

ATLSN 20778 - ITEM 009

**Iles, Nicholas (LGHCRA - Planning - Planning)**

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**From:** Iles, Nicholas (ESNR-Planning)  
**Sent:** 03 June 2021 11:51  
**To:**  
**Cc:**

**Subject:** TOWN AND COUNTRY PLANNING ACT 1990- SECTION 77 CALL-IN REQUEST  
**Attachments:** Application Form.pdf; Site Location Map.pdf; Proposed Site Plan + Landscaping.pdf; Planning Elevation and floor-roof plan.pdf; Existing Site Plan.pdf; Officers Report.pdf

Hi,

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 77 CALL-IN REQUEST.  
PROPOSED LOCAL NEEDS (AFFORDABLE) DWELLING AT [REDACTED]  
[REDACTED]  
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

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.



Application for Planning Permission.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

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**1. Site Details**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Aberarth"/>
Address line 2	<input type="text"/>
Town/city	<input type="text" value="Aberaeron"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="247708"/>
Northing (y)	<input type="text" value="262010"/>

Description

From The Junction Of The U1554

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**2. Applicant Details**

Title	<input type="text"/>
First name	
Surname	
Company name	
Address line 1	
Address line 2	
Address line 3	
Town/city	
Country	
Postcode	

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## 2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Email

## 4. Site Area

What is the site area?

Scale

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes  No

## 5. Description of the Proposal

Please describe the proposed development including any change of use

Proposed Local Needs (Affordable) Dwelling

Has the work or change of use already started?

Yes  No

## 3. Existing Use

Please describe the current use of the site

Field (grazed for maintenance)

Is the site currently vacant?

Yes  No

### 3. Existing Use

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

#### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes  No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Greenfield land	0.01

### 7. Materials

Does the proposed development require any materials to be used in the build?

Yes  No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Rustic Brick, Render & Cladding - see plans

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Synthetic / natural slate

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	uPVC, style as plan

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Composite - style as plan

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

2240/1.03 Site Location Map  
2240/1.04 Existing Site Plan  
2240/1.05 Proposed Site Plan & Landscaping  
2240/2.06 Planning Scheme

### 3. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

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### 3. Vehicle Parking

Is vehicle parking relevant to this proposal?  Yes  No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

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### 10. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

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### 11. Assessment of Flood Risk

Is the site within an area at risk of flooding?  Yes  No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

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### 12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

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**12. Biodiversity and Geological Conservation**

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

**13. Foul Sewage**

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

**14. Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

In accordance with local authority collection regime

**15. Trade Effluent**

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

**16. Residential/Dwelling Units**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

**17. All Types of Development: Non-Residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

**18. Employment**

Will the proposed development require the employment of any staff?  Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

Is the proposal for a waste management development?

Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes  No

## 22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

If Yes, please provide details:

[Redacted]

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

## 25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes  No

## 26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- a) a member of staff
- b) an elected member
- c) related to a member of staff
- d) related to an elected member

Do any of these statements apply to you?

Yes  No

If Yes, please provide details of the name, relationship and role:

[Redacted] CT Software Development Coordinator  
[Redacted] ICT Senior Applications Support Officer

