

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 18/0581/OUT

Grid Ref: E: 326949
N: 318994

Community Council: Llandysilio Community

Valid Date: 21.09.2018

Applicant: Mr N Savage

Location: Land 200 Meters West Of Oldfield Farm, Llandysilio, Llanymynech, Powys, SY22 6RB

Proposal: Proposed affordable housing development, formation of vehicular access and access road and all associated works.

Application Type: Outline planning

REPORT UPDATE

Following publication of the Committee Report, Members are advised that additional correspondence has been received by Officers. In the interests of clarity, these representations are included in full below;

Community Council

Llandysilio Community Council very much regret that it is unable to send a representative to speak at the Planning Committee but would like to add the following comments following the publication of the Planning Officer's Report.

- ❖ Llandysilio Community Council welcomed the introduction of the Local Development Plan in April 2018 as it would provide a framework for future planning applications. The Plan looks to deliver 4500 dwellings within the plan period up to 2026. The Planning Officer states that at least 25% of this is allocated within Large Villages. This equates to 1125 dwellings. Four Crosses is one of 45 Large Villages designated within the Plan and as such would receive an approx. growth of 25 dwellings. There is already a site allocated for development with the capacity of 32 dwellings adjacent to this site and planning permission already granted for 49 dwellings on the southern boundary of the Village. Add to this conversion of the Four Crosses Pub into 3 dwellings plus an additional 4 in the carpark and you can see that the Village has enough development.
- ❖ The Plan aims to deliver 952 Affordable Homes within the plan period – again 25% for the Large Villages equates to 5 per village. The development of 57 houses at Parc Hafod in 2009 included a percentage of affordable houses. Two of these properties have already successfully applied to have the s106 lifted with the argument that they can't sell them. There is no evidence supplied with the application to justify the need

for 24 affordable dwellings in the Village and no details given as to which Registered Social Housing Company will be undertaking the work.

- ❖ Offa's Dyke is an important feature running through the centre of Four Crosses and should be protected. The Village has enough development without disturbing the Dyke or the Bronze Age burial mound.
- ❖ This field is good agricultural ground with the ability to graze sheep and produce a good crop of hay/silage and as such should be maintained.
- ❖ No 'Open Space' or 'Play Area' has been identified

We would urge that the application is refused permission due to scale and sustainability.

Affordable Housing

Further to your e mail, I would like to confirm the information we hold regarding affordable housing need which was supplied to the Agent as below.

To clarify, we define affordable housing as having secure mechanisms in place to ensure it is accessible to those who cannot afford market housing, both on first and subsequent occupation.

We draw information for two key sources: Tai Teg and the CHR. Tai Teg allows people to define their preferred tenure and housing requirement, the CHR is solely for those people seeking accommodation with an RSL and property is allocated on the basis of need. The number of bedrooms is an important factor in the social rented sector since the policy allows for homes to be allocated only to meet the housing need – in essence, spare rooms are not a 'need'.

With regard to social rentals, the location is popular and turnover of stock is low. At the time of our CHR snapshot, the highest need was actually for older person accommodation. Our general list showed there were 14 people listed for 3 beds and 14 for 2 bed properties but the highest need was amongst people seeking one bed accommodation. I note there are no one bed homes on the indicative plan.

In terms of need in Four Crosses, we have no evidence of people seeking accommodation to purchase, at this time. According to Land Registry data, the average sold value is around £232,658 in Four Crosses however, in the past 2 years 23 of the 36 properties sold were 'detached'. Of the other 13 sales, 5 sold below the local affordability level of £126,676 and comprised a range of flats, cottages, semi's, modern and older style property.

Intermediate rented housing where rents are set above social rents but below market rents should not exceed the Local Housing Allowance which in Four Crosses is currently set at: 1 bed: £65.59pw/2 bed:£86.00pw /3 bed: £101.11pw. There are currently 3 no 2 bed flats on the rental market in Four Crosses [15-5-19 Right Move web page] averaging £107pw, a local social rent will be marginally less, around £95pw.

Education Services

As discussed, confirmation that the school capacity is currently 116. The school comprises the main school building plus 2 mobiles, all of which are in a fair state of repair. There are currently no plans to replace the mobile classrooms with a permanent extension. The current number on roll is 76 and indications are that the school roll will remain at or near this number between now and January 2023.

If you need any further information please get in touch with either myself or David Thompson, Schools Capital & Property Manager.

Third Party Representation

Thank you for the invitation to the meeting.

Unfortunately, due to work commitments, I will not be able to attend. And while there may be no one present at the meeting to directly oppose the application in person, it should be noted that objections have already been raised in writing through the proper channels and these should be read and considered before any decision is made. Just because I can't make the meeting, doesn't mean my objection as a neighbour of the proposed development is no longer of any importance. My view from my bedroom window looks directly over the proposed site. When we bought our property less than 11 months ago, the previous application to build on this site had been rejected, so we were confident there would be no imminent development on this site. As I mentioned in my previous objection on the planning portal, the reasons for the previous application being rejected are also valid with regards to this current application.

Submission by the Applicants' Agent

Please see attached statement prepared on behalf of the applicant.

