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1. Introduction

1.1. Context

- 1.1.1. Conservation Areas are distinct areas of special architectural or historic merit. In accordance with the Historic Environment (Wales) Act 2023, Ceredigion County Council is required, from time to time, to review conservation areas in the County and formulate proposals for their preservation and enhancement.
- 1.1.2. Technical Advice Note 24: The Historic Environment (TAN 24) identifies conservation area appraisals as the foundation for any proposals for preservation and enhancement. Conservation area appraisals provide a detailed picture of the special interest of an area and identify opportunities and priorities for action which can provide the basis for a more detailed management plan.
- 1.1.3. Conservation area management plans are closely allied to the appraisals. Management plans set out appropriate responses to address any opportunities and issues identified. This can include a variety of measures ranging from controlling development, to training individuals to maintain historic buildings, to public realm improvements.
- 1.1.4. To meet its statutory duty, the Local Planning Authority (LPA) applied for funding to support the preparation of conservation area appraisals and management plans. Due to the nature of the funding, only conservation areas located within a town were eligible. The LPA was therefore able to secure funding to support the preparation of appraisals and management plans for the following conservation areas:

- Aberaeron
- Aberystwyth
- Cardigan
- Lampeter
- Llanbadarn Fawr
- Llandysul
- New Quay
- Tregaron

1.1.5. The LPA is currently exploring options for the remaining conservation areas of Adpar, Cenarth, Llanddewi Brefi, Llanrhystud and Llansanffraid. These options include identifying and applying for external funding and dedicating internal resources to completing appraisals and management plans for these areas.

1.2. Scope

- 1.2.1. For conservation area appraisals and management plans to be a material consideration when determining planning applications, they must first be adopted as Supplementary Planning Guidance (SPG). The *Development Plans Manual: Edition 3* sets out that SPG will carry little to no weight unless it is subject to public consultation and adopted by Council resolution. It was therefore deemed necessary to obtain the views of stakeholders and the general public prior to determining whether the conservation area appraisals and management plans be adopted as SPG.
- 1.2.2. On the 23rd of January 2025, Ceredigion County Council approved the release of the Draft Conservation Area Appraisals and Management Plans for Aberaeron, Aberystwyth, Cardigan, Lampeter, Llanbadarn Fawr, Llandysul, New Quay and Tregaron for public consultation. A 7 week consultation was subsequently commenced, the details of which are provided later in this report.
- 1.2.3. The consultation sought to gain an insight into the views of stakeholders and the general public. Specifically, the consultation sought to understand whether consultees thought the character of the areas had been adequately captured in the Appraisals and if the recommendations in the Management Plans are appropriate and will help to preserve and enhance the character and appearance of the areas.

1.3. Purpose

- 1.3.1. The purpose of this report is to summarise the feedback and opinions gathered from the public during the consultation process. It also sets out the LPA's response to comments made and identifies any necessary changes.
- 1.3.2. The aim of this report is to help understand the views of stakeholders, address any concerns and facilitate informed decision making in relation to whether the documents should be adopted as SPG.
- 1.3.3. The remainder of the report is structured in the following way:
- **Section 2:** A summary of the consultation process including information on the consultation period, the methods of engagement and outreach efforts.
 - **Section 3:** A summary of the key findings and themes that emerged from the consultation (excluding detailed comments).
 - **Appendices:** Examples of consultation materials and a list of detailed comments received and the LPA's response to these comments.

2. Consultation Process

2.1. Consultation Period

- 2.1.1. On the 23rd of January 2025, Ceredigion County Council approved the release of the Draft Conservation Area Appraisals and Management Plans for consultation. The consultation commenced on Monday the 27th of January 2025. The consultation period was initially expected to run for 6 weeks; however, it was extended to Friday the 14th of March 2025 to allow consultees additional time to respond.

2.2. Consultation Methods

- 2.2.1. The Draft Conservation Area Appraisals and Management Plans were uploaded to the *Engagement and Consultations* page of the Ceredigion County Council website. The documents were accompanied by an overview of the consultation which set out the purpose of the documents, the reasons for consulting and an explanation of how the public could respond.
- 2.2.2. Consultees were able to submit representations through an online form available on the Council's website. Alternatively, the form could be downloaded in Word format and completed offline and submitted via email or post if preferred.
- 2.2.3. The survey asked 8 questions in relation to the Conservation Area Appraisals and Management Plans. This included 2 questions which sought to understand the possible effects of the documents on the Welsh language. A further 10 equality questions were also asked to help us check that views from a broad range of people, that reflect the population in Ceredigion, had been collected.
- 2.2.4. Questions were a mixture of closed-ended and open-ended questions, a full list of the which can be found in Appendix 1.

2.3. Outreach and Accessibility

- 2.3.1. To promote the consultation, a press release was issued by Ceredigion County Council at the start of the process. A number of social media posts were also issued sporadically throughout the consultation period. The consultation featured in local newspapers, namely the Cambrian News and Tivyside Advertiser
- 2.3.2. The Planning Policy Service sent out a bilingual email notification to all consultees on the Local Development Plan (LDP) Stakeholder Database to inform them of the consultation. Consultees contacted included local councillors, town and community councils, specific consultation bodies, planning agents and local organisations. This email was also sent to members of the public who attended the initial public drop-in events held earlier in the preparation process.
- 2.3.3. Bilingual posters, advertising the consultation, were placed in all of Ceredigion's leisure and well-being centres and libraires. The posters contained QR codes which, if scanned, took consultees to the relevant page of the Council's website which contained the consultation documents and overview. The posters also set out the consultation period and contained the LPA's contact details should members of the public require further information. A copy of the poster can be found in Appendix 2.
- 2.3.4. To ensure those who are not online were not excluded from taking part in the consultation, paper copies of the Appraisals and Management Plans, and the Response Form, were made available at local libraries and leisure centres upon request. Information could also be provided in a different format as requested.

3. Key Findings

3.1. Overview

- 3.1.1. The consultation received 60 responses in total. Please note that respondents who wished to comment on more than one conservation area appraisal and management plan were asked to submit separate responses for each area. Therefore, multiple responses may have been submitted by the same individual or organisation.
- 3.1.2. The main findings from the consultation have been summarised on the following page. A detailed list of the comments received, and the LPA's response to each comment, can be found in the Appendices.

HEADLINE RESULTS

60

responses received

(46 responses via Microsoft forms; 1 response form via email; 13 responses emailed directly)



Responses received by Town:

Aberystwyth: **16** (26.7%)
Cardigan: **13** (21.7%)
Aberaeron: **8** (13.3%)
New Quay: **8** (13.3%)
Tregaron: **6** (10.0%)
Llanbadarn Fawr: **4** (6.7%)
Lampeter: **3** (5.0%)
Llandysul: **1** (1.7%)

50%

slightly/strongly agreed
with the **management proposals**

(2% broadly but with concerns/exceptions*, 13% neither agreed nor disagreed, 15% disagreed, 20% unanswered)



65%

slightly/strongly agreed
that the character has been
adequately defined in the Appraisal

(5% neither agreed nor disagreed, 10% disagreed, 20% unanswered)



27%

said that adopting the Conservation Area Appraisal and Management Plan would have a **positive effect** on the **Welsh Language**

(38% will not have an effect, 13% negative effect, 22% unanswered)

Consultation undertaken between 27th of January and 14th of March 2025

The survey was available online via the Council website. Paper copies of the consultation documents and response forms were available upon request from libraries and leisure centres.

A total of 60 responses were received.

*These comments relate to the priorities set out under the Action Plan in Appendix A of the Cardigan Conservation Area Appraisal and Management Plan.

Appendix 1: List of Consultation Questions

Ceredigion Conservation Area Appraisals and Management Plans ---

1. Please select the Conservation Area to which your comments relate.

- Aberaeron
- Aberystwyth
- Cardigan
- Lampeter
- Llanbadarn Fawr
- Llandysul
- New Quay
- Tregaron

2. Do you think that the character of the Conservation Area has been adequately defined in the Appraisal?

- Strongly agree
- Slightly agree
- Neither agree nor disagree
- Slightly disagree
- Strongly disagree

3. Do you think the management proposals will help to preserve and enhance the character and appearance of the Conservation Area?

- Strongly agree
- Slightly agree
- Neither agree nor disagree
- Slightly disagree
- Strongly disagree

4. Please add any comments in the space below.

- 5. Are there any other buildings or structures considered to be of historical or architectural significance within the Conservation Area or its setting which should be highlighted in the Appraisal?**
- 6. Do you think any amendments should be made to the current Conservation Area boundary?**

Impact on the Welsh Language

- 7. Do you think that adopting this Conservation Area Appraisal and Management Plan will have an effect on opportunities for people to use the Welsh language and on the status of the Welsh language in the community?**
- Yes, a positive effect
 - Yes, a negative effect
 - It will not have an effect
- 8. Please use the space below to add further comments about the effect on the Welsh language.**

Equality Monitoring Questions

1. How old are you?

- | | |
|---------|-----------------------|
| • 0-15 | • 45-64 |
| • 16-24 | • 65+ |
| • 25-44 | • I prefer not to say |

2. What gender do you identify as?

- | | |
|--------------|--------------------------------|
| • Male | • Trans-gender |
| • Female | • I prefer to use another term |
| • Non-binary | • I prefer not to say |

3. Which of the following best describes how you think of yourself?

- Heterosexual/straight
- Gay, Lesbian or Queer
- Bisexual
- Another sexual orientation
- I prefer not to say

4. How would you describe your national identity?

- British
- Cornish
- English
- Northern Irish
- Scottish
- Welsh
- Another national identity
- I prefer not to say

5. How would you describe your ethnic group?

- Asian, Asian British or Asian Welsh
- Black, Black British, Black Welsh, Caribbean or African
- Mixed or Multiple ethnic
- White
- Another ethnic group
- I prefer not to say

6. What is your religion or belief?

- Christian
- Buddhist
- Hindu
- Jewish
- Muslim
- Sikh
- No religion
- Other religion or belief
- I prefer not to say

7. Have you previously served in the UK Armed Forces? (current serving members should tick 'no')

- Yes, in the Regular Armed Forces
- Yes, in the Reserve Armed Forces

- No
- I prefer not to say

8. Do have a long term physical or mental health condition or illness that reduces your ability to carry out day-to-day activities?

- Yes, my day-to-day activities are limited a lot
- Yes, my day-to-day activities are limited a little
- No
- I prefer not to say

9. What is your preferred language?

- Welsh
- English
- I prefer not to say

10. Can you understand, speak, read or write Welsh?

- Understand spoken Welsh
- Speak Welsh
- Read Welsh
- Write Welsh
- None of the above
- I prefer not to say

Appendix 2: Consultation Poster



Cyngor Sir
CEREDIGION
County Council

Ymgynghoriad Cyhoeddus

Public Consultation



Cyngor Sir
CEREDIGION
County Council

Arfarniadau a Chynlluniau Rheoli Ardaloedd Cadwraeth

Conservation Area Appraisals and
Management Plans

**Daw'r ymgynghoriad i
ben ar
14/03/2025**

The consultation closes
on
14/03/2025



I weld y
fersiynau
Gymraeg,
sganiwch y côd
isod

To view the
English
versions, scan
the QR code
below





Os oes gennych unrhyw gwestiynau ynghylch y dogfennau, cysylltwch â'r Tîm Polisi Cynllunio

If you have any queries regarding the documents, please contact the Planning Policy Team



01545 570881



<https://www.ceredigion.gov.uk/>



ldp@ceredigion.gov.uk

Appendix 3: General Comments

This section comprises of comments that were submitted to the Local Planning Authority via email as well as those provided in response to Question 4 of the Consultation Response Form. For the purposes of being concise, some of the comments submitted have been summarised.

Aberaeron			
ID	Comment	Response	Recommended Change
2	I personally think the sooner an article 1 or 2 pamphlet/handout is made the better, as someone who deals with listed buildings and works within conservation areas around the whole of Wales on a daily basis. Ceredigion seems to be a little off the pace in protecting what people come to see.	The introduction of an Article 4 Direction in Aberaeron is a recommendation at this stage. Additional consultation and approval through the relevant Council procedures will be required before an Article 4 Direction can be introduced. The Local Planning Authority will consider the merits of preparing additional guidance for areas which have an Article 4 Direction in place.	N/A.
15	Whilst I agree in principle with the majority of this document I have doubts about the ability, consideration, sensitivity and common sense of CCC to carry out any of the recommendations. I refer (as examples) to just a few recommendations. One is re historical buildings and the service it provides to the community.	Comments noted.	N/A.

	The town hall has been under discussion for sometime with the underhanded decision by CCC to move our town library to Penmorfa and allowing the town hall itself to get into a state of disrepair.		
17	<p>As Aberaeron's local history society, we welcome any guidance that supports our goal of promoting the local heritage of the town. We are pleased to see that a numbers that we made at the informal stage have been reflected in the document now subject to formal consultation. In particular that:</p> <ul style="list-style-type: none">* the document now refers to our listed buildings being in 'Georgian style' as the majority were actually built in Victorian style* our concerns are reflected about changes to shopfronts and inappropriate or overly-large signage which obscures our architecture* the recommendations are now prioritised* the inclusion of the Georgian villas on South Road in the conservation area.	Support noted.	N/A.

