

ATISN 20778 - ITEM 075 a

SECTION 1 - CASE REGISTRATION

<b>Consideration of Requests for Applications to be Called in by the Welsh Ministers and Referrals under the Notification Direction</b>			
<b>Application description and type (full, outline or reserved matters)</b>	<b>LPA reference</b>	<b>Case status (undetermined, approved subject to S106 etc)</b>	<b>Has an Article 18 Direction been issued?  If so, on what date?</b>
<b>Full Planning Permission - Proposed Local Needs (Affordable) Dwelling</b>	<b>A200773</b>	<b>Resolved to approve.</b>	<b>Yes 21 May 2021</b>
<b>Has the application been referred under Notification Direction?  If so, on what grounds?</b>	<b>Is the site allocated for development in an adopted and up to date development plan or does it benefit from an extant planning permission?  Provide details.</b>		
<b>No.</b>	<b>No. The site is located within the countryside.</b>		

**SECTION 2 – ISSUES RAISED BY THE APPLICATION**

<b>Ser</b>	<b>Matters to consider (either raised in request or identified by officials)</b>	<b>Is this statement correct?</b>	<b>Relevant local and national policies</b>	<b>Has the issue been adequately and appropriately addressed?</b>	<b>What is your conclusion?  Explain whether or not the LPA has given due to consideration of the issue and why</b>
1	The application site lies within the 'other locations' as identified in the adopted Local Development Plan where development is strictly controlled.	Yes.	LDP Policy S04 - Development in Linked Settlements and Other Locations. PPW	Yes.	The Officer's Report notes that the site is located in the countryside but does not accord to the 'other locations' exemption policy in the LDP, therefore the principle of development at this location is not acceptable as the proposal is contrary to the requirements of PPW and Policy S04(4). S04 supports housing development in 'Other Locations' where justified on the basis of a demonstrated unmet affordable housing need in the locality and in accordance with Policy S05. Limited information in relation to the justification for an affordable dwelling has been submitted with the planning application. S04 also states that affordable housing is to be located immediately adjacent to existing group of dwellings,

					which this application, could be construed as met, but its overall size means it does not meet the definition in TAN 2 of an affordable dwelling. This in my view is sufficient to justify recommending call-in.
2	The proposal conflicts with national planning policy on affordable dwellings.	Yes.	PPW 3.60, LDP S04 - Development in Linked Settlements and Other Locations.	Yes.	The Officer's Report acknowledges that the proposed development does not comply with National and Local Planning Policies in terms of development in the countryside. See comments in section 1 above. This in my view is sufficient to justify recommending call in.
3	The site is not located in a sustainable location.	Yes.	LDP S04 S04 - Development in Linked Settlements and Other Locations.	Yes.	The Officers Report states that the site under consideration is not in a sustainable location and cannot be supported as it does not accord with Policy S04 of the LDP. See comments in 1 section 1 above. This in my view is sufficient to justify recommending call in.

**SECTION 3 – LPA CONSULTATION ON THE APPLICATION**

<b>Ser</b>	<b>Individually list any relevant internal/external consultees in relation to the issues raised in Section 2</b>	<b>Were responses provided?  Yes/No</b>	<b>Summarise any issues raised in consultee responses which are also identified in Section 2</b>	<b>Has the LPA given due regard to this consultation response?</b>	<b>If the LPA failed to consult, is this relevant?  If so, why?</b>
1	Arth Community Council	No	No response received		
2	Council Highway Department	Yes	No objections subject to conditions		
3	Council Land Drainage	Yes	No objections subject to conditions		
4	Council Ecologist	Yes	No response received		
5	Dwr Cymru/Welsh Water				

**SECTION 4 – DECISIONS BRANCH OWN INTERNAL CONSULTATION**

<b>Ser</b>	<b>Issue for internal consultation</b>	<b>Who have you consulted?</b>	<b>Summarise consultation response</b>	<b>Do you agree with this? If not, why not?</b>
1	The proposal conflicts with national planning policy in regards to development in the open countryside, is not located in a sustainable location and does not meet the definition of an affordable home.	Policy and Plans Branch	Based on the information available, call-in is recommended as the application clearly conflicts with national planning policy on development in the countryside.	Yes.

**SECTION 5 – CONCLUSION**

<p><b>Given the responses detailed above would it appropriate for the Welsh Ministers to call in the application for their own consideration, when assessed against the Welsh Governments policy on call-in?</b></p> <p><b>Yes/No</b></p>	<p><b>Set out your reasons for coming to this view</b></p>
<p><b>Yes.</b></p>	<p><b>The application conflicts with national planning policy and should be called-in for determination by the Welsh Ministers.</b></p>

<p><b>Submitted by (name and date)</b></p>	<p><b>██████████ XX July 2021</b></p>
<p><b>Agreed by (name and date)</b></p>	<p><b>██████████ 10 September 2021</b></p>
<p><b>Signed off by (name and date)</b></p>	