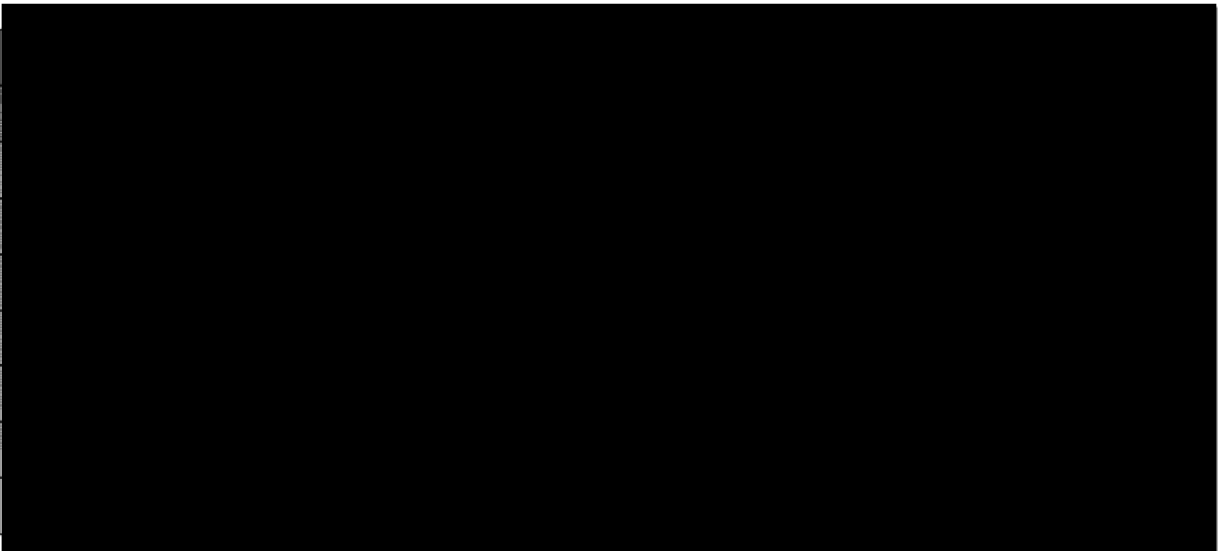


**27. Ownership Certificates**

**Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

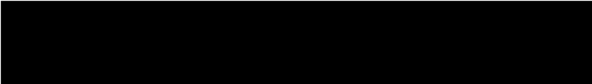
I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

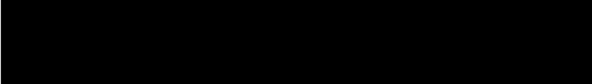
Owner/Agricultural Tenant

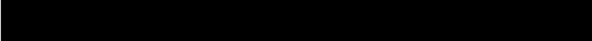
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	
Address line 2	
Town/city	
Postcode	
Date notice served	

Person role

- The applicant
- The agent

Title 

First name 

Surname 

Declaration date

Declaration made

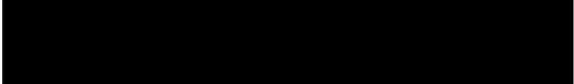
**28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

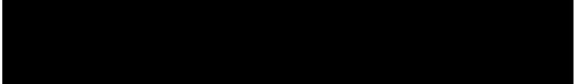
Agricultural land declaration - you must select either A or B

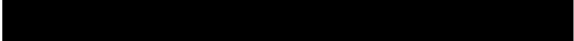
- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

