

Public Document Pack



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PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE Thursday, 7th February, 2019

The use of Welsh by participants is welcomed. If you wish to use Welsh please inform us by noon, two working days before the meeting

SUPPLEMENTARY PACK

1.1. **Updates**

Any Updates will be added to the Agenda, as a Supplementary Pack, wherever possible, prior to the meeting.

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Planning, Taxi Licensing and Rights of Way Committee

Update Report

Application Number:	18/0228/OUT	Grid Ref:	E: 323851 N: 316649
Community Council:	Llandrinio and Arddleen Community	Valid Date:	11.07.2018
Case Officer:	Louise Evans		

Applicant: Mr & Mrs Pritchard

Location: Land Adj Hendre View, Penrhos, Llanymynech, Powys, SY22 6QE

Proposal: Outline: Erection of an affordable dwelling, garage and all associated works

Application Type: Outline planning

There is an error in the committee report stating that no response was received by the community council in respect of this application. In fact, a response was received on the 1st September 2018 as follows:

Re: P2018 0709– Erection of an affordable dwelling at land adj Hendre View, Penrhos.

Llandrinio & Arddleen Community Council have considered the above application at a meeting held on Tuesday 28th August 2018.

The Community Council wish to support this application which would enable a local young couple to stay in the area. Furthermore the site is adjacent to the centre of Penrhos which comprises the Old School and Church.

We have recently received a consultation from the Welsh Government asking why the targets for affordable housing have not been met –the answer has to be the inconsistency of Powys County Council Planning Dept who have allowed planning permission for a dwelling under P2017 0825 which is at least 1 mile further away yet refused the previous application on this site.

In addition, Cllr Lucy Roberts has made the following comments in support of the application.

As Local Member for this ward and with no Private or Prejudicial Interest in the application I would like to provide some additional information to the committee please. Unfortunately I am unable to attend in person. I hope to demonstrate that this is a very genuine case of a young couple wanting to remain in their community.

The applicants are Mr and Mrs Pritchard. Mrs Pritchard's family have owned the farm on which this plot sits for 100 years. Mrs Pritchard grew up on the farm and attended the local primary school in Arddleen and then Welshpool High School. When she and her husband first married they moved to the village of Llanfechain about 6 miles from the farm. With the birth of their first child and Mrs Pritchard's father becoming ill, the family moved back to be with her parents in the farmhouse so that they could help with the farm. Mr Edwards poor health meant that he could not manage on his own. The couple both work in Welshpool at Chemostrat Ltd but are currently also helping out with lambing. They are now expecting a second child and really need their own space but also need to be close to the farm.

Mr Edwards (Mrs Pritchard's father) hopes that his grandson will eventually want to take over the business.

Penrhos is a very dispersed settlement and the site of this application is as central as it is possible to get, almost adjacent to the village hall and church. There are about 12 houses within what I estimate to be 500 metres but unfortunately I am unable to accurately verify this. The site is on land owned by the family and part of the farm. To build elsewhere would increase the cost prohibitively and make access to the farm more difficult.