

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 18/1065/DIS

Grid Ref: E: 320376
N: 290839

Community Council: Kerry Community

Valid Date: 05.12.2018

Applicant: Powys County Council

Location: Land Adjacent to Southeast of Village Hall, Sarn, Newtown, Powys, SY16 4HQ

Proposal: Discharge of condition 8 of planning approval P/2017/1489 in relation to affordable housing details

Application Type: Discharge of Condition

The reason for Committee determination

The applicant is Powys County Council.

Consultee Responses

Consultee

Received

PCC-Affordable Housing Officer

18th Jan 2019

Housing has no objection to the discharge.

Planning History

App Ref	Description	Decision	Date
P/2017/1489	Outline: Erection of 7x affordable dwellings, alterations to road, provision of footpath, formation of access to agricultural land and associated works (all matters reserved)	Consent	15th Mar 2018

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Section 38 (6) of the Planning and Compulsory Purchase Act 2004

Members are advised to consider this application in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Site Location and Description

This application site is located off the classified highway (C2053) opposite Sarn School and adjacent to the Village Hall. The site comprises of an agricultural field used for the purposes of grazing. The site is bound by agricultural land to the south east and south west. The classified highway bounds the site to the north east.

This application is for the discharge of condition 8 attached to outline planning consent granted under application number P/2017/1489 for the erection of 7x affordable dwellings, alterations to road, provision of footpath, formation of access to agricultural land and associated works (all matters reserved).

Principle of Development

Condition 8 of P/2017/1489 states;

Prior to commencement of development a scheme for the provision of affordable housing will be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the type and tenure of the affordable housing which shall consist of not less than 7 dwellings;*
- ii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];*
- iii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;*
- and iv) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

An affordable housing scheme has been submitted as part of this application. The Affordable Housing Officers have been consulted and have raised no objection to the discharge of condition 8 based upon the information submitted with the application. Officers are satisfied that sufficient information has been submitted to enable the discharge of condition 8 of P/2017/1489.

RECOMMENDATION

It is considered that sufficient information has been submitted in order to discharge condition 8 of P/2017/1489. The recommendation is to approve the discharge of condition 8.

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