

Amgylchedd a Datblygu Cynaliadwy
Environment and Sustainable Development



Llywodraeth Cymru
Welsh Government

Mr E Bowen
Head of Planning
Carmarthenshire County Council
40 Spilman Street
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Carmarthenshire
SA31 1JP

Ein Cyf/Our ref: qA1009310/1
& qA1008610/1
Eich Cyf/Your ref:

Dyddiad/Date: 20 July 2012

Dear Sir

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

**TOWN AND COUNTRY PLANNING ACT 1990 – (SHOPPING DEVELOPMENT)
(ENGLAND AND WALES) (No 2) DIRECTION 1993.**

**1. PROPOSED ERECTION OF CLASS A1 RETAIL FOODSTORE, SERVICE YARD,
CUSTOMER CAR PARK, NEW ACCESS ROAD, PETROL FILLING STATION AND
ASSOCIATED DEVELOPMENT, LAND WEST OF BEECHWOOD INDUSTRIAL ESTATE,
LLANDEILO, CARMARTHENSHIRE.**

PLANNING APPLICATION E/25041

**2. PROPOSED DEVELOPMENT OF CLASS A1 RETAIL FOODSTORE; CLASS C3
RESIDENTIAL DEVELOPMENT; CLASS D1 MEDICAL CARE FACILITY; CLASS C2
RESIDENTIAL HOME; CLASS A3 WORKINGMAN'S CLUB; NEW DRAINAGE,
SERVICES, TRANSPORT AND HIGHWAYS INFRASTRUCTURE, INCLUDING ACCESS
TO POTENTIAL SCHOOL "DROP OFF"/VEHICULAR ACCESS, ASSOCIATED
ENGINEERING OPERATIONS, STRATEGIC LANDSCAPE AND ENVIRONMENTAL
RESOURCE AREAS AND PUBLIC OPEN SPACE INCLUDING IMPROVED PLAYING
FIELDS, LAND AT CROSSHANDS WEST, CROSS HANDS, CARMARTHENSHIRE**

PLANNING APPLICATION S/23696

1. As you are aware, the Welsh Ministers have received requests to call in the above applications.

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 applications raise planning issues which may be in conflict with national planning policies in respect of the cumulative impact of the two stores on existing outlets and centres, and has concluded that the applications appears to raise issues of more than local importance. In our view there is insufficient information in these respects to show that all the policy considerations have been fully addressed by Carmarthenshire County Council's Planning Committee in reaching its decision on these applications. Consequently, the Minister hereby directs that the applications referred to in the heading to this letter shall be determined by the Welsh Ministers. The original applications, together with any plans, sections and maps, and any other documents accompanying them (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.

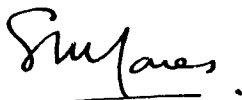
4. You will be notified of the process to be adopted for the consideration of the applications as soon as possible.

5. The Directions issued by the Welsh Ministers under Article 14 of the Town and Country Planning (General Development Procedure) Order 1995 on 4 May 2012 remain in force.

6. Your attention is also drawn to the provisions of Article 13 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 which require that your Council serves notice of the terms of and reasons for the Section 77 directions on the applicants and to inform them of their rights to be heard by a person appointed by the Welsh Ministers.

7. 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



S M JONES
Deputy Head
Decisions Branch
Planning Division

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