



Department for
Communities and
Local Government

Rt Hon Dr Liam Fox MP
House of Commons
London
SW1A 0AA

Please ask for: Dave Jones
Tel: 0303 444 8027
Email: Dave.jones@communities.gsi.gov.uk

Your ref:

Our ref: NPCU/RTI/DO121/76638-76640

Date: 16 May 2016

Dear Dr Fox

**Proposed residential developments
Land at North End Road and Arnolds Way, Yatton, North Somerset**

I refer to your e-mail of 26 April 2016 to Brandon Lewis in which you attach a letter from Yatton Parish Council who are requesting call-in of three proposals for residential development on sites at Arnolds Way and North End Road, Yatton, North Somerset.

I am writing to let you know that it has been decided not to call-in the applications for the Secretary of State's own decision.

The Secretary of State's policy on call-ins is to be very selective. It is right that in almost all cases the initial decision on whether a development should proceed should be taken by the local planning authority. Therefore, planning applications are in general only called-in if planning issues of more than local importance are involved, and if those issues need to be decided by the Secretary of State rather than at local level. Each case is considered on its individual merits. However, we have given as examples of cases where the Secretary of State might consider call-in appropriate those which, in his opinion, may involve a conflict with national policies on important matters; have significant long term impact on economic growth and meeting housing needs across a wider area than a single local authority; have significant effects beyond their immediate locality; give rise to substantial cross boundary or national controversy; raise significant architectural and urban design issues; or involve the interests of national security or of foreign Governments.

After very careful consideration, the Secretary of State concluded that it is right in this case to leave the decision to North Somerset Council. I can assure you that all the issues raised were fully taken into account in reaching the decision.

It is also noted that Yatton Parish Council has suggested that the planning process has been manipulated in order to grant these planning consents. If Yatton Parish Council feels that the applications were not properly considered at the committee, they should take the matter up with the Council's Monitoring or Complaints officer as they are concerned with matters of legality and propriety. The Local Government Ombudsman may also investigate such matters but the Parish Council will usually need to complete all stages in the Council's complaints procedure before the Local Government Ombudsman will look at their complaint. I attach a link to the website giving details of the Ombudsman's role and powers for your information.
<http://www.lgo.org.uk/>.

Yours sincerely

Dave Jones

Dave Jones
Senior Planning Manager



HOUSE OF COMMONS

LONDON SW1A 0AA

020 7219 4198

20 May, 2016

Dear Ms Baird

Proposed Residential Developments – Land at North End Road and Arnolds Way, Yatton

I undertook to ask the Secretary of State to call in the application for housebuilding in Yatton. As you know, I believe that the sheer volume of the planned houses is incompatible with the ability of local infrastructure to absorb the increase demand that will result.

I enclose a copy of the disappointing reply I have received from the DCLG. The final paragraph suggests that if the Parish Council is unhappy with the way in which the planning process has been undertaken, then they should take up the issue with the Councils Complaints Officer. There is always the option of the Local Government Ombudsman if the correct rules have not been followed.

The third paragraph also set out a number cases where the Secretary of State might call in applications though it is difficult to see how the plans for Yatton would apply to these criteria.

I enclose a copy of a letter I have written to North Somerset Council on this subject.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Liam Fox', with a large, sweeping flourish extending upwards and to the right.

Ms Aleana Baird
Clerk to Yatton Parish Council
Yatton Library
48 High Street
Yatton
North Somerset BS49 4HJ