing Objectives in many ways (see attachment for full details) and especially in respect of being environmentally unsound, damaging the area's special character.
- This development has caused considerable public controversy including beyond the immediate locality.
- This proposal is likely to significantly affect areas of landscape importance.

You might like to know that Jane Davidson is a keen walker and cyclist and recently climbed Mount Kilimanjaro. Until her appointment as Minister, she was the Vice President of the Ramblers in Wales and has walked most of Wales' long distance footpaths and regularly cycles to the Assembly. Jane was delighted to have been placed 3rd in the Independent on Sunday's Green List of the top 100 environmental campaigners in the UK. (This comes from her entry in the WAG web site at <http://new.wales.gov.uk/about/cabinet/cabinetm/janedavidson?lang=en> )

The above list should be treated as pointers, and you are invited to draw further on the material in the attachment. Do not feel you have to cover all points.

### **We would be grateful if you would copy us on the letters you write.**

Remember, it is important to send letters as soon as possible.

Please encourage anyone who you know is interested to write in, especially if we are unable to reach them directly by email. The volume of letters will be important.

Please copy the letters to [info@parrog.org.uk](mailto:info@parrog.org.uk)

## **OTHER NEWS:**

**The Bettws Newydd Opposition Group:** We have reconstituted ourselves as a formal group.

Our aims (still being fine tuned) are as follows:

1. To achieve the replacement of the present development at Bettws Newydd with one that is more appropriate to the location, in conformity with the JUDP and other planning policies, and acceptable to both the local and wider community.
2. To persuade the PCNPA to identify and itemise the mistakes made in dealing with this development and to change its processes to prevent repetition.

Our objective is to pursue all available lawful remedies and means to achieve the above aims.

The web site is in process of being updated to reflect the new organisation, but the address will remain as <http://parrog.org.uk>

### **The Officers are:**

Reg Atkinson Chairman  
Ros McGarry Secretary  
Liz Bellamy Vice Chairman  
John Davies Treasurer  
Robbie Manson: Spokesperson (English)  
Hywel Williams: Spokesperson (Welsh)  
Brendan Blake: Website Management

**“FIGHTING FUND”:** We are also investigating other avenues of appeal, and have already had several unsolicited offers of large donations for a “fighting fund”. These funds could be used to contest this decision through a Judicial Review, by which we mean bringing the decision before the High Court in London to challenge the legality of the way it was made. We have already agreed to make the initial steps towards launching such a case, which includes instructing a Barrister to give us his formal Advice as to strengths and weaknesses in our case, before committing ourselves to continue.

As a result we are now soliciting offers of contributions to support this appeal.

Please note that funds will be deposited in a properly constituted local bank account, which can be used only to further the newly adopted Aims and Objectives of this Group. In the event funds are not used (or only used in part) they will be refunded prorata.

Thanks again for all your support.

From the Bettws Newydd Opposition Group. (Web site at <http://parrog.org.uk> )

**Notes:** You are receiving this note as a result of providing your email when signing the petition regarding Bettws Newydd, or contacting us as a supporter. If you don't want to receive these periodic updates, just send an email to [info@parrog.org.uk](mailto:info@parrog.org.uk) . Anyone wanting to join the distribution list can also write to this address. We apologise for not replying individually to every email received.