

ATLSN 20778 - ITEM 011

Iles, Nicholas (LGHCCRA - Planning - Planning)

From: [REDACTED]
Sent: 11 June 2021 10:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: TOWN AND COUNTRY PLANNING ACT 1990- SECTION 77 CALL-IN REQUEST

Hi Nick,

The proposal would be for a residential dwelling outside of an identified settlement, with a defined boundary. It would not even be classified as within a linked settlement. Therefore, the presumption as stated in the adopted Local Development Plan would not align with the granting of a planning permission. This proposal would therefore be contrary to the policies in the adopted LDP. This approach reflects several recent proposals within the LPA area and should be called-in for the determination by Welsh Ministers.

Regards,

[REDACTED]
From: [REDACTED]
Sent: 03 June 2021 11:51
To: [REDACTED]
Cc: [REDACTED]

Subject: TOWN AND COUNTRY PLANNING ACT 1990- SECTION 77 CALL-IN REQUEST

Hi,

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 CALL-IN REQUEST.
PROPOSED LOCAL NEEDS (AFFORDABLE) DWELLING AT LLYDLO FACH, ABERARTH,
ABERAERON, SA46 0JX.
APPLICATION NO. A200773.**

The Welsh Ministers have received a number of call-in requests in respect of the above planning application.

The relevant documents are the Application Form, Site Location Map, Proposed Site Plan + Landscaping, Planning Elevation and floor-roof plan, Existing Site Plan and the Officers Report to Planning Committee. If you require and further information, please let me know.

The application went before the Planning Committee on the 19 May with a recommendation permission should refused. The Committee resolved to approve contrary to officer advice.

The Welsh Government now has to decide whether to leave the application for the local planning authority to determine or whether the application should be determined by the Welsh Government because of the planning issues associated with it.

I am consulting you due to your professional responsibilities for planning policy issues in respect of development plans and housing and I would appreciate your views on whether the application should be called in.

The criteria governing the consideration of call-in is whether the application raises planning issues of more than local importance. In practice few applications are called in by the Welsh Government. It will only do so where the Minister responsible for Planning considers the proposal raises issues of more than local importance (issues which are likely to be of regional or national importance).

Our policy sets out six examples of issues which might persuade the Minister to call in a planning application. These are issues which:

- are in conflict with national planning policies;
- could have wide effects beyond their immediate locality;
- may give rise to substantial controversy beyond the immediate locality;
- are likely significantly to affect sites of scientific, nature conservation or historic interest, or areas of landscape importance;
- raise issues of national security; or
- raise novel planning issues.

Below are a number of questions which you should base your advice on call in around. These are:

- (i) What do you consider to be the issues raised by the application which are relevant to your remit ?
- (ii) Has the local planning authority identified those issues in its consideration of the application?
- (iii) Has the local planning authority identified the national planning policies and legislation/directives relevant to those issues?
- (iv) Has the local planning authority assessed those issues in an appropriate manner? Here we are not asking whether or not you agree with the conclusions of the authority on the merits of the issue – which is not something we can take into consideration – but whether the authority’s assessment has been made in a reasonably robust way, using up-to-date methodology and knowledge.
- (v) Does your consideration of these issues lead to you to conclude that the application is one which should be determined by the Welsh Ministers rather than the local planning authority? It would be appreciated if you would give your reasons for your conclusion.

The Welsh Government will confine its consideration to whether or not the issues associated with the application would be more appropriate for the Welsh Government to determine it. In considering a call-in request we do not take account of the merits of the proposed development.

I would appreciate your advice by Friday 11 June 2021.

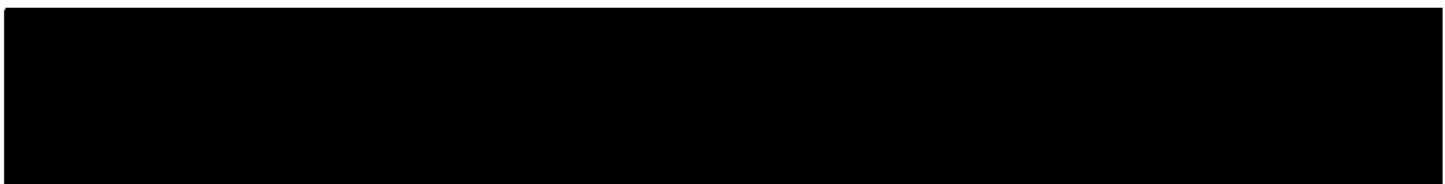
Thank you

Nick

Nick Iles
Cangen Benderfyniadau - Decisions Branch
Y Gyfarwyddiaeth Gynllunio - Planning Directorate
Llywodraeth Cymru - Welsh Government
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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.



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