	<p>We reiterate all these points. In addition we strongly support the measures proposed in the Area Appraisal document to:</p> <ul style="list-style-type: none"> - ensure that further development does not further restrict views within the conservation area and existing green spaces should be protected (7.3/7.4) - provide protection for the few older buildings in local rubble stone that remain (8.1) - protect County Hall from further deterioration. (This is a matter that we have formally raised with CADW) (8.2) <p>Turning to the Area Management Plan, we strongly support the measures proposed to protect the town from further loss of its iconic architectural features, in particular that:</p> <ul style="list-style-type: none"> -an Article 4 Direction be applied to this end (2.3) -this Appraisal be adopted as Supplementary Planning guidance (4.3.1) -a guide be developed for residents and businesses explaining these controls and the 	<p>At the present time, the Management Plan proposals are just recommendations which the Local Planning Authority will consider whether or not to enact. Most recommendations, including the introduction of an Article 4 Direction and any boundary extension, would require further consultation and would need to be adopted through the relevant Council procedures before being enacted.</p>	
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	<p>other guidance referred to in the document (4.3.2)</p> <ul style="list-style-type: none">-the conservation boundary is extended as proposed (3.3)-local listing” is used to protect those buildings in the older vernacular style, chalybeate well and those Georgian style buildings previously unlisted (5.3). Furthermore, we would welcome an involvement in that selection process-shopfront guidance be introduced (8.3)-a buildings at risk strategy be developed (9.3)-Inappropriate street furnishings, lighting etc should be replaced with those that are more sensitive to the historic nature of the town. The metal bollards put up as part of the Covid measures are particularly unsightly (10.3.4)-a parking strategy is much needed, along with a noise pollution strategy (10.3.6)-Green spaces are protected (11.3) <p>As in our earlier response, we also propose that the Memorial Hall be included in the</p>	<p>After reviewing the current Aberaeron Conservation Area boundary, it was considered that with the addition of the area recommended in the Management Plan, it would include the relevant areas of architectural and historic interest. There may however be scope to designate Memorial Hall as a ‘Building of Local Interest’ in the future in order to afford it further protection.</p>	
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	<p>conservation area as this landmark building is an important part of the town's history.</p> <p>We agree with your recommendation that it would be desirable for the council to have a grant scheme to help owners replace inappropriate features that have been added over the years (2.3.3) but acknowledge that the current financial climate makes this unlikely.</p> <p>We would like to point out that the painting of the exterior walls of Aberaeron houses does not go back to the origins of the buildings. It evolved slowly from the 1960s as cement render superceded the original, often coloured, limewash and the buildings were becoming grey and less colourful. The townspeople have always chosen their own colours which has given it the famous and much admired look that it has today. We would not therefore support this being restricted. (4.3.4)</p>	<p>Comments noted.</p> <p>Comments noted.</p>	
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	Aberaeron is often described as a gem in the Welsh Riviera, and we are extremely grateful that together these documents will play a major role in protecting its unique and colourful historic character.	Comments noted.	
37	<p>Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.</p> <p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be noted that there is a long history of the Welsh language being used in all the towns involved in consultation. Efforts should be made to ensure that shop fronts use the Welsh language, using enforcement powers if necessary.</p>	Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.	N/A.

	We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.		
46	<ul style="list-style-type: none"> • croesawi cynnwys y pedwar fila, rhifau 1-4 Stryd y Fro • argymell cynnwys Parc-y-fro er mwyn rhoi iddo yr un amddiffyniad â'r Cae Sgwâr, yn enwedig y coed • peidio cefnogi cyflwyno canllaw dylunio gan y credir fod y sefyllfa presennol, gyda thrigolion yn dewis lliwiau yn unol â chwaeth personol a'r bwriad i asio a pheidio gwrthdaro gyda eiddo sy'n ffinio gyda nhw • croesawi Rhestru'r Ffynnon Goch. • to welcome the inclusion the four villas, nos. 1-4 South Road • to recommend that Parc-y-fro be included in order to give it the same protection as Square Field, in particular the trees • not to support a colour design guide as it believes that the current situation, with residents choosing colours in accordance with personal taste and a desire to blend in and not clash with neighbouring properties • to support the Listing of the Chalybeate Well 	<p>At the present time, the Management Plan proposals are just recommendations which the Local Planning Authority will consider whether or not to enact. Most recommendations, including any boundary extension and adoption of additional design guidance as Supplementary Planning Guidance, would require further consultation and would need to be adopted through the relevant Council procedures before being enacted.</p> <p>Part of Parc-y-Fro is included within the Conservation Area Boundary. This includes most of the trees. The rest of the Parc has protection through it being considered part of the setting of the conservation area and therefore protected by legislation and planning policy.</p>	N/A.

		Chalybeate Well has been identified as an historic asset that could be identified as a 'Building of Local Interest' which could afford the structure further protection in the future if enacted.	
48	Can I ask about the building we are housed in that we lease? Pengloyn? It is a large stone-built premises, no rendering, and it is never mentioned in any reports? It is close to the harbour and apparently was an agricultural supplies store run by Josiah Jones in the past, and possibly before that we used with goods coming in by sea.	Pengloyn House is a non-listed building in Tabernacle Street. It appears to have been much altered. It is not noted on the Historic Environment record. The historic mapping appears to show it was constructed between 1840 and 1887.	N/A.

Aberystwyth			
ID	Comment	Response	Recommended Change
9	Ceredigion council should not be a responsible or decision-making body with regard to conservation (or any other aspect of life). The council has taken actions which promote fly	Comments noted.	N/A.

	tipping. It is obvious unless you are really stupid. Get the basics right 1st.		
10	<p>I think we need to prioritise lowering our carbon footprint and active travel. So we need to prioritise solar panels, removal of chimneys when appropriate, better insulated buildings and windows, and smoother pavements for accessibilities over preservation. We also need to prioritise the use of modern durable materials that are low cost to maintain since the salt air causes high building maintenance costs and incomes are stretched. While I adore the character of Aberystwyth we need to prioritise its liveability for the long term- so if I have to compromise, I recommend compromising for current maintenance needs and technologies over heritage design rules and enforcement. Thus I support information but not requirements and training ideas 7.3.2. Also the 'flamboyant buildings' are very much a part of the character and charm of the town thus I do not support 4.3.5.</p>	<p>The Local Planning Authority has a statutory duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas in Ceredigion. When exercising planning functions in relation to a building or other land in a Conservation Area, the Local Planning Authority must give special regard to the desirability of preserving or enhancing the character and appearance of the area.</p> <p>Chimneys have been identified as an important feature of the Conservation Area, and their removal would likely have an adverse impact on the areas character.</p> <p>At the present time, the Management Plan proposals are just recommendations which the Local Planning Authority will consider whether or not to enact. Most recommendations, including the adoption of any design guidance, would</p>	N/A.

	Knowing the financial challenges of the county, I do not support prioritising staff time updating policies, creating further strategies or enforcement over providing other services. Instead, continue to collaborate with Town Council for citizen led clean up, education, and skill building opportunities.	require further consultation and would need to be adopted through the relevant Council procedures before being enacted.	
11	Planning and conservation officers already giving contradictory advice in the same document about minor issues (eg window at back of property). Long delays in obtaining information already causing serious local problems, householders discouraged from saving derelict buildings because process is so complex for minor issues	The Planning service acknowledge that resources and skills shortages mean planning and enforcement decisions around Conservation Areas have not always been a priority for the service. However, it is hoped the introduction of detailed Conservation Area Appraisals and Management Plans adopted as Supplementary Planning Guidance, alongside the recruitment of a Specialist Planning Officer for Heritage and the additional resources being sought for the enforcement service in the 2025/2026 budget, will ensure this work is prioritised going forward.	N/A.

22	<p>Thank you for such a beautiful detailed description of Aberystwyth and Llanbadarn Fawr and for giving priority status to the protection of trees and open spaces.</p> <p>The problem of phosphates which you say is holding up the county's development plans is going to increase as intense weather events increase.</p> <p>Meanwhile, flooding risk projections (and attendant pollution, especially sewerage) on the Climate Central website at https://www.climatecentral.org/, even at conservative estimates, indicate that Aberystwyth will likely face increasing disruption from extreme coastal and river flooding events, potentially including damage to road and rail networks. In short, these projections show that Aberystwyth will become increasingly cut off.</p>	<p>The Conservation Area Appraisal and Management Plan documents seek to support the enhancement and preservation of the special historic and architectural significance of the area. Matters raised as part of the response fall outside of the scope of this work.</p>	N/A.
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	<p>The only route in in the next few years will at times be over the Trefechan bridge, or along the B road into the Waun, neither of which can support heavy goods vehicles.</p> <p>This is a problem that calls for measures to be taken outside these areas under appraisal.</p> <p>Can the Rheidol pass through wetlands (rather than concrete) to reduce flooding in Llanbadarn? Maintaining and enhancing the floodplain and wetland environments along the Rheidol valley will help to mitigate some of the impacts of increased river flooding.</p> <p>Can the railway in Derwenlas could be raised? Presumably this would be technically challenging and costly, but studies into this must have been undertaken, and I would love to see them along with many others</p>		
23	The shopfront issues and recommendations in 4.3 need to go further. In the last 12 months in	The Local Planning Authority are currently looking into the possibility of preparing	N/A.

	<p>particular, the erosion of shopfront, installation of garish, tacky and out of character signage is of huge concern.</p> <p>There are many towns in England which enforce this strongly and with positive impact, but the enforcement of this beyond mere guidance is insufficient.</p> <p>This is an easy fix and will have high visual impact on the town.</p> <p>There also needs to be proactive measures taken the council to ensure that maintenance of buildings is carried in a timely manner and in a thoughtful and considerate manner. Too many buildings are being allowed to fall into disrepair.</p>	<p>comprehensive Shopfront Design Guidance that could apply to all historic commercial premises countywide. It is hoped that such guidance, alongside the introduction of detailed Conservation Area Appraisals and Management Plans, the recruitment of a Specialist Planning Officer for Heritage, and the additional resources being sought for the enforcement service in the 2025/2026 budget, will lead to improvements in this area.</p> <p>The Local Planning Authority will also explore all funding opportunities as and when they arise in order to ascertain whether they can be used to benefit the Conservation Areas.</p>	
24	<p>Would be great if property owners could be offered a grant to reinstate the traditional shop frontage.</p>	<p>The Local Planning Authority will work alongside the Council's Growth and Enterprise section to explore if there are funding opportunities and resources to support such schemes.</p>	N/A.

25	<p>Money is needed to upgrade the appearance of Aberystwyth. Great Darkgate Street in particular is just tatty and dirty but many of the other areas just look sad and uncared for.</p>	<p>The Local Planning Authority will explore all funding opportunities as and when they arise in order to ascertain whether they can be used to benefit the Conservation Areas.</p>	N/A.
28	<p>As a double-glazing business owner, in Aberystwyth, I am obviously concerned that your planning policy will not allow PVCu Vertical Sliding Heritage windows to be installed within the conservation area.</p> <p>I have already lost a £14,000 order on the far edge of the expanded conservation area. I was instructed by email to proceed with the work but the customer cancelled, due to being misled by planning staff that he needed planning permission, which would not be approved. This despite the fact that the Vertical sliding windows, to be fitted, were similar sightlines and appearance to the existing timber windows requiring replacing and would match the ones we have already fitted.</p>	<p>The Local Planning Authority has a statutory duty to review Conservation Areas in Ceredigion and formulate proposals for their preservation and enhancement.</p> <p>It is hoped the introduction of detailed Conservation Area Appraisals and Management Plans adopted as Supplementary Planning Guidance, alongside the recruitment of a Specialist Planning Officer for Heritage, will help residents and developers in understanding the types of works that are considered acceptable in the Conservation Area.</p> <p>At the present time, the Management Plan proposals are just recommendations which the Local Planning Authority will consider whether or not to enact. Most recommendations, including</p>	N/A.

	<p>Also, the planning department have not yet gone through the necessary process needed for this to be the correct advice.</p> <p>Over the 45 years we have been fitting windows in this area we have avoided installing any style that would be detrimental to the character of the Victorian streets in Aberystwyth e.g., top hung casement windows. We note that others have installed ones that open out dangerously onto the pavement.</p> <p>There are many advantages, for our customers, in PVCu being used rather than timber, most particularly maintenance and weatherproofing. The cost of timber - which is mostly softwoods and imported - is considerably more and far less sustainable than PVCu. The severe weather we suffer in this area causes fast deterioration of timber windows and this is unfair on residents who have to meet the unnecessary cost, including scaffolding in many cases.</p>	<p>the introduction of an Article 4 Direction and any boundary extension, would require further consultation and would need to be adopted through the relevant Council procedures before being enacted.</p>	
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	<p>Maintenance of timber windows is required within a maximum of 5 years and the elderly cannot carry this out themselves. Many would not be able to afford the additional cost of timber windows and the future maintenance required.</p> <p>Permitted development rights are being taken away from householders and the conservation area expanded to cover many properties outside of the original Victorian town area.</p> <p>Our opinion is that the conservation area should be for the Victorian streets only and not those that have developed since that era. Also, that, provided the style and sightlines match the existing windows, the material (i.e., PVCu) used should not be a reason for refusing planning permission.</p> <p>I well appreciate your reasons for conservation.</p> <p>We have this week removed PVCu top hung</p>		
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	<p>casement windows and fitted PVCu Victorian sliding sash windows in one of the streets and they are an immense improvement, following the style of the street. These will look pristine for many years to come and avoid the unsightly decaying neglected, painted (or not), timber windows that is currently the image of Aberystwyth town.</p> <p>We did install Philippine Mahogany hardwood windows many years ago but quickly realised they were not sustainable and changed to PVCu instead. Timber windows would swell in wet winter weather becoming stuck and shrink in hot summer weather becoming draughty. Timber, a century ago, was seasoned over many years making it durable, but modern timber is kiln dried and far inferior.</p> <p>CADW - using public funding - might provide some grant payments towards timber windows</p>		
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	but, surely, won't cover all of the installation and future maintenance expense.		
32	There is concern that the drive to maintain the character and appearance of the Conservation Area does not take into consideration the financial and environmental impact this has on the residents of the area.	The Management Plan has sort to identify realistic recommendations to address the opportunities and issues identified in the Appraisal.	N/A.
38	<p>Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.</p> <p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be noted that there is a long history of the Welsh language being used in all the towns involved in consultation. Efforts should be made to ensure</p>	Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.	N/A.

