Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/1402 **Grid Ref:** 303420.03 309647.81

CommunityLlanerfylValid Date:Officer:Council:13/12/2017Steve Packer

Applicant: Mrs Sioned Roberts, Llangadfan Parc, Welshpool, Powys, SY21 0PJ

Location: Land adjacent to Derwen, Talerddig Road, Llanerfyl, Powys, SY21 0EG

Proposal: Outline application (with some matters reserved) for erection of 4 no.

detached dwellings with detached garages(all matters reserved).

Application

Type:

Application for Outline Planning Permission

UPDATE REPORT

Two letters of support have now been received.

The first reads as follows:

'We would like to lend our support to the above proposal/application. We are a young fluent welsh family of four, with a daughter who will be commencing school in September 2018, and a son who is 2 years old. We have been interested in moving to Llanerfyl for some time, due to the number of young professionals living within the village, and a school which provides education through the medium of welsh. We were informed of a previous proposed development, reference number P/2017/0874, which was refused, hence our interest in the progress of this current, reviewed application.

At this present time, there is a significant lack of opportunities to buy a house that would be suitable within this locality, considering the age of our children. The only properties on the market would require significant modernisation, which would make some of the seemingly reasonably priced properties, less affordable. Our current situation means that we must move into rented accommodation due to the lack of properties within this area.

The proposed dwellings contained within this application would certainly suit our needs, and provide us with an opportunity to move into our desired area, providing a welsh education for our children, and contribute to the local community. This would also benefit the local school in maintaining the number of pupils that attend the school and support the continued use of the welsh language within the village and surrounding areas.'

The second states that:

'I am writing this letter with relation to the above mentioned planning application for 4 dwellings at the site adjacent to Derwen, Llanerfyl.

I live adjacent to the proposed development and I am in full support of the application. I believe there is a high demand for this type of housing in Llanerfyl to retain young local families which are currently in the area or are looking to return to the village to raise families.

A development like this can only be of advantage to local amenities and also the local primary school. Ensuring housing for local young professional families in their place of origin must be an important factor in any planning policy.

I hope that the correct decision is made to ensure the long term future of Llanerfyl.'