



Mr M Goldsworthy
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Ein Cyf/Our ref: qA1211657
Eich Cyf/Your ref:
Dyddiad/Date: 5 October 2016

Dear Mr Goldsworthy

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL IN REQUEST
APPLICATION FOR THE DEVELOPMENT OF 100 HOUSES AND ASSOCIATED OPEN
SPACE, VEHICULAR AND PEDESTRIAN ACCESS, LANDSCAPING AND
INFRASTRUCTURE, INCLUDING THE DEMOLITION OF ‘EMMAVILLE’ ON LAND TO
THE EAST OF ST NICHOLAS, VALE OF GLAMORGAN.
APPLICATION NO. 2015/00249/FUL**

1. I am writing to inform you that the Welsh Ministers have been asked to call in the application referred to in the heading to this letter for their own determination.
2. I am authorised, by the Cabinet Secretary for the Environment and Rural Affairs, to consider whether the application should be called in for determination by the Welsh Ministers.
3. The Welsh Government's policy on calling in planning applications is set out in Planning Policy Wales (Edition 8, January 2016) (PPW). The Welsh Government considers that local planning authorities, as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers do not, in practice, call in many planning applications and will only do so where the proposal raises issues of more than local importance.
4. The application is for the development of 100 dwellings, associated open space, vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville at land to the east of St Nicholas, Vale of Glamorgan.
5. The request for call-in related to the scale of housing, location of growth, migration rates and infrastructure. As part of our consideration of the request I consulted Natural Resources Wales (NRW) in respect of the environmental issues within its remit, Cadw concerning the historic environment and planning policy officials within Welsh Government with responsibility for housing planning policy. As regards environmental issues NRW has concluded the Local Planning Authority has identified and addressed the relevant planning issues relevant to its remit and has not recommended call-in. Cadw has concluded the impact on the historic assets within the area of the

development will not be significant and, therefore, there are no historic environment grounds for call-in. Planning policy officials consider the officer's report adequately assesses the issues relating to housing, including the housing land supply, agricultural land classification and affordable housing provision and do not recommend call-in.

6. Having considered the issues associated with the application, in the light of the Welsh Government's policy on call-in, the consultation responses, the officer's report and all other information provided as part of this call-in request, I consider that those issues are not of more than local importance. In view of this, I do not consider that the application should be called in for determination by the Welsh Ministers and it is now for your Authority to determine the application as it sees fit.

7. In exercising their functions as part of carrying out Sustainable Development in accordance with the WFG Act, section 2 of the Planning (Wales) Act 2015 ("the 2015 Act") requires the Welsh Ministers, in exercise of their functions under Part 3 of the Town and Country Planning Act 1990 ("the 1990 Act"), to ensure that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

8. In the consideration of this call-in request, the Welsh Ministers have taken into account the ways of working set out at section 5(2) of the WFG Act, which is supported by Part 4 of 'SPSF1:Core Guidance: Shared Future – Statutory Guidance on the WFG Act'. Of these ways of working the most relevant in this instance is considered to be 'prevention'. In view of the conclusions I have reached on the call-in request I consider that this decision applies the sustainable development principle.

9. The sustainable development principle which is defined by the WFG Act is a fundamental part of how public bodies and public services boards must operate. Hence, I have considered the duty to carry out sustainable development under section 2 of the 2015 Act.

10. In reaching my decision I did not consider the planning merits of the proposed development and my decision not to call in the application should not in any way be taken as a reflection on the planning merits of the proposal.

11. Your Authority has jurisdiction for deciding whether environmental impact assessment is required for this proposal and the Welsh Ministers have not considered the matter. Any screening opinion will need to be made available for public inspection.

12. It would assist us if a copy of any planning decision which your Council issues could be sent to my colleague, Nicola Middleton (E-mail Nicola.Middleton@Wales.gsi.gov).

Yours faithfully



Clare Dicks
Planning Manager
Decisions Branch
Planning Directorate

Signed under authority of the Cabinet Secretary for Environment and Rural Affairs,
one of the Welsh Ministers

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.