	<p>that shop fronts use the Welsh language, using enforcement powers if necessary.</p> <p>We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.</p>		
55	<p>Given the severe weather conditions we are now experiencing, and the likelihood of worse in the future, it is unreasonable to expect householders/building owners to continue meeting the costs of maintaining the chimneys of old buildings. These are almost all no longer in use, and probably add to the difficulty of providing acceptable living conditions. As well as leading to drafts, flashing at roof level is frequently prone to failure, leading to dampness. The chimneys themselves are now of such an age that they become in need of maintenance to ensure that they remain structurally sound and not prone to catastrophic failure. The number of chimneys that now have shrubs growing out of them ought to be cause for concern.</p>	<p>When exercising planning functions in relation to a building or other land in a Conservation Area, the Local Planning Authority must give special regard to the desirability of preserving or enhancing the character and appearance of the area. Chimneys have been identified as an important feature of the Conservation Area, and their removal would likely have an adverse impact on the areas character. Historic England have produced guidance on chimneys and energy efficiency which can be viewed via the following link:</p> <p>https://historicengland.org.uk/advice/your-home/improvement/open-fires-chimneys-and-flues/. Whilst Wales and England have separate planning systems, the guidance prepared by</p>	N/A.

	<p>Please amend Conservation Area rules to make it possible to demolish unwanted chimneys, and roof over the exposed area with materials to match the originals. For genuine conservation purposes, some buildings may be included in 'listing' to ensure that it remains possible to see what the area looked like in years gone by, but keeping all redundant chimneys is gross overkill.</p>	<p>Historic England may nonetheless be of use. Further guidance on improving energy efficiency in historic buildings can also be found on Cadw's website: https://cadw.gov.wales/advice-support/climate-change/how-to-improve-energy-efficiency-historic-buildings-wales.</p>	
56	<p>Unfortunately there was not much time before the deadline, and the document was quite extensive so I have only just managed to wade through it and have missed the deadline. I am hoping that you can still accept my comments please, which are concise and as follows:</p> <ol style="list-style-type: none"> 1. There should be a presumption against any loss of vegetated area within gardens 2. There should be no net loss of vegetated areas within conservation area gardens 3. Any new residences constructed should provide no more than one car parking space 	<p>National Planning Policy recognises that development needs to take place, and some biodiversity may be impacted, however the planning system should ensure that overall, there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being. Moreover, all planning applications are required to submit green infrastructure statements to set out how green infrastructure has been incorporated into the proposal.</p> <p>In relation to parking, the Council have adopted Parking Standards which set out the</p>	N/A.

	<p>for a modest sized car; the rest of the properties grounds should be vegetated.</p>	<p>expectations of the Local Planning Authority in terms of parking spaces for new development. National planning policy however does set out the Welsh Government's ambitions regarding supporting reduced levels of car parking for developments in urban areas. These are material considerations when determining planning applications.</p> <p>There are currently existing permitted development rights in place which allow the laying of patios, paths and other areas of hardstanding on land to the rear or side of a house. These rights extend to land in front of the principal elevation of a house, however, if it leads onto a highway, the surface must be porous or permeable or designed to direct run-off water to a permeable or porous area within the boundary of the home. This means planning permission is not required to undertake such works.</p>	
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57	<p>Paragraph 3.3.1: The Society agrees that the Conservation Area should be extended to include the Pier and Constitution Hill.</p> <p>Paragraph 4.3.1: The Society agrees that the Plan should be adopted as Supplementary Planning Guidance.</p> <p>Paragraph 5.3.1: The Society agree that an ‘Historic Assets of Special Local Interest Project’ should be set up and members of the Aberystwyth Civic Society could help with the interpretation of interesting sites in Aberystwyth, and could provide information that could be accessed via QR codes place around Town.</p> <p>Paragraph 6.3.1: The Society could offer to help with a photographic survey.</p>	<p>Support noted. Any boundary extension will require further consultation and approval through Council procedures before being enacted.</p> <p>Support noted.</p> <p>Support noted. Should a local listing project be progressed for Aberystwyth, local communities would be consulted as part of the process.</p> <p>A full photographic survey was conducted as part of the process and is held by Ceredigion County Council. The Local Planning Authority however appreciates the offer and may contact</p>	N/A.
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	<p>The Society supports all the High Priority Actions/Recommendations and the first Medium Priority in appendix A.</p> <p>The Society could offer to organise a meeting at which the Aberystwyth Conservation Area Appraisal could be discussed, at which the County Council's staff could lead a discussion of the work.</p>	<p>the group for assistance when this needs reviewing and updating.</p> <p>Support noted.</p> <p>The Local Planning Authority appreciates the offer and will consider this following the completion of the consultation.</p>	
58	<p>The Group agrees with the main recommendations of the Plan, especially 11.3.1 Continue to follow the recommendations in the relevant and adopted green infrastructure strategic documents.</p> <p>The Group agrees with the main recommendations of the Plan, especially:</p> <ul style="list-style-type: none"> 11.3.2 Ensure the green infrastructure assessment and the strategy for trees in 	<p>Support noted.</p> <p>Support noted.</p>	N/A.

	<p>each conservation area is kept up to date and regularly reviewed.</p> <ul style="list-style-type: none"> 11.3.3 Consider commissioning a separate tree report and / or involve the local community in identifying and mapping trees and tree groups suitable for Tree Preservation Orders. On this point, The Greener Aberystwyth Group compiled a list and map of all trees in public areas in Aberystwyth, Penparcau, Llanbadarn Fawr, Faenor and Glanyrafon in 2005 and has updated this list at regular intervals. It now comprises about 700 single standing trees (those not in close groups). We can provide an updated list and map once the present (2025) resurvey has been completed and every tree identified. 11.3.4 Protect important trees, open spaces and views within the conservation area and 	<p>Support noted. This has been passed on to Ceredigion County Council's Ecology and Conservation departments.</p> <p>Support noted.</p>	
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	<p>those which contribute to its setting through the LDP.</p> <ul style="list-style-type: none"> 11.3.5 Ensure existing street trees are retained, replaced as necessary and suitably managed. <p>We strongly support the following:</p> <ul style="list-style-type: none"> Continue to follow the recommendations in the relevant and adopted green infrastructure strategic documents. Ensure the green infrastructure assessment and the strategy for trees in each conservation area is kept up to date and regularly reviewed. Protect important trees, open spaces and views within the conservation area and those which contribute to its setting through the LDP and development management. 	<p>Support noted.</p> <p>Support noted.</p> <p>Support noted.</p> <p>Support noted.</p>	
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	<p>Identify trees suitable for Tree Preservation Orders.</p> <ol style="list-style-type: none"> 1. That Tree Preservation Orders are placed on groups of trees, not just individual trees. 2. 'Green' areas not in the Conservation area should be protected in order to maintain 'Green Corridors' which provide connectivity between Nature reserves. 3. That on all developments with open spaces, existing trees should be maintained and new trees planted and maintained by the owners and that such maintenance should be monitored and enforced where necessary. 4. That 'improvements' to front gardens, for example when converting them to car parking spaces, should restrict the surfaces to be of pervious materials enabling the growth of vegetation (grass, herbs) to allow 	<p>Comments noted. Tree Preservation Orders can encompass individual trees or groups of trees.</p> <p>This falls outside the scope of the Conservation Area Appraisal and Management Plan.</p> <p>This falls outside the scope of the Conservation Area Appraisal and Management Plan.</p> <p>This falls outside the scope of the Conservation Area Appraisal and Management Plan.</p>	
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	<p>for natural drainage and a more attractive environment.</p> <p>5. Trees not on the map on page 58 need to be individually marked on official planning maps. The Greener Aberystwyth Group can supply details (as noted above).</p>	<p>The data used has been sourced from DataMapWales. The Local Planning Authority will however pass these comments on to Ceredigion County Council's Ecology and Conservation departments.</p>	
60	<p>Strong support for the introduction of an Article 4 Direction for Aberystwyth.</p> <p>When considering planning applications and enforcement, consideration should be given to a town's historic appearance, not just its current appearance, including appropriate consideration of how buildings looked historically.</p>	<p>The proposal to introduce an Article 4 Direction in Aberystwyth is just a recommendation at this stage. Before implementing an Article 4 Direction, additional consultation and approval through Council procedures would be required.</p> <p>The purpose of the Conservation Area Appraisal is to document the character, appearance and special interest of the Conservation Area. If adopted as Supplementary Planning Guidance, the Appraisal will inform future planning decisions to ensure its unique qualities are not only preserved but enhanced.</p>	N/A.

	<p>Diversity and inclusivity should be a primary consideration; Aberystwyth's diversity should be embraced and conserved as a key part of its identity.</p> <p>Any shop front/colour schemes or guidance created should make reasonable allowance for culture and arts.</p> <p>Anywhere consultation with stakeholders is necessary or appropriate, this should include consultation with the local Town or Community Council, especially when deciding on guidance.</p> <p>Lists of buildings of local importance should be devised in consultation with the local Town or Community Council.</p>	<p>Comments noted.</p> <p>The creation of Shopfront Design Guidance and a Colour Design Guide is just a recommendation at this stage. If progressed, additional consultation and approval through Council procedures would be required.</p> <p>Comments noted. The Local Planning Authority have identified the Town Council as a primary consultee.</p> <p>Should a local listing project be progressed for Aberystwyth, the Town Council would be consulted as part of the process.</p>	
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	<p>Paragraph 5.3.4: This should be changed to read “any building which retains a significant number of its historical architectural features.....”.</p> <p>Strongly support the need for greater enforcement.</p> <p>Section 8: Advertisement guidance & control: A strong emphasis should be included on the use of the Welsh language, as part of a town’s identity. Control should include provision to require written materials to be bilingual with priority given to Welsh. It should also prohibit internally illuminated signage. Any new guidance should not be any weaker than the present guidance in relation to the Welsh language. “Let</p>	<p>The recommendations for the criteria for assessing locally listed buildings has been developed from Cadw’s guidance and from experience, they are not set in stone. The final set of criteria for assessing buildings would be decided by Ceredigion County Council with the assistance of their Conservation Officer. This was simply a recommendation at this stage in order to help.</p> <p>Additional resources have been sought for the Enforcement Service in the 2025/2026 budget</p> <p>By regulation 6 of the Town and Country Planning (Control of Advertisements) Regulations 1992, deemed consent is granted for temporary advertisements relating to sale or letting of property and for illuminated advertisements on business premises subject to conditions and limitations. Where consent is required, there will be a strong presumption against the granting of planning permission for advertisements, which</p>	<p>Amend paragraph 5.3.4 to read “any building which retains a significant number of its historical architectural features.....”.</p>
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	<p>by” boards should be included within advertising control, with a general opposition to such signs.</p> <p>Paragraph 9.3.1: Any Buildings at Risk Strategy should be developed in consultation with the local Town or Community Council and other statutory consultees.</p> <p>Paragraph 10.2.4: References to Houses in Multiple Occupation (HMOs) should be stronger, with stricter control and licencing of HMOs. Guidance should also include provision to require HMOs to provide adequate space for storage of waste and bicycles. This provision</p>	<p>damage the character or appearance of a conservation area or its setting to an unacceptable level in accordance with Planning Policy Wales. Furthermore, in line with Policy DM08 of the Local Development Plan, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.</p> <p>Should a Buildings at Risk Strategy be progressed for Aberystwyth, the Town Council would be consulted as part of the process.</p> <p>Comments noted. Licensing of Houses in Multiple Occupation is the remit of a different Council department.</p>	
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	<p>should apply not only to HMOs, but also when converting buildings into flats.</p> <p>The map of tree coverage in Aberystwyth (Fig. 33) is incorrect, with key street trees on Portland Street and North Parade missing. Specific consideration should also be given to metal tree guards found in Aberystwyth, such as on Portland Street, which are of historic value and contribute positively to the street scene. Historic photos of Aberystwyth show a greater number of street trees.</p> <p>Production of an Aberystwyth Conservation Area leaflet to raise public awareness of the conservation area should be of high priority, rather than medium.</p>	<p>The data used has been sourced from DataMapWales. The Local Planning Authority has however been contacted by a local organisation who has offered to provide additional data on trees. This has been passed on to the relevant department. The metal tree guards are not historic but modern installations with an historic design. If considered an important part of the character or appearance of the area, then reference can be made to them in the document.</p> <p>Ceredigion County Council are currently in the process of updating its website to provide more information on built heritage and will consider the merits of producing a Conservation Area leaflet.</p>	<p>Amend paragraph 7.7.1 to reference metal tree guards.</p> <p>Change the Conservation Area Leaflet recommendation from a medium to a high priority.</p>
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	<p>Guidance leaflets should be produced and distributed prior to or on the introduction of an Article 4 Direction.</p> <p>Provision should be included within the Supplementary Guidance for enforcement of maintenance and clearing of properties' gutters.</p> <p>Conservation of historic railings should not be limited to street railings and also include railings on properties, for example historic cast iron balconies.</p>	<p>The introduction of an Article 4 Direction in Aberystwyth is a recommendation at this stage. Additional consultation and approval through the relevant Council procedures will be required before an Article 4 Direction can be introduced. The Local Planning Authority will consider the merits of preparing additional guidance for areas which have an Article 4 Direction in place.</p> <p>The Management Plan sets out realistic recommendations which could be put into place by the Local Authority. Options to support general maintenance will be explored in line with the recommendations set out in the Management Plan.</p> <p>Comments noted and agreed.</p>	<p>Amend paragraph 7.9.1 to account for historic railings on properties.</p>
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	A timeline for implementation of the Supplementary Guidance would be needed.	The Conservation Area Appraisals and Management Plans will be submitted to Cabinet in May where their adoption as Supplementary Planning Guidance will be considered.	
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Cardigan			
ID	Comment	Response	Recommended Change
6	I wish to express significant concerns regarding a building that is rapidly becoming derelict and dangerous on the junction of Morgan Street and Pwllhai (adjoining the council employees' car park on Morgan Street). Tiles fly off the roof every time there is significant wind, and they have already damaged vehicles and very nearly damaged my property (7 Morgan Street). It's only a matter of time before a passer-by gets injured. There are holes in the roof as a result and the lintels above the doorways are visibly sagging. It is also the source of a local vermin problem.	This matter has been referred to the relevant Ceredigion County Council department.	N/A.

