

Iles, Nicholas (LGHCCRA - Planning - Planning)

From: Iles, Nicholas (ESNR-Planning)
Sent: 16 June 2021 13:56
To: [REDACTED]
Subject: FW: 71/2021 FW: Application A200773, Ceredigion

Dear Ms [REDACTED]

Thank you for your e-mail of 27 May to the Planning Inspectorate Wales. Your correspondence has been transferred to the Planning Directorate, Welsh Government. You have asked Julie James MS, Minister for Climate Change to call in the application for the Welsh Ministers own determination. I am replying on behalf of the Minister.

The Welsh Government has a very clear policy on calling in planning applications. It considers Local Planning Authorities, as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers call in very few applications and only those which raise issues of more than local importance.

Every call-in request is considered on its own merits. Our policy sets out six examples of issues which might persuade the Welsh Ministers to call in a planning application. These are applications 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.

A fuller explanation of our approach to call-in requests can be found on the Welsh Government website at <https://gov.wales/sites/default/files/publications/2019-02/called-in-planning-applications-guidance.pdf>.

Consideration of your call-in request is being undertaken. Consideration is confined to planning issues and whether it is more appropriate for the Welsh Ministers to determine the application. In considering a call-in request the merits of the proposed development are not taken into account.

An Article 18 'Holding Direction' was issued on 21 May 2021 which prevents Ceredigion County Council from issuing a planning decision until the call-in process is concluded. The Direction does not prevent the Council from processing or considering the application, nor does it prevent the Council from refusing consent.

A decision on whether to call in the application will be made in due course. You will be notified of this decision.

You should be aware a call-in request may itself be subject to a freedom of information request. Our response to requests will be in accordance with the duties placed on the Welsh Ministers by the Freedom of Information Act 2000, the Environmental Information Regulations 2004 and the Data Protection Act 2018.

Yours sincerely,

Nick Iles
Cangen Benderfyniadau - Decisions Branch
Y Gyfarwyddiaeth Gynllunio - Planning Directorate
Llywodraeth Cymru - Welsh Government
Parc Cathays - Cathays Park
Caerdydd - Cardiff
CF10 3NQ
Ffon - Tel: [REDACTED]
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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.

From: [REDACTED]
Sent: 27 May 2021 12:33
To: [REDACTED]
Subject: Application A200773, Ceredigion

Dear Minister,

I am writing to ask whether you would consider calling in application A200773, [REDACTED]
[REDACTED]

[REDACTED] and have been subject to a considerable degree of pressure in the lead up to the application. However, I understand it is not your remit to take this into account. Nevertheless, following the decision of approval made by the committee, I would very much appreciate an independent review to determine the following –

Is the proposed site within or adjacent to a recognised settlement or cluster?

Does the proposed building accord with the principles of Affordable Housing?

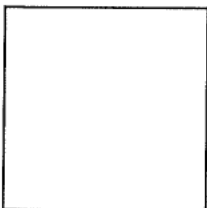
Can the proposed building be justified on the basis of rural exception?

I thank you in advance for considering this case.

Yours sincerely,

[REDACTED]

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Sylwer: I warchod rhag feirysau cyfrifiadurol, gallai rhaglenni e-bost eich atal rhag anfon neu dderbyn rhai mathau o ffeiliau ar ffurf atodiadau. Gwiriwch osodiadau diogelwch eich rhaglen e-bost i benderfynu sut mae atodiadau'n cael eu trin.

Rhoi'r Cwsmer wrth wraidd popeth a wnawn!

Sylwer bod cynnwys y neges e-bost hon ac unrhyw atodiadau yn freintiedig a/neu'n gyfrinachol ac wedi'u bwriadu at ddefnydd y derbynnydd bwriadedig yn unig. Os nad chi yw derbynnydd bwriadedig y neges e-bost hon a'i hatodiadau, peidiwch â chymryd unrhyw gamau yn seiliedig arnynt, na'u copïo na'u dangos i unrhyw un. Cysylltwch â'r anfonwr os credwch eich bod wedi derbyn y neges e-bost hon ar gam ac yna dilëwch y neges e-bost o'ch system.

Dylai derbynnyddion nodi bod traffig e-bost ar systemau'r Arolygiaeth Gynllunio yn cael ei fonitro, ei gofnodi a'i archwilio i sicrhau bod y system yn gweithredu'n effeithiol ac at ddibenion cyfreithlon eraill. Mae'r Arolygiaeth Gynllunio wedi cymryd camau i gadw'r neges e-bost hon ac unrhyw atodiadau yn rhydd rhag feirysau. Nid yw'n derbyn unrhyw atebolrwydd am unrhyw golled neu niwed a achosir o ganlyniad i drosoglwyddo unrhyw feirws ymlaen. Y derbynnydd sy'n gyfrifol am gynnal yr holl wiriadau angenrheidiol.

Mae'r datganiadau a fynegir yn y neges e-bost hon yn bersonol ac nid ydynt o reidrwydd yn adlewyrchu safbwyntiau neu bolisïau'r Arolygiaeth.

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