



The Planning Inspectorate

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Your Ref:

Our Ref: APP/M2325/A/10/2127459/NWF

Date: 10 September 2010

Town and Country Planning Act 1990

Appeal by Metacre Ltd.

Site at Land North Of Mowbreck Lane, Wesham, PR4 3HA

Although under the Town and Country Planning (Determination of Appeals by Appointed Persons)(Prescribed Classes) Regulations 1997, the appeal was to have been decided by an Inspector, the Secretary of State considers that he should determine the appeal.

Accordingly, in exercise of his powers under section 79 and paragraph 3 of Schedule 6 of the Town and Country Planning Act 1990, the Secretary of State hereby directs that he shall determine this appeal instead of an appointed person. This means that instead of writing a decision, the Inspector will prepare a report, which will be forwarded to the appropriate Decision Branch.

The reason for this direction is that the appeal involves proposals for residential development of over 150 units or on sites of over 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities.

This direction is being served on the person (if any) appointed, the appellant (or their representative), the local planning authority, and any person who has made representations relating to the subject matter of the appeal, which the authority is required to take into account.

The current guidelines for 'recovering' appeals are to be found in House of Commons Hansard Ministerial Statement for 30 June 2008. We will send you a copy of the appropriate extract if you ask for one or you can get it from our website at http://www.planning-inspectorate.gov.uk/pins/appeals/hansard_answer.htm



Yours sincerely

Mark Boulton

Authorised to sign on behalf of the Secretary of State

REC1

You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -

<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>

You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button