7	Grants should be considered for the maintenance and external decoration of properties in the Conservation Area. In particular, buildings on the High Street and Pendre should be maintained to a high standard, with the upper floors brought into full use as flats, offices or storerooms. Owners who do not avail themselves of grants and who do not adequately maintain their properties should be fined and prosecuted.	The Local Planning Authority will explore all funding opportunities as and when they arise in order to ascertain whether they can be used to benefit the Conservation Areas. The Local Planning Authority will also explore, and consider the use of, its statutory powers in relation to the historic environment where this is necessary.	N/A.
27	The area defined in the Cardigan Plan does not cover all areas that should be included; either by showing to be part of the Plan in recognition or included areas that should be added as the boundary misses out these key areas, that are part of our historical structure. This includes the Netpool areas: Boat Building-Quays-Maritime and Lower/Middle Mwldan, a number of these sites are either one or more of Cadw-listed Grade II, HER- Historic Environment Record, NMRW- National Monuments Records of Wales. No images of the buildings, structures etc. of	The Netpool area between Netpool Cottages and the existing western boundary of the Conservation Area is considered to be separated from the historic core of the town by areas which would dilute and detract from the coherence of the character and appearance of the overall Conservation Area. These include car parks (old gas works site), modern sports fields and sewage works further west whereas the current Conservation Area includes the medieval town and post medieval development in an urban setting. There are no listed buildings or	N/A.

	these areas have been included in the document, why not?	<p>scheduled monuments within this area and an archaeological assessment from the HER summarises <i>“There was no surviving evidence for the boat building industry. The area had been used for rubble dumping in the late 20th century”</i>.</p> <p>Lower and Middle Mwldan form the western boundary of the Conservation Area. There is one Listed Building along this road which is included within the Conservation Area Boundary and was surveyed along with all other buildings along this stretch. All buildings were photographed during the photographic survey. There are no scheduled monuments or other listed buildings within the area proposed. Entries from the HER and NMRW suggest that there are few surviving historic features in this area.</p>	
29	I broadly agree that the management proposals will help to preserve and enhance the character and appearance of the Cardigan Conservation Area, but with concerns / exceptions. These	Comments noted.	

	<p>responses/comments relate to management proposals as listed: 1-9 Red priority – 1-9 Yellow priority and 1-5 Green priority.</p> <p>Red priority list</p> <ol style="list-style-type: none"> 1. Yes 2. Yes. Also consider extension of the boundary to include the Netpool Cottages? 3. Yes. Also include photographic evidence linked to a review of Quay Street, the town wall and gateway areas, the area of old Quay Street which would have extended right to the Mwldan waterway, lower Mwldan, Middle Mwldan and the Netpool boat building and quay areas. 4. Yes. Also include community input. 5. Yes. Also, don't just “negotiate with owners regarding infringements”, work with owners and residents towards positive developments and change. 6. Yes. 7. Yes. 	<p>With regards to the red priority list:</p> <ul style="list-style-type: none"> • Priority 2: The Netpool area between Netpool Cottages and the existing western boundary of the conservation area is considered to be separated from the historic core of the town by areas which would dilute and detract from the coherence of the character and appearance of the overall Conservation Area. These include car parks (old gas works site), modern sports fields and sewage works further west whereas the current Conservation Area includes the medieval town and post medieval development in an urban setting. There are no listed buildings or scheduled monuments within this area proposed and an archaeological assessment from the HER summarises “<i>There was no surviving evidence for the boat building</i> 	
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	<p>8. Yes. Also, 'introduce' heritage officers to owners / residents / community.</p> <p>9. Yes, Also, as above, introduce council, businesses and communities to each other – to create an equal and trusting environment so that all concerned with positive development and change can work together.</p>	<p><i>industry. The area had been used for rubble dumping in the late 20th century”.</i></p> <ul style="list-style-type: none"> • Priority 3: A full photographic survey is held by Ceredigion County Council. • Priority 4: The local community has been identified as a partner (see middle column) and will be consulted as schemes develop. • Priority 5: This action relates to enforcement and working with owners and residents for positive change. The Local Planning Authority has a statutory duty to ‘preserve or enhance’ the Conservation Area and positively manage change. • Priorities 8 and 9: As part of the preparation process, the Local Planning Authority and Consultant held a number of public drop-in sessions and local residents were encouraged to attend. Community engagement will also be part of any review. Residents are also welcome to contact the Authority should they have any questions regarding the Conservation Area. 	
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	<p>Yellow priority list</p> <ol style="list-style-type: none"> 1. N/A to Cardigan area. 2. Yes. Again, don't just “ensure all....are aware of....restrictions”, work with owners and residents towards positive developments and change. 3. Yes. Also, ensure communities are involved in their local Development Plan. 4. Yes. Again, ensure the community is involved at all levels and at all stages – the character and appearance of the conservation areas they live in matters to them too! 5. Yes, as long as this is something that involves local people with an interest in conservation too and not just a way to create some very nice council offices! 6. Yes. Also, how about some signage (A house Through Time?) near or by residential Grade II listed buildings too (if individual owners want them of course) 7. N/A to Cardigan 	<p>With regards to the yellow priority list:</p> <ul style="list-style-type: none"> • Priority 1: This is considered applicable so that Shopfront Design Guidance can be used to inform planning decisions countywide to ensure the preservation and enhancement of historic commercial premises. • Priority 2: As part of the preparation process, the Local Planning Authority and Consultant held a number of public drop-in sessions and local residents were encouraged to attend. Community engagement will also be part of any review. Residents are also welcome to contact the Authority regarding the Conservation Area. • Priority 3: The preparation of a Replacement Local Development Plan entails a number of statutory consultation stages, and the Local Planning Authority will ensure sufficient measures are in place to ensure meaningful engagement as part of preparing a Community Involvement Scheme. 	<p>Make the following amendments to the yellow priority list:</p> <ul style="list-style-type: none"> • Priority 7: Remove this action. • Priority 9: Change the wording to ‘mentor and support as resourcing allows’.
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	<p>8. Yes.</p> <p>9. Yes. Also, ensure that this “advisory / enhancement community group is not just mentored but adequately and properly supported.</p>	<ul style="list-style-type: none">• Priority 4: As part of the preparation process, the Local Planning Authority and Consultant held a number of public drop-in sessions and local residents were encouraged to attend. This will be replicated as part of any review. Residents are also welcome to contact the Authority should they have any questions regarding the Conservation Area.• Priority 5: This is regarding creating jobs and skills in conservation, to ensure these skills are available for owners and occupiers of historic buildings. Conservation skills are becoming increasingly rare. It is not related to Council offices.• Priority 6: This is related to uncoordinated shop signage creating visual clutter. Additional signage could cause further visual clutter and may require consents. All forms of interpretation could be considered for the area but this is not the point of this action.• Priority 7: Noted. This action will be removed as it is a repeat of 1.	
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	<p>Green priority list</p> <p>1. Yes.</p> <p>2. Yes. Also, there is more to Cardigan's maritime history than Prince Charles Quay. Please ensure Quay Street, the town wall and gateway areas, the area of old Quay Street which would have extended right to the Mwldan waterway, lower Mwldan, Middle Mwldan and the Netpool boat building and quay areas are all recognised.</p> <p>3. Yes.</p> <p>4. Yes. Also, involve the locals, they know how much the appearance of the conservation areas they live in matters to them – and the best ideas are the ones that locals feel they 'own' and can happily live with!</p> <p>5. Yes. Please don't leave it ten years.....</p>	<ul style="list-style-type: none"> • Priority 9: Noted. The wording will be changed to 'mentor and support as resourcing allows'. <p>With regards to the green priority list:</p> <ul style="list-style-type: none"> • Priority 2: This should be noted for new interpretive projects. • Priority 4: Noted. The local community will be added to the middle column. 	<p>Make the following amendments to the green priority list:</p> <ul style="list-style-type: none"> • Priority 4: Add the local community to the middle column.
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30	Everything looks good on paper, actually carrying out what is recommended will be a challenge to the authority	The Management Plan has sort to identify realistic recommendations to address the opportunities and issues identified in the Appraisal.	N/A.
31	Will there be grants available to sympathetically enhance the properties concerned	The Local Planning Authority will explore all funding opportunities as and when they arise in order to ascertain whether they can be used to benefit the Conservation Areas.	N/A.
33	Quay Street is key to our town's maritime history and home to many listed buildings - no less than 16, which is the highest proportion in Cardigan. Featuring both Georgian and Victorian houses, some built for sea captains and some for fishermen, it plays a vital role in our town's seafaring narrative.	Comments noted. Additions will be made to the Appraisal which reflect the importance of Quay Street providing reliable references and resources are available.	Amend the Conservation Area Appraisal to reflect the importance of Quay Street.
34	Short on detail of approach, and cites some areas of special) special interest but not all.	Comments noted.	N/A.
39	Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.	Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on,	N/A.

	<p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be noted that there is a long history of the Welsh language being used in all the towns involved in consultation. Efforts should be made to ensure that shop fronts use the Welsh language, using enforcement powers if necessary.</p> <p>We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.</p>	and where possible positively enhance, the visual and linguistic character of the area.	
47	I note the date on the document, February 2024, which raises questions for me. Appendix A / Action / Recommendation, item 1, says " The Conservation Area Appraisal and Management Plan should be adopted as Supplementary Planning Guidance and used to guide decision	The date noted on the cover of the document is the date the initial draft was completed. The documents have since been revised. If adopted as Supplementary Planning Guidance, the date will be amended to reflect the date of adoption.	Amend the date on the cover page.

	<p>making”, which makes perfect sense, but I would like to know:</p> <p>a) if this draft document been adopted in any form or extent as supplementary Planning Guidance and used to guide decision making in the twelve months since its submission to council and</p> <p>b) if not, what document or documents have been forming the basis of Cardigan Conservation Area Planning Guidance prior to this?</p> <p>Broadly speaking, the Appraisal is a useful, clear and professionally presented piece of work and The Griffiths Heritage Consultancy certainly seem to have done a good job. However, I am very concerned that the following conservation (and historically important) areas are not recognised nor reviewed in the document – Quay Street, the town wall and gateway areas, the area of old Quay Street which would have extended right to the Mwldan waterway, lower</p>	<p>The documents do not carry any significant weight in planning decisions unless they are adopted as Supplementary Planning Guidance. It is at this point they become a material consideration. Development Management Officers have taken account of national guidance relating to the historic environment in the past when making decisions concerning the Conservation Area.</p> <p>The brief of the work was to review the existing Conservation Area and formulate proposals for its preservation and enhancement. This includes possible extensions to the boundary. It is acknowledged that designated and undesignated historic assets reside outside of this area, but they fall outside the scope of this work.</p>	
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	<p>Mwldan, Middle Mwldan and the Netpool boat building and quay areas. These areas, in whole or part, are listed / recognised in either CADW's Grade II list, the HER (Historical Environment Record) or the NMRW (National Monuments Record Wales).</p> <p>Can you tell me if a review of these areas was included in the council's brief to Griffiths Heritage? If not, can you tell me the basis on which these historically and culturally significant areas were excluded from the brief?</p> <p>These areas and the communities that lived and worked in them played a very important part in Cardigan's town and maritime history and should be recognised for that influence. Consequently, I would like to request that the council revisits its brief to Griffiths Heritage in order to include (by way of an addendum?) a review of these important areas, to the same standard as the draft document and that such a</p>	<p>The Local Planning Authority acknowledges that additional information could be added regarding the significance of Quay Street. However, the Netpool area between Netpool Cottages and existing western boundary of the Conservation Area is considered to be separated from the historic core of the town by areas which would dilute and detract from the coherence of the character and appearance of the overall Conservation Area. These include car parks (old gas works site), modern sports fields and sewage works further west whereas the current Conservation Area includes the medieval town and post medieval development in an urban setting. There are no listed buildings or scheduled monuments within this area and an archaeological assessment from the HER summarises "There was no surviving evidence for the boat building industry. The area had been used for rubble dumping in the late 20th century".</p>	<p>Amend the Conservation Area Appraisal to reflect the importance of Quay Street.</p>
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	<p>review be made available for consultation to, at least residents of these areas. I appreciate that this request means additional work for someone, somewhere and that time is a factor, but surely there must be a way to ensure that these areas can be included in this important document, so that their impact can be recognised and valued in the future?</p>	<p>Lower and Middle Mwldan form the western boundary of the conservation area. There is one Listed Building along this road which is included within the Conservation Area Boundary and was surveyed along with all other buildings along this stretch. All buildings were photographed during the photographic survey.. There are no scheduled monuments or other listed building within these areas. Entries from the HER and NMRW suggest that there are few surviving historic features in this area.</p>	
50	<p>We have, in recent years, informed our hard-working County Councillor, Mr Clive Davies, of our wishes to expand Cardigan Island Coastal Farm Park, with chalets on the 6 acre field adjoining our existing Camping And Caravanning field.</p> <p>At the moment, there are great fiscal pressures being put on our business by extra running costs and proposed new tourism taxes being imposed by the Welsh Government.</p>	<p>The Conservation Area Appraisal and Management Plan documents seek to support the enhancement and preservation of the special historic and architectural significance of the area. Matters raised in these comments fall outside of the scope of this work. The Local Planning Authority has responded to the consultee directly to respond to the matters raised.</p>	N/A.