- The applicant
- The agent

Title 

First name 

Surname 

Declaration Date

Declaration made

## 29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)

04/09/2020

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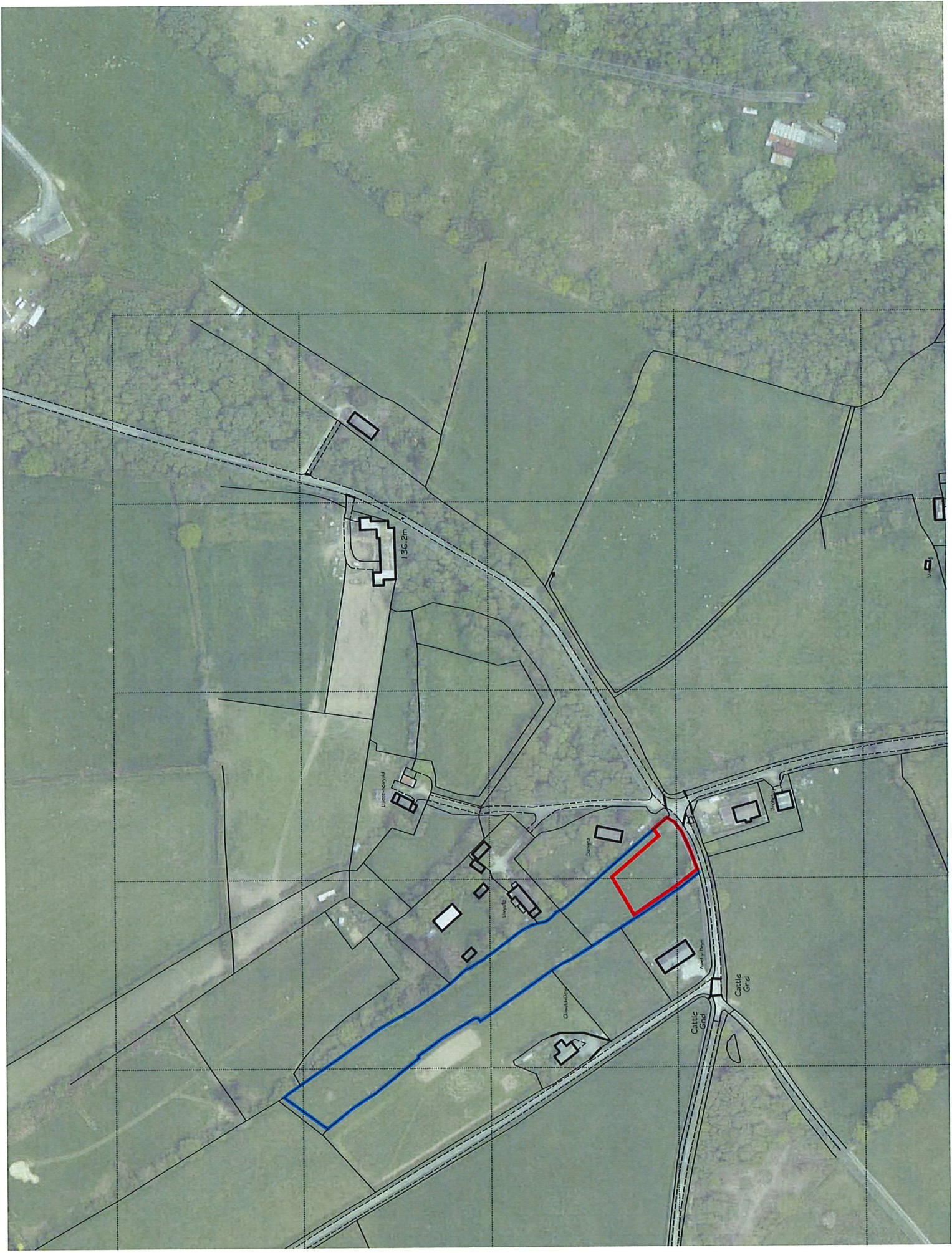


Only original drawings  
where produced  
photocopied /  
known figures  
structural and  
allowance also  
are approximate  
stated dimensions  
in the title block

**NOT FOR S**  
This drawing is  
and is not intended

Site

No.	Amendment
Drawing Type Planning (Full)	
Drawing No. Site Location Map	
Drawn:	







