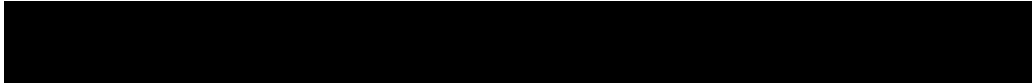




Mr Peter Morris and Mr Gwilym Davies
Professional Lead – Planning Policy /
Professional Lead for Development Management
Powys County Council
County Hall
Llandrindod Wells
Powys
LD1 5LG



Ein Cyf/Our ref: qA1620213
Eich Cyf/Your ref: 20/0717/FUL
Dyddiad/Date: 5 January 2023

Dear Mr Morris and Mr Davies

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).
ERECTION OF 2 NO. AGRICULTURAL BUILDINGS FOR THE HOUSING OF BROILERS,
ERECTION OF FEED BINS, FORMATION OF VEHICULAR ACCESS TOGETHER WITH
ALL OTHER ASSOCIATED WORKS AT CWMAFAN, LLANAFANFAWR, BUILTH
WELLS, POWYS, LD2 3PF.
APPLICATION NO: 20/0717/FUL.

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 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 enables the Welsh Ministers to give Directions restricting the grant of permission by a Local Planning Authority. I am authorised by the Minister for Climate Change to issue such Directions and, in exercise of this authority, I hereby

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.

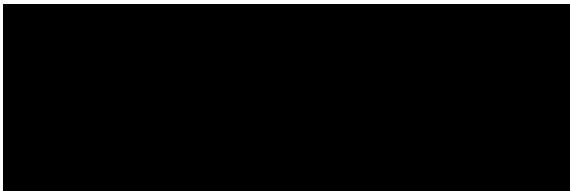
direct your Council, with effect from the date of this letter, not to grant planning permission in respect of:

- (a) application no. 20/0717/FUL 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 your Council only from granting planning permission; it does not prevent it from continuing to process or consult on the application. Neither does it prevent it from refusing planning permission.
5. Your attention is drawn to Article 31 of the above 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 Roger Parry and Partners, agent for the applicant.

Yours sincerely



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.