	<p>The hourly wage rates of our workers increase annually, according to government pay rates....and are linked to inflation. We cannot do likewise with our own pay-rates! We must compete to stay open!!! The market dictates to us!!</p> <p>The ONLY people in the UK work force, who have no guaranteed hourly rates are us....the SELF-EMPLOYED!! I'm afraid there were very many days.....too many....in the 2024 season, when our staff earned more than ourselves!!!</p> <p>In fact, there were days when wethe owners....earned ABSOLUTELY NOTHING per hour from our cafe enterprise, whilst our staff were paid a pretty good rate of pay. I'm afraid that was a sad FACT!! No business can carry on in that fashion.</p> <p>Now, this year, it appears that a new tax could soon be levied on campers and caravanners.</p>		
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	<p>This would be a very retrograde step. Campers often pay only only £5 per head per night for camping here. So a levy of 75 pence per night.....especially on children.....will be extremely detrimental, because 75 pence is a whopping 15 per cent of the camping rate, if it is £5.</p> <p>The new tax will force many to camp illegally on unlicensed premises which don't have the same running costs as good camp sites. People will camp in lay-bys, roadsides, Common land, waste-land and in ordinary unlicensed farm fields.</p> <p>Anything to avoid paying tax!!</p> <p>Therefore, there will be extra LITTER strewn all over Wales, which will damage Wales as a clean tourism destination.....and prove costly for Welsh Government and Local Authorities in clearing up the rubbish! So a tourism tax on camping and caravanning could well cost public</p>		
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	<p>bodies FAR MORE in general clearing up afterwards.</p> <p>Furthermore, where are the TOILETS in these other locations? Councils everywhere, have closed many public toilets....because they say they can't afford to run them.</p> <p>So how do they expect little camp-sites to run toilets, cut grass, collect litter.....in its various sorted categories.....and also collect camping taxes from their visitors as well?</p> <p>DOES MR MARK DRAKEFORD REALISE THAT MANY OF THE PEOPLE HE IS TAXING ARE THE POOREST WELSH PEOPLE..... ON HOLIDAY IN WEST WALES!!</p> <p>Many of our camping customers are from Newport, Cardiff, Swansea, the South Wales Valleys.....and Mr Drakeford's native Carmarthenshire!! Those people will be none</p>		
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	<p>too pleased to being taxed for their camping week-ends and holidays in West Wales!! It will largely be a new tax on the Welsh POOR !!!</p> <p>To enhance our tourism enterprise and expand into the future, our business needs to set up a modest chalet enterprise of six to twelve chalets in the field adjoining our current camping field. It will not be visible from anywhere outside our own property. We have the ideal location.....giving fantastic views to our customers, and creating more jobs here at an efficently run, very popular, established tourism venue.</p> <p>This will provide a future for my Welsh-speaking grand-daughters to stay on in the area , and develop the tourism enterprise further.</p> <p>For this to happen, probably requires a change in the current Ceredigion County Council LDP.</p>		
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	<p>I wrote a letter, stating our case in great detail, and sent it to Ceredigion County Council two or three years ago.</p> <p>The current LDP is outdated when it comes to tourism. Agriculture and tourism are intertwined all over Wales. These twin industries are the ONLY "wealth-creators" in much of Wales!! Welsh farmers like ourselves, who have long diversified, rely on tourism to provide extra income. Local towns and villages, rural pubs, hotels, restaurants, cafes, shops ,garages etc..... all gain an immense spin-off from the extra visitors that we attract to the area.</p> <p>Furthermore, those visitors staying in our chalets will not then be buying up holiday homes in villages like St Dogmaels, Aberporth, Tresaith and Llangrannog, leaving more properties, on the market, for local people to purchase!!</p>		
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	Therefore, please change the LDP to allow tourism businesses like ours to expand.....and create jobs!!		
54	<p>With reference to the above consultation, we would like to submit a response from residents of Quay Street, Cardigan:</p> <p>While the Conservation Plan document is lengthy and alot of work has clearly gone into it, there doesn't seem to be much detail on the management and preservation of the some of the older streets in the Conservation Area. Specifically, Quay Street isn't mentioned, yet most of the street is made up of listed buildings originally constructed for fishermen and sea captains. The street has an indelible connection to the town's maritime heritage but sadly it is usually neglected in plans for the town's regeneration and conservation.</p> <p>We believe the street should be prioritised in any further plans, particularly with regard to funding improvements. Enhancing and preserving the</p>	<p>Comments noted. Additions will be made to the Appraisal which reflect the importance of Quay Street providing reliable references and resources are available. The Local Planning Authority will also explore all funding opportunities, as and when they arise, in order to ascertain whether they can be used to benefit the Conservation Areas.</p>	<p>Amend the Conservation Area Appraisal to reflect the importance of Quay Street.</p>

	<p>street's character would also add interest for visitors and perhaps increase Cardigan's tourist appeal as an attractive historic destination. With that in mind, we would like to suggest improvements to help preserve Quay Street's historic character for the people of the town and for generations to come. These might include:</p> <ul style="list-style-type: none">• Quality heritage wall-mounted lighting (similar to that of St Mary Street)• A plaque (at the top of the street) featuring historic photos, along with text outlining the street's role in Cardigan's maritime development.• A vintage style arch at the top of the street bearing the greeting: "Welcome to Quay Street"• A visual commemoration of the ancient town wall (which is also listed and runs behind Rock Terrace, connecting with Cambrian Quay).• A plinth-mounted ship's anchor installed in the garden area of Royal Oak (or in the car park area?)		
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	<ul style="list-style-type: none">• Litter and dog waste bins at the bottom of the street (and a sign warning people of fines re dog-fouling).• A small pavement on either side of the street, facilitating safe access for pedestrians (Ceredigion County Council Highways Department have previously stated that there is "no safe passage for people" on Quay Street). This might also help reduce traffic speed.• A road surface more in keeping with an historic street than the current tarmac.• Traffic reduction measures to help preserve the street's historic buildings, perhaps restricting access to residents, the elderly and disabled only. (Perhaps traffic could be re-routed and the Quay Street car park transformed into a community leisure space with raised gardens and an events area? The car park provides prime views of the estuary which are currently wasted on parked cars).		
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	<p>We hope the County Council will consider these suggestions in any future plans for Cardigan.</p> <p>We are in the process of forming a Quay Street Conservation Group and would very much like to liaise further with the County Council (and perhaps CADW) about the future of our street.</p>		
59	<p>I think the above is a very sound idea in order to preserve the heritage and character of Cardigan, our town. I do have one query, however: The High Street obviously plays a large part in terms of contributing to the town's architectural history, however there are other streets which form an integral part of Cardigan's historic character: Quay Street may be tiny but it plays an important role, featuring no less than 16 listed buildings - the highest proportion of any street in the town, some built for sea captains, some for local fishermen. Sadly, it seems we are often forgotten in the great scheme of things. Several residents feel the street deserves at least some mention in the consultation document and to that end, we wonder if you would be willing to make an</p>	<p>Comments noted. Additions will be made to the Appraisal which reflect the importance of Quay Street providing reliable references and resources are available. Regarding the consultation deadline, this was extended to Friday 14th of March to allow consultees additional time to respond however further amendments could not be made due to time constraints.</p>	<p>Amend the Conservation Area Appraisal to reflect the importance of Quay Street.</p>

	addendum to the current document and perhaps extend the consultation deadline.		
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	Llanbadarn Fawr		
ID	Comment	Response	Recommended Change
3	Having reviewed the consultation for Llanbadarn Fawr - I feel the boundary area should be increased to cover the Llanbadarn Fawr Campus which has listed buildings as per Cadw Maps indicate. Please can this be considered.	The current boundary has been reviewed, and it is considered it is well defined and includes the relevant areas of architectural and historic interest. Inclusion of the listed buildings mentioned in the Conservation Area will not afford the structures anymore protection than they already have.	N/A.
8	There should be greater publication of the importance of the area and planning requirements within it.	The Local Planning Authority are in the process of updating the Ceredigion County Council website to provide further information in relation to built heritage.	N/A.
13	Greater consideration given to how whether properties are owner-occupied or rented impacts the maintenance of the area.	The Llanbadarn Fawr Management Plan sets out a number of recommendations to assist with maintenance of the area. This includes identifying grant schemes and setting up training	N/A.

	<p>Awareness of the existence of the conservation area needs to be prioritised - including this consultation; no information has been sent directly to current residents!</p>	<p>programmes. The Local Planning Authority will explore these options going forward.</p> <p>In addition to this consultation, public engagement events were undertaken during the preparation of the documents. These took the form of drop-in sessions, and the general public were encouraged to attend in order to shape the documents and learn more about the Conservation Areas.</p> <p>All public engagement and consultation that has taken place has been advertised via a press release, including social media posts. Moreover, local representatives and stakeholders on the Local Development Plan Database were emailed directly to inform them of this consultation.</p> <p>The Local Planning Authority are also in the process of updating the Ceredigion County Council website to provide further information in relation to built heritage.</p>	
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41	<p>Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.</p> <p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be noted that there is a long history of the Welsh language being used in all the towns involved in consultation. Efforts should be made to ensure that shop fronts use the Welsh language, using enforcement powers if necessary.</p> <p>We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.</p>	<p>Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.</p>	N/A.
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Lampeter			
ID	Comment	Response	Recommended Change
5	They will preserve up to a limit but when investment is required, actions will not be implemented due to lack of monies in the public and private sector.	The Local Planning Authority will explore all funding opportunities as and when they arise in order to ascertain whether they can be used to the benefit of the Conservation Areas.	N/A.
40	<p>Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.</p> <p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be noted that there is a long history of the Welsh language being used in all the towns involved in consultation. Efforts should be made to ensure that shop fronts use the Welsh language, using enforcement powers if necessary.</p>	Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.	N/A.

	We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.		
51	Para 7.4.4 – Conservation Area Assessment – refers to the University College Cricket ground / playing fields & pavilion as “These green areas help to define the edge of development....., although outside of the Conservation Area boundary”. However, the Assessment does not state that the Cricket ground / playing fields & pavilion are actually located on the South side of Pontfaen Road and within the established Settlement Boundary of Lampeter as defined by the Adopted Local Development Plan (LDP). As such, it is misleading to state these facilities form the ‘edge of development’, particularly as there is existing ‘built’ development on the Northern side of Pontfaen Road which is more exposed and forms the more prominent ‘edge of development’ definition for the settlement as approached via the Western Gateway.	We acknowledge the comments made in relation to Paragraph 7.4.4 and will change the word ‘encroached’ to ‘extended’ in order to better reflect the built form of the northern side of Pontfaen Road.	Change the word ‘encroached’ to ‘extended’ in paragraph 7.4.4 of the Appraisal.

	<p>Para. 8.2.6 – Makes reference to Glandulas House which is located outside of the Conservation Area (albeit a building with historic local interest – as referred to later in Para. 5.3.4 of the Management Plan). We believe it is misleading to refer to this property in Section 8 – ie. Character Areas within the Conservation Area, as clearly this property is situated outside of the Conservation Area / Character areas.</p> <p>The Management Plan proposals will only be successful if the Council are able to allocate sufficient resources and finances into the Lampeter Conservation Area.</p> <p>Some buildings located within the Conservation Area are currently vacant and in a very poor state of repair, making them commercially unviable to bring back into beneficial use. As such, the Council should allocate additional resources to facilitate grant funding assistance to enable the regeneration and re-occupation of these</p>	<p>We acknowledge the comments made in relation to paragraph 8.2.6 and will amend the paragraph to make it clear that Glandulas House resides outside of the existing Conservation Area Boundary.</p> <p>The Local Planning Authority will explore all funding opportunities as and when they arise in order to ascertain whether they can be used to the benefit of the Conservation Areas.</p>	<p>Amend paragraph 8.2.6 to make it clear that Glandulas Houses is located outside the current Conservation Area Boundary.</p>
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	<p>buildings – particularly those located along the main street frontages.</p> <p>We do not support the recommendation (Chapter 5 – Management Plan) for the Council to establish a List of Historical Assets of Special Local Interest, without the availability of suitable financial grant assistance to help preserve / maintain and enhance their appearance – otherwise, these assets are likely to deteriorate further particularly if given ‘added protective status’ – with the perceived costs of future improvement / maintenance increasing proportionately.</p> <p>Para 2.3 of the proposed Conservation Area Management Plan proposes the Council should introduce an Article 4 (1 or 2) Direction, however, we are concerned these proposals would impact</p>	<p>At the present time, the Management Plan proposals are just recommendations which the Local Planning Authority will consider whether or not to enact. Most recommendations, including the introduction of an Article 4 Direction, any boundary extension and local listing projects would require further consultation and would need to be adopted through the relevant Council procedures before being enacted. It should be noted that the Local Planning Authority received a letter from Welsh Government in September 2022 encouraging the use of ‘local listing’.</p> <p>Should ‘local listing’ be progressed, this would be in accordance with Cadw guidance.</p> <p>With regards to the introduction of an Article 4 Direction, this would not be enacted without further consultation and would need to be</p>	
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	upon the cost of future renovations / regeneration of the existing building stock, without the availability of suitable grant finance assistance.	adopted through the relevant Council procedures before being enacted.	
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Llandysul			
ID	Comment	Response	Recommended Change
42	<p>Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.</p> <p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be noted that there is a long history of the Welsh language being used in all the towns involved in consultation. Efforts should be made to ensure</p>	<p>Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.</p>	N/A.

