



Neuadd y Sir / County Hall, Llandrindod, Powys, LD1 5LG

QUESTIONS AT ANY TIME TO CABINET PORTFOLIO HOLDERS

Response by the Leader:

1. HOUSING PROPOSAL FOR FORMER BRONLLYS CP SCHOOL SITE

The whole of the former Bronllys CP School site will be used for the development of Council Houses and to provide an open green space for the community. Originally it was proposed that 19 council houses could be built on the site at the same time as providing a green space for community use. However, the number of council houses proposed has decreased from 19 to 17 due (i) the identified need to provide 2 adapted bungalows ; (ii) the fact that the Sustainable Drainage System (SuDS) requirement has “sterilised” a larger proportion of the site than was originally envisaged, (iii) the routes required to maintain the public rights of way ; and (iv) the community need for an open green space. All 17 properties will be Council Houses.

Your question appears to confuse the proposals of the Powys Housing service with land to the south of the school owned by Monmouthshire Housing Association (MHA) on which they have obtained outline planning permission. It was initially suggested that whilst fully complying with procurement rules, Powys could collaborate with the adjoining MHA development in terms of sharing infrastructure and taking a holistic approach to the projects that would potentially benefit the community. However, due to the complexity and timing of combining these projects, this has not been possible and has not been pursued further.

MHA have outline planning permission for the erection of 30 dwellings for a residential development and related infrastructure. The permission was subject to a S106 agreement which requires an affordable housing scheme to be submitted prior to commencement of development.

2. OPEN GREEN SPACE TO BE INCLUDED ON THE PROPOSED HOUSING DEVELOPMENT ON THE FORMER BRONLLYS CP SCHOOL SITE.

The meeting to which you refer was an informal meeting for which minutes are not normally taken. I am lead to believe that the discussion of the possibility of a lease has been superseded by receipt of a number of Village Green applications and discussions about providing an open space as part of the redevelopment of the former Bronllys CP school site.

3. APPLICATION FOR A VILLAGE GREEN

The Village Green application having been made, must be considered and determined in accordance with legal procedures for doing so and it is therefore not appropriate for me to require officers to set out the legal complexities of the application before the application has been properly considered, determined and communicated to the applicants.

4. NEUADD TERRACE PLAY PARK

The proposed development does include a proposal for two properties to be built on part of the play area. This issue was discussed at an online community consultation arranged by Asbri Planning and Powys Housing Service on 3rd June 2020 which was attended by you and other representatives of the local community (including the Bronllys Community Council, Bronllys Action for Community Spirit and Bronllys Green Group). At the meeting it was explained that the various site constraints (as set out in the answers above) have made it necessary to make the best and most efficient use of the whole site in order to help satisfy local housing need. As such it is felt that that part of the play area was underused and would be put to better use for housing for local people. Without housing being sited in this location, the green central space would inevitable be smaller and less useable, and on that basis it is felt that housing in that location was appropriate. I am informed that overall feedback from all attendees was overwhelmingly positive.

When the planning application is submitted, the Planning Committee will be asked to consider Policy 8 of the Local Development Plan.