



Mr Marcus Goldsworthy,
Head of Regeneration and Planning
Vale of Glamorgan Council
Civic Offices
Holton Road
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By Email: [MJGoldsworthy@valeofglamorgan.gov.uk](mailto: MJGoldsworthy@valeofglamorgan.gov.uk)

Ein Cyf/Our ref: qA1484172
Eich Cyf/Your ref: 2019/00871/OUT
Dyddiad/Date: 12 October 2021

Dear Mr Goldsworthy,

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).
HYBRID APPLICATION COMPRISING AN OUTLINE APPLICATION FOR THE
DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 44.75HA CLASS
B1/B2/B8 BUSINESS PARK, CAR PARKING, LANDSCAPING, DRAINAGE
INFRASTRUCTURE, ECOLOGICAL MITIGATION AND ANCILLARY WORKS (ALL
MATTERS RESERVED ASIDE FROM ACCESS) WITHIN AREA A AND A FULL
APPLICATION FOR CHANGE OF USE FROM AGRICULTURAL LAND TO COUNTRY
PARK (USE CLASS D2) WITHIN AREA B AT MODEL FARM, PORT ROAD, RHOOSE,
VALE OF GLAMORGAN.
APPLICATION NO: 2019/00871/OUT.

1. I am writing to inform you the Welsh Ministers have been asked to call in the application referred to in the heading to this letter for their own determination.
2. Article 18(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (“the Order”) enables the Welsh Ministers to give Directions restricting the grant of permission by a Local Planning Authority (“LPA”). I am authorised by the Minister for Climate Change to issue such Directions and, in exercise of this authority, I hereby direct your LPA, with effect from the date of this letter, not to grant planning permission in respect of:

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.

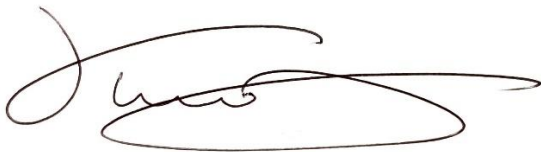
We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

- (a) application no. 2019/00871/OUT referred to in the heading to this letter; or
- (b) any development of the same kind which is the subject of the application on any site which forms part of, or includes the land to which the application relates,

without the prior authorisation of the Welsh Ministers.

- 3. I issue this Direction to enable further consideration to be given to whether or not the application should be referred to the Welsh Ministers for their determination.
- 4. The Direction prevents the LPA only from granting planning permission; it does not prevent the LPA from continuing to process or consult on the application. Neither does it prevent the LPA from refusing planning permission.
- 5. Your attention is drawn to Article 31 of the Order which provides for the Welsh Ministers to vary or cancel this Direction in respect of both the land and type of development covered.
- 6. I will ensure you are informed of the Welsh Ministers' decision on whether the application is being called in as soon as it is made.
- 7. A copy of this letter has been sent to RPS Planning & Development, agent for the applicant.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lewis Thomas', with a large, sweeping flourish underneath.

Lewis Thomas
Pennaeth Penderfyniadau Cynllunio / Head of Planning Decisions
Y Gyfarwyddiaeth Cynllunio / Planning Directorate

Arwyddwyd o dan awdurdod Y Gweinidog Newid Hinsawdd; un o Weinidogion Cymru.

Signed under authority of the Minister for Climate Change; one of the Welsh Ministers.