	<p>that shop fronts use the Welsh language, using enforcement powers if necessary.</p> <p>We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.</p>		
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	New Quay		
ID	Comment	Response	Recommended Change
14	<p>Most of the character and appearance of the houses in the conservation have already been negatively impacted as the result of inconsistent planning decisions over the years that were dependent on the planning officer involved eg solar panels, dormers (both addition and no consistent design). It is good to read that open spaces are important and need to be preserved hopefully that will mean there will be no further ridiculous infill development (like the house behind the bottom car park - Paragon - that is currently being constructed). And also no</p>	<p>The Planning service acknowledge that resources and skills shortages mean planning and enforcement decisions around Conservation Areas have not always been a priority for the service. However, it is hoped the introduction of detailed Conservation Area Appraisals and Management Plans adopted as Supplementary Planning Guidance, alongside the recruitment of a Specialist Planning Officer for Heritage and the additional resources being sought for the enforcement service in the</p>	N/A.

	<p>inappropriate development such as the extension that was added to the historical building behind the yacht club referred to in this document - did it even have planning permission and how was it given residential planning in such a location. Also pleased to read about the protection of the rear of houses as many residents have brought this up with the planning department eg recent box dormer being added to a property only to be told by planning that the house owner could just apply for retrospective permission.</p>	<p>2025/2026 budget, will ensure this work is prioritised going forward.</p>	
20	<p>It depends on whether the suggestions can be implemented in a fair and even handed way. New Quay is a beautiful place and both residents and visitors love its unique character. In order for this to be respected, retained and treasured, the council cannot pick and choose what it allows and doesn't allow to suit itself. There is already evidence of this happening historically as locals often wonder how certain projects were allowed to go ahead when others</p>	<p>The Planning service acknowledge that resources and skills shortages mean planning and enforcement decisions around Conservation Areas have not always been a priority for the service. However, it is hoped the introduction of detailed Conservation Area Appraisals and Management Plans adopted as Supplementary Planning Guidance, alongside the recruitment of a Specialist Planning Officer for Heritage and the additional resources being</p>	N/A.

	<p>weren't - most recently how a shed on the pier became a holiday let!</p> <p>Even in the appraisal and management documents there are examples of contradictions - one glaringly obvious one being the long standing parking problems over the tourist season which needs urgent addressing for all concerned if we want to keep our businesses open and community thriving.</p> <p>Although this is acknowledged, if the current planning application for a large development on the car park near the fire station is granted permission, it makes a mockery of this whole exercise! Although the site is technically just outside the conservation area, it will have a massive impact on the whole vicinity. It seems we ALL agree that New Quay needs MORE parking NOT less!</p>	<p>sought for the enforcement service in the 2025/2026 budget, will ensure this work is prioritised going forward.</p> <p>This consultation relates to the adoption of the Draft Conservation Area Appraisal and Management Plan as Supplementary Planning Guidance. Local residents have an opportunity to comment on individual applications as part of the determination process.</p>	
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	<p>Surely it is not only unwise but impossible to justify preventing individual householders from, say, adding green energy options to their homes in a sensitive way in order to help with the increased costs of living in today's world (e.g. solar panels, double glazing etc - most of which have already been added to many properties within the conservation area already anyway, including one owned by a housing association) on the one hand and yet, on the other hand, even consider allowing the carbuncle of a totally inappropriate development that will overload further an already struggling infrastructure? This proposed development of 'social housing' in the middle of the town isn't even in keeping with any of the surrounding property or, more importantly, the ethos of preserving the "feel" of our treasured New Quay in any way.</p> <p>When the management plans talk about enforcing all the minutiae regarding how individual properties look from the outside to preserve the aesthetic (regardless of how</p>		
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	<p>efficient, affordable and comfortable it makes them to actually live in) on the one hand, but then a development - one that was previously refused a few years ago as it was considered inappropriate for the area for several reasons - is suddenly being considered, it seems incongruous and frankly idiotic. Not only would this seriously damage the council's reputation and the community's trust in the planning procedures in question but the knock on effect would most certainly guarantee a total loss of respect for those involved for ignoring the very real concerns of those who live and work in New Quay all year round.</p> <p>It's all very well being lauded for being a "jewel" of the Ceredigion coast, but jewels are usually well looked after, treasured and valued - if you were willing to listen to New Quay residents, I'm sure very few would feel that Ceredigion Council currently felt that way about our beloved town.</p>		
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26	<p>The concept of conservation I feel is a new world issue. Some historic preservation is good but taken to its natural conclusion we would be living in Neolithic settlements fearing progress of any kind. Whilst the conservation area has been in existence since 1969, too many unsightly developments have taken place (Marine Terr dormer windows (all G2 Listed). While some were listed with dormers already in place, Also the Fish Factory, the abomination of the palatial Harbourmasters office and old Coast Guard Storeroom - within the curtilage of the G2stone pier.</p> <p>Nor enough is made for the need for tourism and visitors - there is no real employment opportunity in Ceredigion - either in providing tourist attractions or servicing them (that's why there many electricians, builder, painters and</p>	<p>The Local Planning Authority has a statutory duty to formulate and publish proposals for the preservation and enhancement of Conservation Areas in Ceredigion. The Planning service acknowledge that resources and skills shortages mean planning and enforcement decisions around Conservation Areas have not always been a priority for the service. However, it is hoped the introduction of detailed Conservation Area Appraisals and Management Plans adopted as Supplementary Planning Guidance, alongside the recruitment of a Specialist Planning Officer for Heritage and the additional resources being sought for the enforcement service in the 2025/2026 budget, will ensure this work is prioritised going forward.</p> <p>Comments noted.</p>	N/A.
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	<p>carpenters in the area....servicing shops and second homes.</p> <p>Not enough is made of the importance of the harbour. At a recent Place Plan meeting this was described as the heart and soul of the town. We should be planning allow better use of the area for water-based activities, including boat-trips, commercial fishing and leisure activities</p>	<p>The table under paragraph 4.5.6 notes the importance of the Pier and Harbour.</p>	
43	<p>Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.</p> <p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be noted that there is a long history of the Welsh language being used in all the towns involved in</p>	<p>Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.</p>	N/A.

	<p>consultation. Efforts should be made to ensure that shop fronts use the Welsh language, using enforcement powers if necessary.</p> <p>We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.</p>		
44	<p>Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.</p> <p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be noted that there is a long history of the Welsh language being used in all the towns involved in consultation. Efforts should be made to ensure</p>	<p>Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.</p>	N/A.

	<p>that shop fronts use the Welsh language, using enforcement powers if necessary.</p> <p>We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.</p>		
49	<p>Overall, thank you for a comprehensive and detailed document and a very fine attempt to capture all the nuances of New Quay's conservation area. Sadly, I guess this and the other CAAs must have cost the tax-payers of Ceredigion an arm and a leg and my first thought was that it might have been better use of our money to enact or enforce the extant procedures.</p> <p>Paragraph 4.5.5: I would counsel caution in the statement re a 'disconnect between upper and lower town' being 'tourists v locals'. Second homes bring in much of the tourist footfall in the summer – the houses are often full with rentals, which helps maintain circulation of air inside</p>	<p>The Conservation Area Appraisals and Management Plans were funded from the UK Shared Prosperity Fund and did not come from Ceredigion County Council's budget.</p> <p>Comments concerning the distinction between the upper and lower areas of the town are noted. This section will be amended to reflect the different uses between the upper and lower areas. The issue of second home ownership, and</p>	<p>Amend the list under paragraph 4.5.5 to reflect the different uses between the upper and lower town.</p>

	<p>and reduces the damp (very few houses in New Quay have damp courses). The visitors in general keep our traders in business throughout the year.</p> <p>Paragraph 4.5.6: A recent Place Plan consultation for New Quay, put the harbour and its effective use by locals at the top of the importance tree. This includes commercial fishing, leisure sailing, boating, swimming, the Water-Sports Centre and the tourism benefit of the boat trips, along with all maritime affairs, including the hugely important presence of the RNLI All weather Lifeboat (for which the town fought tooth and nail to keep). Therefore, I think these issues should all move to ‘very important’ column in 4.5.6.</p> <p>Section 6.3: Section 6.3: Given the likely desirability and liveability of the parish area down the ages, it is highly likely that there were indeed prehistoric settlements in New Quay area.</p>	<p>the relationship this has to tourism footfall and local trade falls outside the scope of this work.</p> <p>Comments regarding the importance of maritime affairs and associated industries around this to the town are noted and the table under paragraph 4.5.6 will be amended to reflect this.</p> <p>Historic environment records do not note any sites that we can attribute to the Conservation Area and its setting.</p>	<p>Amend the table under paragraph 4.5.6 to reflect the importance of commercial fishing, leisure sailing, boating, swimming, the Water-Sports Centre, boat trips, and other maritime affairs, including RNLI All weather Lifeboat</p>
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	<p>Paragraph 6.3.3: This is incorrect. There ARE remnants of a limekiln site in New Quay - directly outside the Mariners Chip Shop and the walls are clearly visible from Wellington Place and the northern terraces.</p> <p>Section 6.4: It is arguable that New Quay was an important port even before the construction of the stone pier in the 1830s. Certainly, the 'new' New Quay turbocharged the town's importance. Not only sails and ropes were made locally but the very ships themselves were built here for the farmers to export and import goods as they became key industrialists and traders. Ships built and lengthened in New Quay traded world-wide while their Captains and Crews were renowned for their seamanship, courage and skill. Unfortunately, the invention of steam ships sounded the death knell for New Quay shipbuilding in the Victorian era.</p>	<p>The Appraisal aligns with information on Coflein which sets out that no evidence for the kiln survives today, its site has improved and developed.</p> <p>Paragraphs 6.4.1 to 6.4.8 make reference to the importance of ship building and sail and rope making to the Town in the post medieval era.</p>	
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	<p>Paragraph 6.4.7: The Watch House was built to head-quarter the contingent of Customs and Excise Officers, sent to deter smugglers in the 18th Century (I am unsure but probably pre-dating the pier) and this building should be central to the story of the town. Quite why the building was not listed in 1969, is odd as the North-West portion remained mostly intact until a fire during Covid and since it has been renovated, some incongruous grey sash windows spoil the aesthetics – a missed opportunity. The same could be asked of the small and bijou Customs families' houses at bottom of Picton Terrace and old Customs' Armoury/ Coastguard Life Saving Apparatus (Breeches Buoy) Store attached to the main pier. This was a rather quaint building that abutted the pier (a G2 structure) but somehow planning was approved to turn the armoury into Staff/Office Accommodation, but it is now masquerades as an Air BnB. The most glaring blight on this building is the incongruous Icelandic Grey</p>	<p>Paragraph 3.2.4 of the Management Plan identifies a number of structures that could be included on a list of buildings and structures of local interest. Should this recommendation be progressed, local communities would be consulted as part of the process. Moreover, it is hoped that the adoption of the Conservation Area Appraisal as Supplementary Planning Guidance would assist decision makers on matters such as the appropriateness of materials.</p>	
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	<p>Granite cladding - why could natural local sandstone not have been used in a conservation area? (See 8.1.13) – it's a most visible and garish own-goal made by the planning system.</p> <p>Paragraph 7.1.3: I think the description of Quay West needs amendment. I appreciate it is a small point, but I would be most surprised if you could find anyone living in the town who would agree with the assertion that Quay West is 'part of the New Quay' in any meaningful way.</p> <p>Paragraph 7.3.4: I am glad you acknowledge and agree with my assertion that the harbour/beach is the focus of the town - this underpins my request re the table 4.5.6.</p> <p>Paragraph 7.3.5: Caravans in the conservation area should be expressly prohibited but I accept their worth in bringing employment.</p>	<p>Paragraph 7.1.3 of the Appraisal reflects this as it notes that Quay West Holiday Park has extended the town along the coast to the northeast, although it is not really perceived as part of the town it is visually obvious in views.</p> <p>Comments regarding the importance of maritime affairs and associated industries around this to the town are noted and the table under paragraph 4.5.6 will be amended to reflect this.</p> <p>The Local Planning Authority has a statutory duty to preserve and enhance the Conservation Area when exercising planning functions and therefore would not approve development</p>	<p>Amend the table under paragraph 4.5.6 to reflect the importance of commercial fishing, leisure sailing, boating, swimming, the Water-Sports Centre, boat trips, and other maritime affairs, including RNLI All weather Lifeboat</p>
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	<p>Paragraph 7.4.4: I think you would be more accurate if you called the 'small piece of open ground' what it actually is: a 'quarry' (from where the stones for the pier were hewn 200 years ago). Quite how the Fish Factory is allowed to remain there, or how it even stays in business is beyond my understanding. The biggest worry is that 45T, 3-axle trailers regularly drive through the town and cause mayhem</p> <p>Paragraph 7.4.5: I'm also glad you acknowledge that Japanese Knotweed is a serious threat to the whole town.</p> <p>Paragraph 8.1.7: Architectural Designs - glass balconies. I would contend these are neither carefully integrated nor do they really compliment the historical style.</p>	<p>proposals which undermine the areas historic and architectural significance.</p> <p>Paragraph 7.4.4 will be amended in order to make reference to the quarry. Concerns regarding highways will be passed on to the relevant Council department.</p> <p>Comments noted.</p> <p>Comments noted.</p>	<p>Amend paragraph 7.4.4 to make reference to the Quarry.</p>
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	<p>Paragraph 8.1.13: The old Customs Armoury/ LSA house is NOT residential accommodation, or at least, it is believed that it doesn't have planning approval to be such (see 6.4.7).</p>	Comments noted.	
	<p>Paragraph 8.2.3: Oddly, there are no bins on the beach (unfortunately, the Roads Dept bought a collection lorry too big to fit down the lane) and even extra bins at the top of main slip and on the pier are always full of rigid cardboard boxes from some of the chip shops – not all (full marks to Cllr Vaux). These boxes cannot be recycled and are very hard to crush, so the bins get full very quickly. The seagulls pull the boxes out and detritus is spread everywhere. This then encourages rats. As result, CCC employs a person, almost full-time, in the summer, to empty the bins and pick litter off the beach. They do a great job but overall it does seem a very inefficient operation.</p>	Comments noted.	

