

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No:	P/2016/0796	Grid Ref:	308602.37 290319.98
Community Council:	Mochdre	Valid Date:	Officer: 28/07/2016 Tamsin Law
Applicant:	Melrose Developments, Shrewsbury Business Park, c/o Willow House East, Shrewsbury, SY2 6LG		
Location:	Land to the south of A489 West of Mochdre Brook, Newtown, Powys, SY16 4HZ		
Proposal:	Outline application for erection of up to 60 dwellings and construction of vehicular access		
Application Type:	Application for Outline Planning Permission		

The reason for the update

A response has been received from the Powys Education Department and to provide clarification over a point in the original report.

Consultee response

Powys Education Department

A development of this size is estimated to generate 14 secondary aged pupils and there is sufficient surplus capacity at Newtown High School to accommodate this number of pupils.

A development of this size is estimated to generate 21 primary aged pupils. There are a number of primary schools in Newtown. The nearest primary school to the development would be Maesyhandir CP School and the school is currently near or at capacity in a number of year groups. However, Ladywell Green Infants School and Hafren Junior School are located nearby and both schools currently have sufficient capacity to accommodate any additional pupils from this development. The Schools Service would not therefore wish to submit a S106 bid in respect of the development.

Officer Appraisal

As a point of clarification, Members attention is drawn to the section entitled Appearance, Layout and Style which states that the site can accommodate thirty dwellings. This should read sixty dwellings.

Recommendation

Having carefully considered the proposed development, Officers consider that the proposal broadly complies with planning policy. Whilst a departure from the development plan, in this instance, the provision of housing is considered to outweigh the plan and therefore justifies the grant of consent as an exception to normal housing policies. The recommendation is therefore one of conditional approval subject to the conditions set out in the original Officer report..

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