



Chief Planning Officers  
Unitary Authorities in Wales  
National Park Authorities in Wales  
Welsh Local Government Association

Ein Cyf/Our Ref: WG15881  
29 June 2012

Dear Colleagues

**CHANGES TO THE SYSTEM OF DIRECTIONS AND CIRCULAR 07/12 - THE TOWN AND COUNTRY PLANNING (NOTIFICATION) (WALES) DIRECTION 2012**

1. I am writing to inform you of forthcoming amendments to the current system of directions that require certain planning applications to be referred to the Welsh Ministers for consideration of 'call in', before a permission is issued.
2. A new direction - The Town and Country Planning (Notification) (Wales) Direction 2012 will apply to any application for planning permission registered as valid on or after 30 July 2012. This direction forms part of Circular 07/12, which has been provided to clarify the new requirements. A copy is attached for your information.
3. These changes follow a Welsh Government consultation on the existing directions and are aimed at simplifying the existing system, enabling more cases to be dealt with by local planning authorities and thereby improve quality and speed in the development management process.

**Circular 07/12 - The Town and County Planning (Notification) (Wales) Direction 2012**

4. The new direction requires that where a local planning authority does not propose to refuse an application for 'notification development', the authority must notify the Welsh Ministers, who will then determine whether the application should be 'called in'. The types of 'notification development' are identified and defined in the direction.
5. The direction includes a list of information which is required to be sent to the Welsh Ministers and allows for this information to be sent electronically. The local planning authority must wait for the expiry of a period of 21 days from the receipt of the specified information, before granting planning permission.
6. The Welsh Ministers will now advise local planning authorities in writing of the date when they have received the specified information and the beginning of the 21 day period. Local planning authorities may however proceed to determine the application before the expiry of the 21 day period if they have been notified in writing by the

Welsh Ministers that, either they do not intend to issue a direction under section 77 of the Town and Country Planning Act 1990, or they do not consider the development to be 'notification development'.

7. The circular and direction will be published on the Welsh Government website at: <http://wales.gov.uk/topics/planning/policy/circulars/welshgovcirculars/?lang=en>

### **Cancellation of Existing Directions within Circular 39/92 and Circular 61/93**

8. Directions contained within two existing circulars will also be cancelled:

**(a) Circular 39/92: The Town and Country Planning (Development Plans and Consultation) Directions 1992.**

Local planning authorities will no longer be required to refer 'departure applications' to the Welsh Ministers, or to send them a copy of the decision, where planning permission is granted on such applications.

**(b) Circular 61/93: Town and Country Planning (Shopping Development) (England and Wales) (No.2) Direction 1993.**

Local planning authorities will no longer be required to refer applications which comprise or include the provision of shopping floorspace, as specified in the direction.

9. These directions will however continue to apply to any valid application for planning permission relating to land in Wales, made before 30 July 2012.

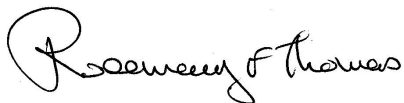
### **Further Information**

10. The new direction does not propose any changes to the Welsh Government's current call in policy or criteria, which is set out in the leaflet 'Calling in Planning Applications' -

<http://wales.gov.uk/topics/planning/developcontrol/planningcasework/?lang=en>

11. If you need further clarification about these changes, please contact the Division using the Planning Division mailbox – [Planning.Division@Wales.gsi.gov.uk](mailto:Planning.Division@Wales.gsi.gov.uk).

Yours sincerely



**Rosemary Thomas**

Chief Planner

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Welsh Government