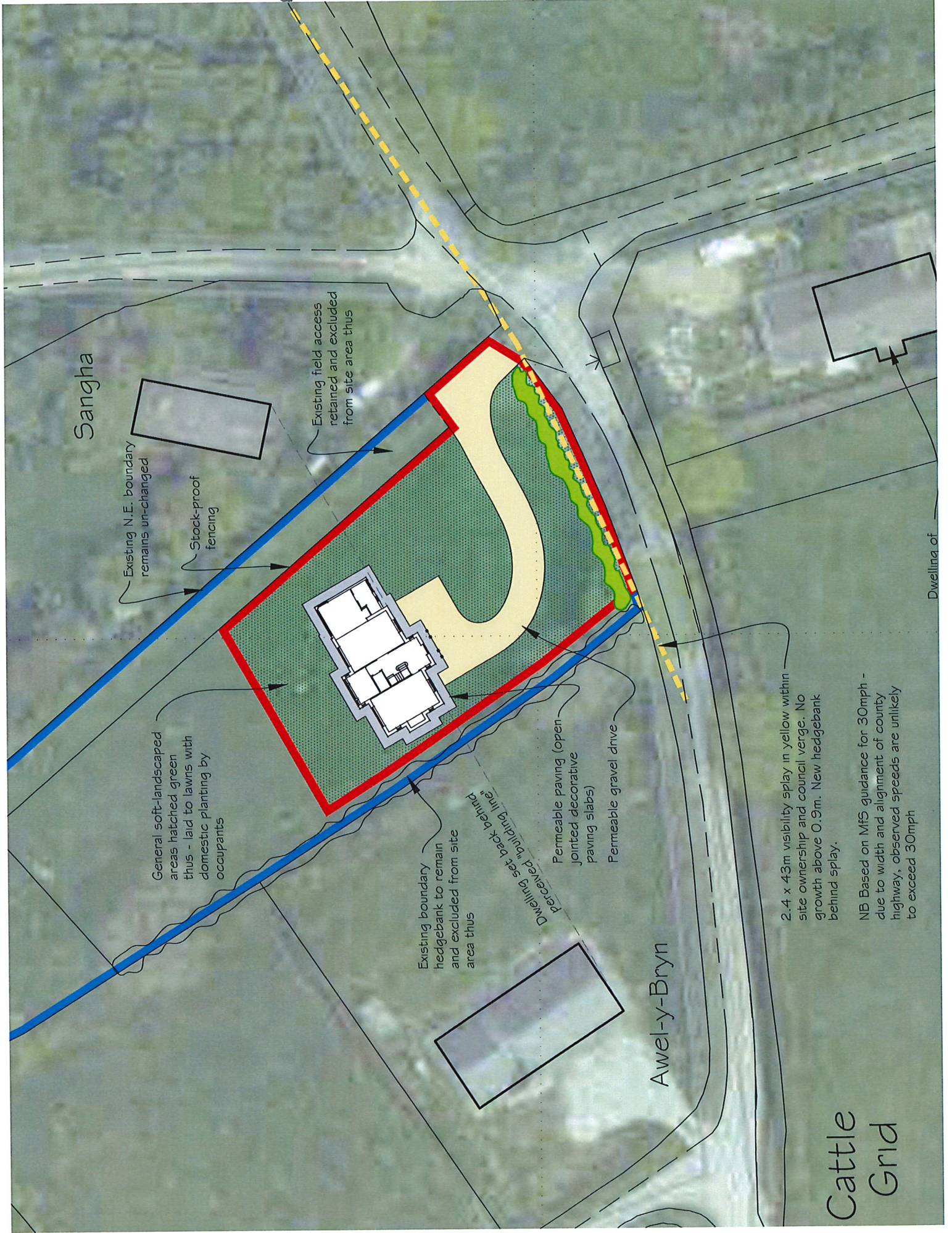


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**NOT FOR S**  
This drawing is and is not intx

propc

No.	Amendment
Drawing Type: Planning (Full)	
Drawing Title: Proposed Site Pla	
Drawn:	



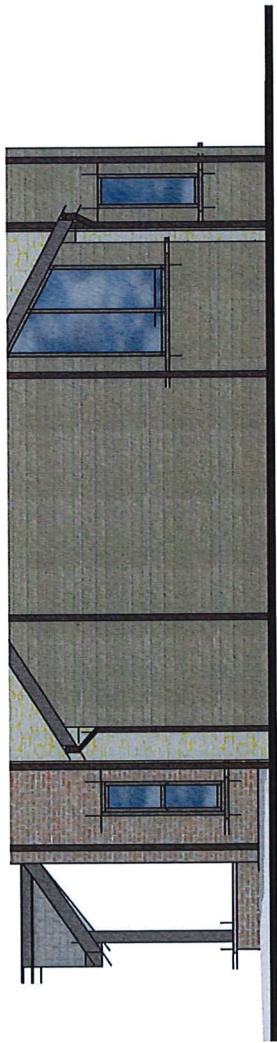
2.4 x 43m visibility splay in yellow within site ownership and council verge. No growth above 0.9m. New hedgebank behind splay.

NB Based on MfS guidance for 30mph - due to width and alignment of county highway, observed speeds are unlikely to exceed 30mph

