Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No: P/2017/1184 **Grid Ref:** 321547.42, 298114.85

CommunityMontgomeryValid Date:Officer:Council:13/10/2017Bryn Pryce

Applicant: Miss H Broxton Edderton Hall, Forden, Welshpool Powys SY21 8RZ

Location: Land near Tyffos, Hendomen, Montgomery Powys SY15 6EZ

Proposal: Outline application (with some matters reserved) for erection of a

dwelling, detached garage and all associated works

Application

Type:

Application for Outline Planning Permission

Consultee Response

Cllr Stephen Hayes

Correspondence received 25th November 2017

'Whilst the principle of development on this site is accepted, my understanding was that the property constructed would be an affordable dwelling. There is a real need for such affordable dwellings in Montgomery and its immediate environs, and I should like to think this site can continue to be designated for that purpose.'

Officer Appraisal

Further to the original officers report comments have been received from the local member. This application was submitted in outline form for an open market dwelling within the rural settlement of Hendomen. Given the lack of five year housing land supply officers have considered this site for an open market dwelling. In this case officers consider the site to be a sustainable location for a development of this scale and is appropriate for an open market dwelling given the current lack of five year housing land supply.

Recommendation

The recommendation remains one of conditional consent in line with the conditions as set out in the original officer's report to committee.

Case Officer: Bryn Pryce- Planning Officer

Tel: 01597 82 7126 E-mail:bryn.pryce@powys.gov.uk