

Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/0216 **Grid Ref:** 327600.49 317816.18

Community Council: Llandrinio **Valid Date:** 27/02/2017 **Officer:** Tamsin Law

Applicant: Mr John Lloyd, Brookfields, Hendre Lane, Rhos Common, Llandrinio, Powys, SY22 6RN.

Location: Land adjacent to Severnside Rhos Common Llandrinio Powys SY22 6RF

Proposal: Outline: Erection of 19 dwellings, formation of vehicular access and all associated works

Application Type: Application for Full Planning Permission

REPORT UPDATE

Members are advised that the following representations have been received from publication of the Committee report.

Llandrinio Community Council

Llandrinio & Arddleen Community Council are very concerned about the above application which is to be heard by the Planning Committee On Thursday 15th March and wish to draw your urgent attention to the following;-

1. Officers Report is inaccurate and fails to mention that planning permission has been granted for 49 dwellings in respect of P2016 1016 which is a site in Llandrinio and is actually closer to this application site than the 2 sites mentioned in the Report. This is critical fact which has been omitted.
2. The application is listed on the website as 'Erection of 19 dwellings, formation of vehicular access and all associated works' – objections have been received from local residents as the proposed access will affect their existing access yet the Planning Officer states that this is a Reserved matter – the access is critical to the application and the legal implication to the existing residents own access has not been fully explained or explored.
3. Highways Dept have been sent a revised Block Plan which shows a revised layout of housing and a revised access. This information has not been published on the website and is not included in the Report.

To summarise it is unacceptable to discuss this application at this stage. The Revised Block Plan should be treated as an amendment and circulated to Consultees accordingly. The Officers Report needs to be updated to include mention that in actual fact 73 dwellings have been granted permission in Llandrinio.

I would appreciate the courtesy of a reply by return

Representation by Mr & Mrs Lloyd - applicants

Gwilym I have just re-typed what Mrs Lloyd brought here.

: If this could be read out they would be extremely grateful.

'Although I realise that details of highway access falls into the reserved matter, we wish to apologise to the residents of Bagley's Lane for any unnecessary concerns they may have had about the future of Bagley's Lane.

We understand that both closing Bagley's Lane entirely , or keeping two separate access options open, were not acceptable to either residents or planners.

We would like to assure all parties that we have taken these concerns seriously. We hope that we have found an acceptable compromise in expanding the existing Bagley's Lane access point . We sincerely regret that this additional information was not publicly available prior to the hearing today.

We remain, of course, open to full and transparent discussion on this and any further options at the appropriate time in this process.'

Case Officer: Tamsin Law- Principal Planning Officer
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