
Committee Update – P2017 0874

Erection of 7 dwellings and
associated works at Land
adjacent to Derwen, Llanerfyl.

Prepared for Mrs S Roberts



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Update Statement

This update statement is in connection with the application P2017 0874 for 7 dwellings and associated works at Land opposite Llanerfyl Village Hall, Llanerfyl.

In order to be open and transparent, I confirm I'm an existing resident in the heart of the village, living opposite this development site and have strong family ties in the village and therefore I have in depth knowledge of this village. I was fortunate enough of finding a small one-bedroom property in the village to rent over 3 years ago of which I was lucky enough to be given the opportunity to purchase last year. These opportunities do not come around often enough in this village for young local people as per myself.

In the past, the applicant has attempted to support young local people in selling discounted plots to them adjacent to the development boundary, of with no less than 4 young local couples (including the one objector to this scheme) acquiring land from the applicant to build their own houses in the 90's and early 2000's. These are depicted on the attached plan.

We commend the officer's report on its detail, which sets out the considerations well, and which ultimately recommends approval for this minor housing scheme. We also note that the Community Council have confirmed that there are not against development on this land, as stipulated on their first response.

Having said this, we feel the need to clarify and address some points raised by the Community Council and 3 representations submitted as part of the planning process, and offer some updates to the planning committee.

Housing Land & Sales

The Community Council and one representor have commented that the village has a NUMBER of properties on the market, which shows the lack of demand.

Out of approximately 80 properties within the Development limits of Llanerfyl, and on the day of writing this statement, there are only 3 properties for sale within the village. One being a Chapel Conversion, which is overpriced at £200,000, the other a barn conversion again overpriced at £199,950 and situated a metre from the trunk road, and the last one a grade 2 listed building again a metre from the trunk road and priced at £150,000.

In light of the above, there is not 'sufficient' available properties which are suitable for young local people to purchase in the village and this proposed application can provide much needed available plots or houses.

Less than a handful of young local people have been lucky enough in the past 5 years to purchase properties here, as once good properties are marketed, they are purchased quickly. This application in itself has raised interest from local people, with 4 parties requesting information on the proposed development, and if successful requesting if they could talk to the landowner in selling a plot. All 4 parties were local, welsh speaking and 3 of the parties had young children which looked to go to the local primary school.

In terms of housing land availability, again comments have been raised that there is sufficient land within the development boundary for infill developments. Again, this comment is strictly not true, as shown on the map attached, which shows the development boundary, and the lack of infill opportunities in the village. We can confirm there has been no individual plots been for sale in the village for over 10 years and no housing developments within the village for over 10 years and given the Housing Land Supply shortage, a housing development in Llanerfyl is able to significantly contribute to that.

Sustainability and Capacity

We note that sustainability and capacity of villages in respect of these technical departures are a major consideration for the committee in past months, and therefore would like to touch on these considerations within this update.

The sustainability of the village is unquestionable, with a successful primary school, garage and petrol station, designated employment land with workshops, Chapel and Church and a village hall, which always has activities on such as choirs, fitness classes, fayre's and so on. The village has also regular public transport links to Welshpool and Oswestry. In light of this, the village of Llanerfyl should be considered much more sustainable than other villages within Powys which has been subject to housing proposals of 10 or more dwellings and subsequently approved by the planning authority when they have less facilities and services than Llanerfyl.

In relation to capacity, Llanerfyl has not been subject to any housing development for over 10 years, and therefore this proposal cannot be considered to be over capacity of Llanerfyl. To reiterate, the number of residential properties in the confines of the village boundary is approximately 80, and this proposal is only for 7 (8%) properties (including 2 affordable) which is considered well proportionate to the village.

This again is consistent with previous approvals for housing developments in Powys, whereby a cumulative of 10 houses were approved in some villages which only had an existing number of 40 and 60 properties respectively.

In light of this, this proposal in Llanerfyl is considered sustainable and proportionate to the existing village.

Welsh Language

As specified throughout our submission, the Welsh Language is an important consideration in Llanerfyl. As the Council will appreciate, the applicant and family are actively supporting the Welsh Language in the community, therefore the last thing the applicant would want is to detrimentally impact the Welsh language.

It is important when considering the Welsh Language not to be too embroiled with getting houses accommodated by existing Welsh speakers. A whole host of examples are within the area, whereby non- Welsh speaking families have come into the area, and embraced the language and community wholeheartedly. An example has just been shown early this year, when a property was sold to a family of non-Welsh speakers, but now 2 of their children are receiving full Welsh education in Llanerfyl Primary School.

The updated TAN20 is important to note, especially the Development Management section, which this proposal should be considered against. It is clear that the Welsh Government has put the onus on Local Plans to have a plan led system on Welsh Language considerations, and large developments (10 or more dwellings) on windfall sites are the only sites that should be subject to a Welsh Language Impact Assessment.

This proposal is for 7 dwellings, and due consideration has been given to the potential impact on the Welsh Language and Culture within the submission and the officer has detailed the consideration within their report. It is clear that the Welsh Language and Culture between 2001 & 2011 has remained stable and therefore is not in severe decline. Young local people want to move to the village because of the Welsh Primary School and also the young active population within the village, and therefore this development will only increase the chances of the Welsh Language and culture of the village improving.

Potential mitigation measures

The applicant is willing to accept additional mitigation measures, if they are considered reasonably necessary by the Committee.

These include measures that will assist in sustaining the Welsh Language in the village and the development of affordable housing.

- We are happy to accept an additional condition on the scheme, which includes mitigation measures to assist the Welsh Language in the Village – For example that if the land/plots are put on the market, that marketing should be bilingual.
- A phasing condition to ensure the development is completed in a satisfactory fashion, and the affordable housing is completed before the whole development completes.

Conclusion

I hope this update provides even further clarity on some of the considerations, and illustrates that this housing proposal in the village of Llanerfyl is consistent with other approved schemes in Powys, and ask that the committee follows the officer recommendation of approval.

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