



3/26 Hawk Wing  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Direct Line: 0303 444 5070  
Customer Services: 0303 444 5000  
Fax No: 0117 372 6241  
e-mail: [Alan.Ridley@pins.gsi.gov.uk](mailto:Alan.Ridley@pins.gsi.gov.uk)

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Kath Pinnock  
10 Peaseland Close  
CLECKHEATON  
West Yorkshire  
BD19 3HA

Your Ref:  
Our Ref: APP/Z4718/A/13/2201353  
Date: 17 December 2013

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Dear Cllr Pinnock

**Town and Country Planning Act 1990  
Appeal by Redrow Homes Ltd  
Site at Land At Ashbourne Drive, Cleckheaton**

I refer to your joint letter of 11 December 2013, addressed to the Secretary of State for Communities and Local Government, in which you request that this appeal be recovered for determination by the Secretary of State (you actually request "call-in" but that process only applies to applications while they are being considered by Local Planning Authorities).

As the appeal to which your letter relates is being handled by the Planning Inspectorate I have been asked to respond.

The appeal involves the development of about 54 dwellings. While it is open to the Secretary of State to recover any appeal up until the Inspector's decision letter has been issued, such action is considered only where an appeal meets the recovery criteria, and where its outcome could echo beyond the local area. I have attached a copy of the recovery criteria to this letter for ease of reference.

We do appreciate the joint concerns you have expressed, and we have carefully considered the appeal proposal against the recovery criteria. However, to recover this appeal because of the lack of a current Core Strategy could set a significant precedent and lead to requests to recover other appeals in Local Planning Authority areas where there is similarly no Core Strategy in place. Such requests would be very difficult to resist.

Our conclusion is that the appeal does not meet any of the recovery criteria and therefore it will not be recovered; accordingly the Inspector will issue his decision in due course.

I hope I can reassure you that, in reaching his decision - which will be made on the planning merits of the case - the Inspector will have regard to all views submitted in writing to both the Planning Inspectorate as part of the appeal process and to the Local Planning Authority as part of the planning application process, as well as all the evidence presented at the inquiry.

In view of your interest in this appeal I will ensure that a copy of the decision letter is sent to you once it has been issued.

Yours sincerely

*Alan Ridley*

Alan Ridley

211B(BPR)

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

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