

ATISN 20778 - ITEM 024

Iles, Nicholas (LGHCRA - Planning - Planning)

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**From:** Iles, Nicholas (ESNR - Planning)  
**Sent:** 28 September 2021 08:56  
**To:**  
**Cc:**

**Subject:** TOWN AND COUNTRY PLANNING ACT 1990- SECTION 77  
**Attachments:** Application Form.pdf; RE: TOWN AND COUNTRY PLANNING ACT 1990- SECTION 77 CALL-IN REQUEST; Minute to PINS.docx; Site Location Plan.pdf; Officers Report to Planning Committee.pdf; Policy Branch advice.pdf

Anne-Marie, Rhys,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST.  
PROPOSED ERECTION OF AN AFFORDABLE DWELLING AT [REDACTED]  
[REDACTED] CEREDIGION.  
APPLICATION NO. A200773.**

Please see the attached minute following the Minister's decision to call in the above application for the Welsh Ministers own determination. I also attach a copy of the call-in Direction, Application Form, Site Location Plan, Officers Report to Planning Committee as well as copies of our internal consultation responses.

Regards

Nick

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]  
e-bost - e-mail: [REDACTED]

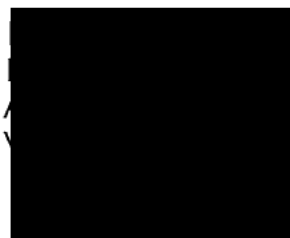
Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

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.

To:



CC:



From: Nick Iles  
Decisions Branch  
Planning Directorate

Ext: 0300 025 3883

Date: 28 September 2021

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST.  
PROPOSED ERECTION OF AN AFFORDABLE DWELLING AT [REDACTED]  
[REDACTED] CEREDIGION.  
APPLICATION NO. A200773.**

The Welsh Ministers have been asked to call in the above application for their own determination. Following consultation within the Welsh Government the application was called in for determination by the Welsh Ministers on 17 September 2021.

It will be for the Inspectorate to agree with the applicant and local planning authority how the application will proceed; whether by means of a public inquiry, hearing or by written representations.

I attach the following application documents:

1. A copy of the call-in Direction, issued on 17 September 2021.
2. Copy of our internal consultation responses **(to be treated as confidential)**.
3. Application form.
4. Site Location Plan.
5. Officers Report to Planning Committee.

The matters which appear relevant to the Ministers consideration are:

- The proposed development is a departure from the adopted LDP.
- The proposed development is contrary to national and local policies in respect of sustainability and placemaking.

Nick Iles  
Decisions Branch  
Planning Directorate