	<p>Paragraph 9.1.2: A number of buildings in High Terrace were listed in 1969 but have since sprouted dormer windows (or were listed with them). This seems odd. Why were no houses in Picton Terrace Listed – there are some lovely houses there? Likewise, the Watchhouse (NW End) and the Customs Armoury - perhaps these should be made Buildings of Local interest? The same applies to a few original aspect houses in John St and Park Street. Also, why did the original Conservation Area not include the multiple 'posh' houses of Park St and Hill Street and along New Road? This omission could be reassessed if we are serious about trying preserve our heritage. But if that is done, the owners must be allowed to 'move with the times' and change things where change is good for the aesthetics and for the environment (see Weaknesses below).</p> <p>Strengths: I would argue that current commercial fishing/boating industry is a</p>	<p>Paragraph 3.2.4 of the Management Plan identifies a number of structures that could be included on a list of buildings and structures of local interest. Should this recommendation be progressed, local communities would be consulted as part of the process.</p> <p>The SWOT Analysis section of the Conservation Area Appraisal will be updated to reflect the</p>	<p>Update the Strengths section of the SWOT Analysis to reflect the importance of commercial</p>
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	<p>strength along with the recent expansion of surf, water and sailing craft use – and should all be included.</p> <p>Weaknesses : I would put 'Lack of Parking' at the top of the list for obvious reasons. I would also argue that 'loss of original features' is the price we pay for progress - for example owners of G2 buildings should, in this day and age, be allowed to retrofit double-glazing panes to their Georgian window frames, improve insulation and place solar panels on the roof - otherwise we are not taking climate change seriously enough.</p> <p>Opportunities: Council and WG planning policies to actively encourage tourism, inward investment and employment opportunities. Without tourism, Ceredigion is dead.</p>	<p>importance of water sports and the industry to the town.</p> <p>The assets noted in the SWOT Analysis are not in any particular order and therefore it should not be assumed that one weakness is more pressing than another based solely on its position in the table.</p> <p>Comments noted.</p>	<p>fishing and boating and also the expansion of surf, water and sailing craft use.</p>
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	Threats: What is Intrusive Microgeneration?	Microgeneration is referring to small scale renewable energy technologies such as solar panels.	
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	Tregaron		
ID	Comment	Response	Recommended Change
4	<p>Some of the historical information / facts quoted within the report are flawed. Some of the information is also now dated following changes in the use of some of the buildings listed.</p> <p>The early 20th century bungalow built in the colonial style with a large verandah called Y Fron (in Dewi Road) has been excluded from the</p>	<p>The information presented was correct, to the best of our knowledge, at the time of writing and provides a baseline for the Conservation Area to be assessed against. It is acknowledged that the situation in the Conservation Area will change over the lifespan of the documents hence why a review every 5 to 10 years is recommended. The Respondent is welcome to contact the Local Planning Authority to highlight any minor inaccuracies in the documents.</p> <p>The recommended boundary extension includes Y Fron. The proposed boundary extension is just a recommendation at this stage. Any boundary</p>	N/A.

	conservation area. This property is an unique structure and should be preserved as such although UPVC windows have unfirtunately recently been inserted. The building was a important part of the towns history as it was the local doctor practice and surgery.	extension will require further consultation and will need to be approved through the relevant Council procedures.	
16	Enlarging the area in Tregaron will restrict the development and improvement opportunities within the area. A number of dwellings inside the extended area are in serious need of improvement - this extension will make this difficult and more expensive meaning properties will become deralict and empty when there is a need for affordable properties for young people. Maintaining festures to some properties is acceptable but the rules and restrictions that come by being included in this conservation area will have a negative effect so I urge you to not extend the area in Tregaron beyond the current boundaries.	The proposed boundary extension is just a recommendation at this stage. Any boundary extension will require further consultation and will need to be approved through the relevant Council procedures.	N/A.
35	Extending the boundary will cause issues such as more costs and restrictions on what work can	The Local Planning Authority has a statutory duty to determine which parts of the County are areas	N/A.

	be done on properties which in turn will delay the process for residents.	of special architectural and historic interest whose character or appearance it is desirable to preserve or enhance and designate these as conservation Areas. Moreover, the proposed boundary extension is just a recommendation at this stage. Any boundary extension will require further consultation and will need to be approved through the relevant Council procedures.	
36	No objection to the draft conservation plan and accept the recommendations.	Support noted.	N/A.
52	<p>No objection to the draft conservation plan and accept the recommendations. However, concerns have been raised regarding the process that residents will need to go through to obtain permission if work is needed to be done on their property, such as additional costs, causing delay to do maintenance work without being of benefit to anyone.</p> <p>We are aware recently of a community group that had to pay a large amount of money for</p>	Support noted. The Local Planning Authority has a statutory duty to preserve and enhance the Conservation Area when exercising planning functions.	N/A.

	<p>plans and to go through the planning process to replace like for like windows in their building - this caused a number of issues such as delaying this essential work being done and it's an extra financial burden for the management committee.</p> <p>There are several errors in the report that needs to be addressed before publishing the final version. Can you please ensure that information included in the document is correct.</p>		
45	<p>Cymdeithas yr Iaith is calling for more guidance on the Welsh language, especially in terms of shop fronts.</p> <p>We call for clear guidelines in the guidance relating to the conservation area that any shop signs need to be in Welsh or bilingual, with the Welsh to the left or above the English. This is important in terms of the town's fabric, the history of the Welsh language in the town and giving priority to the Welsh language. It should be</p>	<p>Policy DM08 of the adopted Local Development Plan encourages the use of bilingual signs and advertisements. In accordance with the Policy, permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.</p>	N/A.

	<p>noted that there is a long history of the Welsh language being used in all the towns involved in consultation. Efforts should be made to ensure that shop fronts use the Welsh language, using enforcement powers if necessary.</p> <p>We are also calling for the protection of Welsh names on buildings and streets within the conservation areas.</p>		
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	Non Town Specific		
ID	Comment	Response	Recommended Change
	<p>Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning applications that may arise in locations covered by the SPGs within the eight Conservation Area boundaries.</p> <p>Scale and Nature</p>	Comments noted.	N/A.

	<p>We note that within the draft Conservation Management Plans the (Prioritised Action Plans) include recommendations to extend the boundaries of several Conservation Areas, of which the proposed extension of the Aberystwyth Conservation Area includes extending the boundary into small areas which are within North Cardigan Special Protection Area (SPA) and West Wales Marine Special Area of Conservation (SAC). We also note that the other existing Conservation Areas boundaries are also either partially located within protected areas or immediately adjacent to protected areas.</p> <p>The majority of actions/recommendations include raising awareness, producing guidance and leaflets, training, enforcement as well as partnership and community funding initiatives that may result in small scale development works which may include environmental improvements to buildings, structures as well as</p>		
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	<p>outdoor areas such as riverside footpaths and sites that are located within areas at risk of flooding.</p> <p>We have no adverse comments to make with regards to the Draft SPGs, however we refer you to our website advice on environmental considerations and the assessments that may be needed to support any future planning applications/projects in relation to areas subject to the SPGs.</p> <p>Other Matters</p> <p>Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.</p>		
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	We advise any future applicants that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.		
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Appendix 4: Comments on Any Other Buildings and Structures of Historical and Architectural Significance within the Conservation Area or its Setting

The comments in this section comprise of those provide in response to Question 5 of the Consultation Response Form which asked whether there are any other buildings or structures considered to be of historical or architectural significance within the Conservation Area or its setting which should be highlighted in the Appraisal.

Aberaeron			
ID	Comment	Response	Recommended Change
15	Town Hall and Memorial Hall	Aberaeron Town Hall is a Listed Building and there is an extensive description set out on Coflein. Regarding Memorial Hall, whilst it is considered an asset to the Town, it is separated from the historic core of the town by areas which do not have sufficient historic or architectural interest. Therefore, it has not been recommended to be included within any proposed extension to the Conservation Area. Any extension to the boundary however would require further consultation and would have to be agreed through the relevant Council	N/A.

		procedures. There may also be scope to designate Memorial Hall as a 'Building of Local Interest' in the future in order to afford it further protection.	
17	The Memorial Hall on South Road as this is an important building in town's history.	Whilst Memorial Hall is considered an asset to the Town, it is separated from the historic core of the town by areas which do not have sufficient historic or architectural interest. Therefore, it has not been recommended to be included within any proposed extension to the Conservation Area. Any extension to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures. There may also be scope to designate Memorial Hall as a 'Building of Local Interest' in the future in order to afford it further protection.	N/A.
46	Parc-y-Fro	Part of Parc-y-Fro is included within the Conservation Area Boundary. This includes most of the trees. The rest of the Parc has protection through it being considered part of the setting of	N/A

		the conservation area and therefore protected by legislation and planning policy.	
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	Cardigan		
ID	Comment	Response	Recommended Change
7	The Tabernacle should be given urgent attention.	Paragraph 9.2.1 of the Conservation Area Management Plan identifies Tabernacle Chapel as vacant and negatively impacting on the character and appearance of the area.	N/A.
27	This includes the Netpool areas: Boat Building-Quays-Maritime and Lower/Middle Mwldan, a number of these sites are either one or more of Cadw-listed Grade II, HER- Historic Environment Record, NMRW- National Monuments Records of Wales. To be added: Netpool Cottages, Netpool Shipbuilding, Netpool Quays, Lower Mwldan, wall, gateways and access to the town and tributary to Middle/Upper Mwldan and Bath-House sites?	The Netpool area between Netpool Cottages and existing western boundary of the Conservation Area is considered to be separated from the historic core of the town by areas which would dilute and detract from the coherence of the character and appearance of the overall Conservation Area. These include car parks (old gas works site), modern sports fields and sewage works further west whereas the current conservation area includes the medieval town and post medieval development in an urban setting. There are no listed buildings or	N/A.

	Why is Quay Street also not highlighted as a Gateway-Walled area and of historical value?	<p>scheduled monuments within this area. An archaeological assessment from the HER summarises <i>“There was no surviving evidence for the boat building industry. The area had been used for rubble dumping in the late 20th century”</i>.</p> <p>Lower and Middle Mwldan form the western boundary of the Conservation Area. There is one Listed Building along this road which is included within the Conservation Area Boundary and was surveyed along with all other buildings along this stretch. All buildings were photographed during the photographic survey. There are no scheduled monuments or other listed buildings within these areas. Entries from the HER and NMRW suggest that there are few surviving historic features in this area.</p>	
29	I am very concerned that the following conservation (and historically important) areas are not recognised nor reviewed in the document –	Comments noted. Additions will be made to the Appraisal which reflect the importance of Quay Street providing reliable references and resources are available.	Amend the Conservation Area Appraisal to reflect the importance of Quay Street.

