

To: [REDACTED]

From: [REDACTED]

Date: 23 January 2025

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST.

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 – DIRECTION UNDER ARTICLE 18(1)

PROPOSED FOODSTORE AT LAND AT BRIDGE HOUSE FARM, LLANMAES ROAD, LLANMAES, LLANTWIT MAJOR – APPLICATION NO. 2022/00907/FUL

The Welsh Ministers have received a request to call the above application for their own determination. I attach a copy of the planning application form, site location plan and Officers Report..

At the December Planning Committee the members decision was to approve application against the officer's recommendation. The application will be reported again to planning committee (likely 13th February).

An Article 18 Holding Direction has issued today 23 January 2025.

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 issues on development plans and National Planning Policy 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:

- a are in conflict with national planning policies;
- b could have wide effects beyond the immediate locality;
- c may give rise to substantial controversy beyond the immediate locality;
- d are likely to significantly affect sites of scientific, nature conservation or historic interest, or areas of landscape importance;
- e raise issues of national security; or
- f 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 – that 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 be grateful for your response by **Friday, 7 February or sooner if possible.**

Thank you.


Planning Casework Branch