

Amgylchedd a Datblygu Cynaliadwy
Environment and Sustainable Development



Llywodraeth Cymru
Welsh Government

Mr Alan Southerby
Head of Planning Services
Powys County Council
County Hall
Llandrindod Wells
Powys
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Ein Cyf/Our ref: qA980741/1
Eich Cyf/Your ref:

Dyddiad/Date: 24 January 2012

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL IN REQUEST
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER
1995**

**EXTENSION TO THE EXISTING DAIRY UNIT AT LOWER LEIGHTON FARM TO INCLUDE
PROPOSED MILKING PARLOUR, LIVESTOCK CUBICLE BUILDINGS, FODDER STORAGE
BUILDING, SLURRY STORES AND WATER STORAGE TOWER TOGETHER WITH
ASSOCIATED LANDSCAPING, HIGHWAYS IMPROVEMENTS AND LAND TO BE GIVEN TO
LEIGHTON COMMUNITY IN LEIGHTON, WELSHPOOL, POWYS COUNTY COUNCIL.
APPLICATION P2011 0156**

1. As you are aware, the Welsh Ministers have received requests to call in the above application.
2. Section 77 of the 1990 Act enables the Welsh Ministers to direct that an application shall be referred to them instead of being dealt with by a local planning authority. This power falls within the portfolio of the Minister for Environment and Sustainable Development, John Griffiths AM.
3. The Minister takes the view that the application raises planning issues which may be in conflict with national planning policies in respect of:
 - the management of the pollution risks associated with the slurry spreading – generally and in relation to the Coed Berwydd SSSI; and
 - the visual and landscape amenity in respect of the registered historic garden of Powis Castle (Grade 1).



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4. In the Minister's view there is insufficient information in these respects to show that all the relevant policy considerations have been fully addressed by Powys County Council's Planning Committee in reaching its decision on the planning application. He has concluded that the planning application appears to conflict with national planning policies relating to pollution control and conserving the historic environment, and that it raises issues of more than local importance.
5. Consequently the Minister hereby directs that the planning application referred to in the heading to this letter shall be determined by the Welsh Ministers. The original planning application, together with any plans, sections and maps, and any other documents accompanying it (including related certificates and other correspondence), which have not already been supplied, should be sent to the Planning Inspectorate, 1st Floor, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ.
6. You will be notified of the process to be adopted for the consideration of the application as soon as possible.
7. The Direction issued by the Welsh Ministers under Article 14 of the Town and Country Planning (General Development Procedure) Order 1995 on 25 November 2011 remains in force.
8. Your attention is also drawn to the provisions of Article 18 of the 1995 Order which require that your Council serves notice of the terms of and reasons for the Section 77 direction on the applicants and to inform them of their rights to be heard by a person appointed by the Welsh Ministers.
9. Progress of our consideration of this and all other called-in cases and call-in requests can be found at www.wales.gov.uk. The progress chart is updated weekly.

Yours faithfully



MRS T M DAVIES
Head of Decisions Branch
Planning Division

Signed under authority of the Minister for Environment and Sustainable Development,
one of the Welsh Ministers