

Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/1289 **Grid Ref:** 321657.35 298063.15

Community Council: Montgomery **Valid Date:** 03/11/2017 **Officer:** Gemma Bufton

Applicant: Mr D M Jones, Wernllwyd, Berriew, Welshpool, Powys.

Location: Land at Pwll Farm, Hendomen, Montgomery, Powys, SY15 6EZ.

Proposal: Outline application for erection of 1 no. dwellings with detached garages, alterations to vehicular access, installation of septic tanks and all associated works

Application Type: Application for Outline Planning Permission

REPORT UPDATE

This report forms an update to Members.

Consultee Responses-

Cllr Stephen Hayes-

I cannot support this application.

The proposed properties would not contribute to meeting housing need in Montgomery, where the principal need is for smaller properties suitable for local purchasers.

Further, the highway through Hendomen, where the application is located, is severely restricted (and indeed 'access only' for that reason) and not suitable for any increase in regular traffic. For that reason I am not supportive of any further development in Hendomen unless exceptional circumstances apply.

I note the Supporting Planning Statement refers to mains drainage, but the application includes 'installation of septic tanks'.

Lastly, I do not accept that the site is currently 'vacant land' since it forms part of a working farm.

I should be glad if you will take all these matters into account when arriving at a recommendation or delegated decision.