	<p>Quay Street, the town wall and gateway areas, the area of old Quay Street which would have extended right to the Mwldan waterway, lower Mwldan, Middle Mwldan and the Netpool boat building and quay areas.</p> <p>These, in whole or part, are listed / recognised in either CADW's Grade II list, the HER (Historical Environment Record) or the NMRW (National Monuments Record Wales). There are several historical or architecturally significant buildings in these areas which should be highlighted in the Appraisal.</p> <p>Consequently, I would like to request that the council revisits its brief to Griffiths Heritage in order to include (by way of an addendum?) a review of these important areas, to the same standard as the draft document and that such a review be made available for consultation to, at least residents of these areas.</p>	<p>The Netpool area between Netpool Cottages and existing western boundary of the Conservation Area is considered to be separated from the historic core of the town by areas which dilute and detract from the coherence of the character and appearance of the overall Conservation Area. These include car parks (old gas works site), modern sports fields and sewage works further west whereas the current Conservation Area includes the medieval town and post medieval development in an urban setting. There are no listed buildings or scheduled monuments within this area. An archaeological assessment from the HER summarises <i>“There was no surviving evidence for the boat building industry. The area had been used for rubble dumping in the late 20th century”</i>.</p> <p>Lower and Middle Mwldan form the western boundary of the Conservation Area. There is one Listed Building along this road which is included</p>	
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		within the Conservation Area Boundary and was surveyed along with all other buildings along this stretch. All buildings were photographed during the photographic survey. There are no scheduled monuments or other listed buildings within these areas. Entries from the HER and NMRW suggest that there are few surviving historic features in this area.	
30	Victoria Gardens Trees should be protected as should trees along Gwbert Road	Paragraph 3.3.1 of the Management Plan recommends that a small extension is made to the Cardigan Conservation Area consisting of Victoria Gardens. Any boundary extension will require further consultation and will need to be approved through the relevant Council procedures. Concerns regarding the protection of trees will be passed on to the relevant Council Department.	N/A.
31	The old hospital building.	Cardigan Memorial Hospital falls outside of the existing Conservation Area Boundary and there are details of the building provided on Coflein. The building has been the subject of a relatively	N/A.

		recent planning application, and the permission seeks to retain existing features.	
33	The whole of Quay Street for reasons given above, as well as the historic town wall (also listed), which runs behind it.	Comments noted. Additions will be made to the Appraisal which reflect the importance of Quay Street providing reliable references and resources are available.	Amend the Conservation Area Appraisal to reflect the importance of Quay Street.
34	Yes, Quay Street, which is a key area in the towns maritime history, which is one of the main ways in which the town is historically significant.	Comments noted. Additions will be made to the Appraisal which reflect the importance of Quay Street providing reliable references and resources are available.	Amend the Conservation Area Appraisal to reflect the importance of Quay Street.

Aberystwyth			
ID	Comment	Response	Recommended Change
9	Every hedge row where fly tipping has occurred because it is encouraged by Ceredigion Council.	Comments noted.	N/A.
10	No.	Comments noted.	N/A.
11	Parking issues for Old College not considered in latest white elephant cycle path developments on prom.	Comments noted.	N/A.
28	It is not merely historic buildings that are included in the conservation area but more	Section 6.6 of the Conservation Area Appraisal addresses modern development in Aberystwyth.	N/A.

	recent, mid-century, dwellings, which, up to now had permitted development rights.		
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	New Quay		
ID	Comment	Response	Recommended Change
12	Queens Hotel is long term empty building and being 'hoarded' by the owner. It is the view of local people that this be reopened as a public house and not converted to residential.	The condition of Queens Hotel has been noted under paragraph 9.2.1 of the Management Plan and its possible use as a museum was identified as part of the initial public engagement process which has been noted under paragraph 4.5.5 of the Appraisal. This will however be amended to note the desire for the building to be a public house.	Amend paragraph 4.5.5 to note the community's views regarding the use of Queen's Hotel.
14	All of Marine Terrace.	References to Marine Terrace are made throughout the Appraisal.	N/A.
21	No.	Comments noted.	N/A.
26	The Draft did not make a big thing of the Pier. This is a G2 listed structure, it is what helped make New Quay the foremost port and marine centre in the county, and without it the town	The Pier has been addressed in the Appraisal as has its importance to the local community.	N/A.

	would be doomed to revert to the 1700s..... I would rather see my council tax spent on protecting the pier for all the towns occupants as the millions being spent on Aberaeron for a few quay-front properties, important as that may be. In fact, I would prefer that money being spent on Surveys like this and their aftermath, were spent on actual protection of assets already at risk.		
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Lampeter			
ID	Comment	Response	Recommended Change
51	We do not have any further comments / objections to the existing Conservation Area boundary or the proposed small extension to the boundary area.	Comments noted.	N/A.

Llanbadarn Fawr			
ID	Comment	Response	Recommended Change
8	Ysgol Cwmpadarn on Primrose Hill, Gogerddan Arms, Black Lion	Paragraph 7.3.1 of the Management Plan highlights the modern Ysgol Cwmpadarn site	N/A.

		and its importance to the Conservation Area's setting. Therefore, a design brief has been recommended for the site. Gogerddan Arms and Black Lion are extensively covered throughout the Appraisal.	
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	Llandysul		
ID	Comment	Response	Recommended Change

	Tregaron		
ID	Comment	Response	Recommended Change
16	Could buildings and not areas be included?? Looking at Tregaron could the Heritage Centre and Hospital be included but not the surrounding area - Dewi Road.	Conservation areas are designated for their group value meaning they are recognised not just for individual features but for their collective significance. That being said, the contribution of the buildings to the Conservation Area is noted in the Appraisal and Management Plan.	N/A.
35	No.	Comments noted.	N/A.

36	No comment.	Comments noted.	N/A.
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Appendix 5: Comments on Amending the Conservation Area Boundaries

The comments in this section comprise of those provided in response to Question 6 of the Consultation Response Form which asked whether consultees thought any amendments should be made to the current Conservation Area boundaries.

Aberaeron			
ID	Comment	Response	Recommended Change
15	Not sure.	Comments noted.	N/A.
17	We support the proposed inclusion of the 4 villas on South Road and the majority of our trustees feel that the Memorial Hall should also be included.	Support noted. Memorial Hall is separated from the existing Conservation Area by areas which do not have sufficient historic or architectural interest. Therefore, it has not been recommended to be included within any proposed extension to the Conservation Area. Any changes to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.
46	Cynnwys Parc-y-fro.	Part of Parc-y-Fro is included within the Conservation Area Boundary. This includes most of the trees. The rest of the Parc has protection through it being considered part of the setting of	N/A.

		the conservation area and therefore protected by legislation and planning policy. Any changes to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.	
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	Aberystwyth		
ID	Comment	Response	Recommended Change
9	It not going to matter. Fly tippers don't care.	Comments noted.	N/A.
10	I think a focus on particular streets or particular buildings, thus making it smaller would be more appropriate for balancing modern maintenance needs and character.	Comments noted.	N/A.
11	Not the boundary, just appoint a competent conservation officer.	A Specialist Planning Officer for Heritage has recently been appointed, and additional resources have been sought for the enforcement service in the 2025/2026 budget which will include an Enforcement Officer who specialises in built heritage.	N/A.
24	No.	Comments noted.	N/A.

28	Yes, it should be reduced and not include dwellings and removal of permitted development rights, unless in the Victorian streets. Even then timber should not be the only acceptable material.	The Local Planning Authority has a statutory duty to identify areas in the County which are of special architectural and historic interest and designate them as conservation areas. The Local Planning Authority also has a duty to formulate proposals for these areas for their preservation and enhancement and, when exercising planning functions in relation to a building or other land in a conservation area, must give special regard to the desirability of preserving or enhancing the character and appearance of the area. Any changes to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.
32	The financial cost and the increased environmental impact should hold more significance in the Conservation Area Management Plan. If the County Council wish for things to remain the same then they need to support property owners with the additional cost to preserve the aesthetics. There is no point	When exercising planning functions in relation to a building or other land in a conservation area, the Local Planning Authority has a statutory duty to give special regard to the desirability of preserving or enhancing the character and appearance of the area. The Local Planning Authority will also explore all funding	N/A.

	forcing home owners to have to retain structures that are no longer required (such as chimneys and non- double glazed windows) and both negatively impact the finances of the owner and the environmental impact on the planet. There needs to be a concession either by financial support or through revised planning criteria.	opportunities as and when they arise in order to ascertain whether they can be used to benefit the Conservation Areas.	
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	Cardigan		
ID	Comment	Response	Recommended Change
7	The Conservation Area should include the old Health Centre on Feidrfair and all the river bank up to Priory Bridge. I know that the old Health Centre and the old Hospital are under renovation, but the sites are important to the town so should be included in the Conservation Area.	The current boundary has been reviewed, and it is considered it is well defined and, with the additions noted, would include the relevant areas of architectural and historic interest. Cardigan Memorial Hospital falls outside of the existing Conservation Area Boundary and there are details of the building provided on Coflein. The building has been the subject of a relatively recent planning application, and the permission seeks to retain existing features. Any changes to	N/A.

		the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.	
27	Yes, I feel additional information should be added to include the areas I have highlighted: Netpool, Lower and Middle Mwldan.	<p>The current boundary has been reviewed, and it is considered it is well defined and, with the additions noted, would include the relevant areas of architectural and historic interest.</p> <p>The Netpool area between Netpool Cottages and existing western boundary of the conservation area is considered to be separated from the historic core of the town by areas which would dilute and detract from the coherence of the character and appearance of the overall Conservation Area. These include car parks (old gas works site), modern sports fields and sewage works further west whereas the current conservation area includes the medieval town and post medieval development in an urban setting. There are no listed buildings or scheduled monuments within this area and an archaeological assessment from the HER</p>	N/A.

		<p>summarises <i>“There was no surviving evidence for the boat building industry. The area had been used for rubble dumping in the late 20th century”</i>.</p> <p>Lower and Middle Mwldan form the western boundary of the Conservation Area. There is one Listed Building along this road which is included within the Conservation Area Boundary and was surveyed along with all other buildings along this stretch. All buildings were photographed during the photographic survey. There are no scheduled monuments or other listed buildings within these areas. Entries from the HER and NMRW suggest that there are few surviving historic features in this area.</p> <p>Any changes to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.</p>	
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29	Please consider extension of the boundary to include the Netpool Cottages.	<p>The current boundary has been reviewed, and it is considered it is well defined and, with the additions noted, would include the relevant areas of architectural and historic interest.</p> <p>The Netpool area between Netpool Cottages and existing western boundary of the conservation area is considered to be separated from the historic core of the town by areas which would dilute and detract from the coherence of the character and appearance of the overall Conservation Area. These include car parks (old gas works site), modern sports fields and sewage works further west whereas the current conservation area includes the medieval town and post medieval development in an urban setting. There are no listed buildings or scheduled monuments within this area and an archaeological assessment from the HER summarises <i>“There was no surviving evidence for the boat building industry. The area had been</i></p>	N/A.
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		<p><i>used for rubble dumping in the late 20th century”.</i></p> <p>Any changes to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.</p>	
30	I agree with the extension proposed which will include Victorian Gardens but possibly further extended along Gwbert Road and including King George vth paying Fields	The proposed extension captures Victoria Gardens and the villas to the north side of the road as these are areas of late Victorian development which immediately adjoin the existing Conservation Area. Any changes to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.
31	Yes the old hospital house needs adding in.	The current boundary has been reviewed, and it is considered it is well defined and, with the additions noted, would include the relevant areas of architectural and historic interest. Cardigan Memorial Hospital falls outside of the existing Conservation Area Boundary and there are details of the building provided on Coflein.	N/A.

		The building has been the subject of a relatively recent planning application, and the permission seeks to retain existing features. Any changes to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.	
33	Possibly. I agree with the extension of the boundary along North Road.	Comments noted. Any changes to the boundary would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.
34	No, not particularly.	Comments noted. Any changes to the boundary would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.

New Quay			
ID	Comment	Response	Recommended Change
12	No.	Comments noted. Any changes to the boundary would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.

20	Definitely - the whole of New Quay should be within the boundary so that inappropriate large scale developments that will adversely affect current residents, businesses and tourists could be prevented.	The current boundary has been reviewed, and it is considered it is well defined and, with the areas noted removed, would include the relevant areas of architectural and historic interest. Any changes to the boundary however would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.
21	No.	Comments noted. Any changes to the boundary would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.
26	Not if the town is to grow.	Comments noted. Any changes to the boundary would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.

	Lampeter		
ID	Comment	Response	Recommended Change

	Llanbadarn Fawr		
ID	Comment	Response	Recommended Change

8	Extended to the South to include the level crossings and old rover's field, now the Community playing field.	It was considered that the boundary is well defined and includes the relevant areas of architectural and special historic interest, therefore no changes were proposed to the boundary of the Llanbadarn Fawr Conservation Area. The area to the south would be considered to be part of the setting of the conservation area and therefore protected through the planning system via planning policy and legislation. It is not considered that this area has sufficient coherence and historic value to consider extending the boundary to include it. The railway has its own historic interest, but this would include the entire line and not just the area immediately adjacent to the level crossings and the Conservation Area.	N/A.
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Llandysul			
ID	Comment	Response	Recommended Change

Tregaron			
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ID	Comment	Response	Recommended Change
16	Leave it as it is.	Comments noted. Any changes to the boundary would require further consultation and would have to be agreed through the relevant Council procedures.	N/A.
35	No, I don't think the boundary of the Conservation area needs to be extended as shown in the plan - I agree that the hospital should be included but don't see the need to include all of the houses that lead up to the hospital.	Conservation areas are designated for their group value meaning they are recognised not just for individual features but for their collective significance. Any changes to the boundary would require further consultation and would have to be agreed through the relevant Council procedures however.	N/A.
36	<p>Councillors have raised concerns regarding the process that residents will need to go through to obtain permission if work is needed to be done on their property, such as additional costs, causing delay to do maintenance work without being of benefit to anyone.</p> <p>We are aware recently of a community group that had to pay a large amount of money for plans and to go through the planning process to</p>	Comments noted. The Local Planning Authority has a statutory duty to preserve and enhance the Conservation Area when exercising planning functions.	N/A.

	<p>replace like for like windows in their building - this caused a number of issues such as delaying this essential work being done and it's an extra financial burden for the management committee.</p> <p>There are several errors in the report that needs to be addressed before publishing the final version. Can you please ensure that information included in the document is correct.</p>		
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