Dwelling of



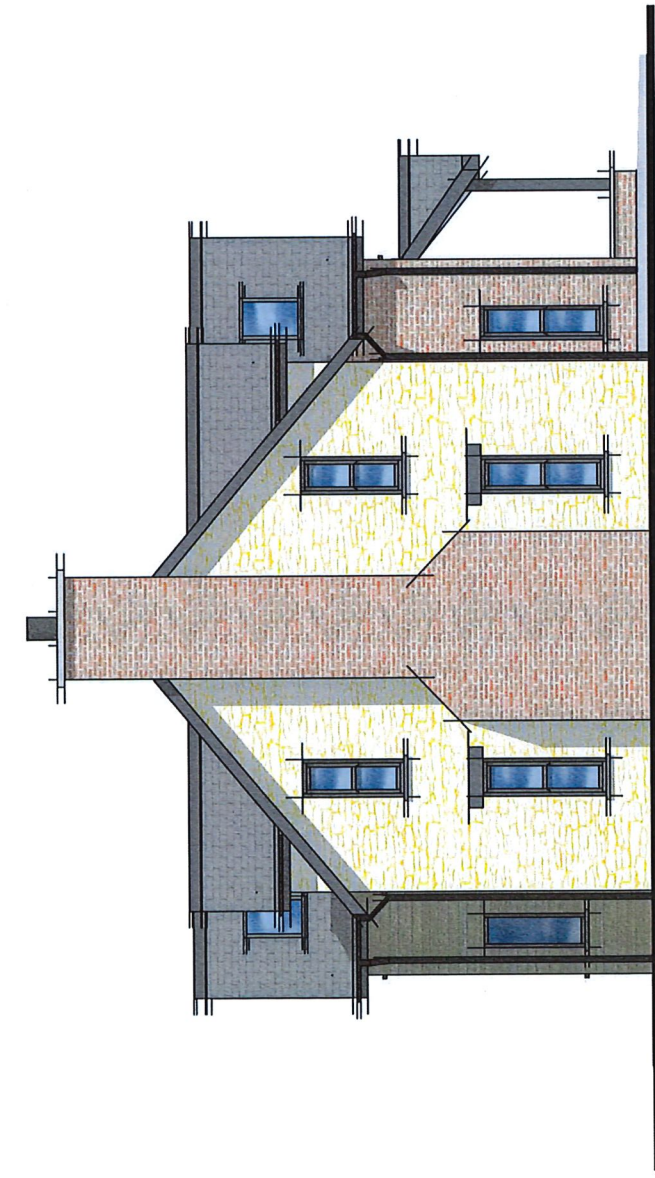




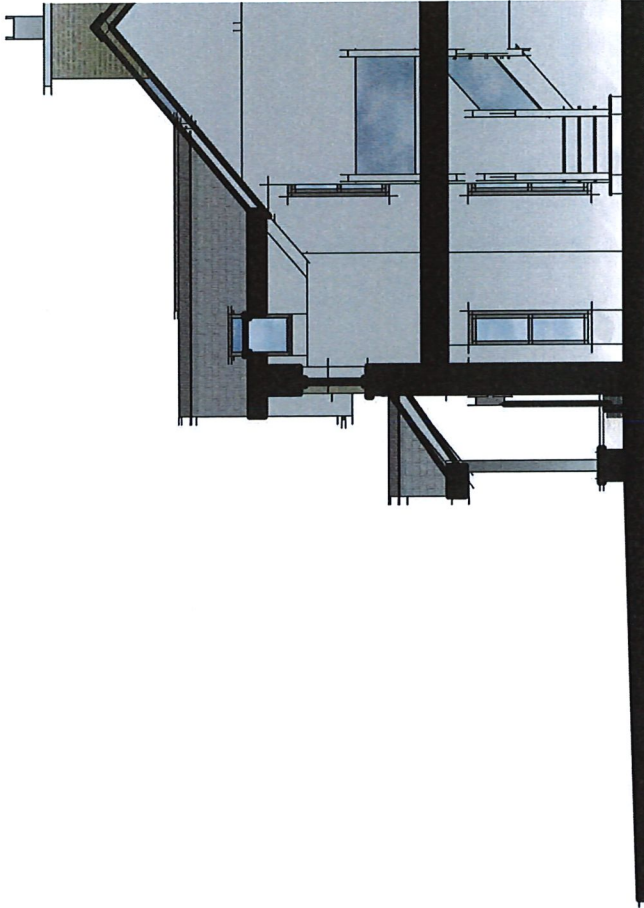
■ Side - Elev



■ Aerial - Arch



■ Side - Elev



■ Section - Toriad 1:100





Only original drawings  
where produce  
photocopied /  
known figured  
structural and  
allowance also  
are approximate  
stated dimensions  
in the title block

**NOT FOR S**  
This drawing is  
and is not intended

EXISTING

No.	Amendment
Drawing type: Planning (Full)	
Drawing title: Existing Site Plan	
Drawn:	

