

Mr Anthony Winship
Council Solicitor
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

Please ask for: Gerry Carpenter
Tel: 0303 444 8135
Email: joanne.davey@communities.gsi.gov.uk
Your ref: 11/00919/FUL
Our ref: NPCU/CONS/ Y2736/70090
Date: 12 June 2012

Dear Mr Winship,

**THE TOWN AND COUNTRY PLANNING (CONSULTATION) (ENGLAND)
DIRECTION 2009**

**Application for retail (Class A1), offices (Class B1), petrol filling station, car park and associated landscaping on land at Wentworth Street Car Park, Malton
Application Number 11/00927/FUL**

**Application for alterations to parking layout and landscaping to the eastern section (upper level) of Wentworth Street Car Park, Malton, North Yorkshire
Application Number 11/00919/FUL**

I refer to your letter of 16 April and the further information you supplied on 27 April and 9 May 2012 referring to the Secretary of State for Communities and Local Government 2 applications for planning permission for the above developments.

As you know, the Secretary of State's general approach is not to interfere with the jurisdiction of local planning authorities unless it is necessary to do so. Parliament has entrusted them with responsibility for day-to-day planning control in their areas. Local planning authorities are normally best placed to make decisions relating to their areas and it is right that in general, they should be free to carry out their duties responsibly, with the minimum of interference.

The Secretary of State has carefully considered this case against the call-in policy, as set out in the 1999 Caborn Statement. The policy makes it clear that the power to call in a case will only be used very selectively. The Government is committed to give more power to Councils and communities to make their own decisions on planning issues, and believes planning decisions should be made at the local level wherever possible. The Secretary of State has carefully considered the impact of the proposals, and the key policy issues of building a strong and competitive economy, ensuring the vitality of town centre and promoting sustainable transport in

the National Planning Policy Framework, which these case raise. In his opinion, the proposals do not involve a conflict with national policies on important matters, have significant effects beyond their immediate locality, give rise to substantial regional or national controversy, raise significant architectural and urban design issues; or involve the interests of national security or of Foreign Governments. Nor does he consider that there is any other sufficient reason to call these applications in for his own determination. He has, therefore, on balance decided these applications should be determined at local level and has not called it in. He has, therefore, concluded that the applications should remain with Ryedale District Council for decision.

The Article 25 Direction issued pursuant to the Secretary of State's letter of 21 May 2012 is hereby withdrawn.

In considering whether to exercise the discretion to call in these applications, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The local planning authority responsible for determining these applications remains the relevant authority responsible for considering whether these Regulations apply to these proposed developments and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely,

A handwritten signature in cursive script that reads "Gerry Carpenter".

Gerry Carpenter
Authorised by the Secretary of State
To sign in that behalf