

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 23/0485/FUL

Grid Ref: E: 279167
N: 210917

Community Council: Ystradgynlais Community

Valid Date: 17.04.2023

Applicant: Powys County Council

Location: Land At Former Flats - Pen Y Bryn And Ael Y Bryn, Ystradgynlais, Powys, SA9 1JA,

Proposal: Demolition of four blocks of 24 flats and the erection of four blocks of 16 flats and all associated works

Application Type: Full Application

UPDATE REPORT

This report forms an update to the previous report circulated to Members of the Committee.

Principal Planning Constraints

Coal Authority
LDP Development Boundaries

Coal bearing strata at surface
Ystradgynlais Area/ Ardal Yst

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
NATPLA	Future Wales - The National Plan 2040		National Development Plan 2021
PPW	Planning Policy Wales (Edition 11, February 2021)		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN6	Planning for Sustainable		National Policy

Rural Communities

TAN12	Design	National Policy
TAN15	Development and Flood Risk	National Policy
TAN18	Transport	National Policy
TAN20	Planning and the Welsh Language	National Policy
TAN21	Waste	National Policy
SP1	Housing Growth	Local Development Plan 2011-2026
SP3	Affordable Housing Target	Local Development Plan 2011-2026
SP5	Settlement Hierarchy	Local Development Plan 2011-2026
SP6	Distribution of Growth across the Settlement Hierarchy	Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
DM2	The Natural Environment	Local Development Plan 2011-2026
DM5	Development and Flood Risk	Local Development Plan 2011-2026
DM6	Flood Prevention Measures and Land Drainage	Local Development Plan 2011-2026
H1	Housing Development Proposals	Local Development Plan 2011-2026
H3	Housing Delivery	Local Development Plan 2011-2026

H4	Housing Density	Local Development Plan 2011-2026
H5	Affordable Housing Contributions	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026
SPGAH	Affordable Housing SPG (2018)	Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
SPGRES	Residential Design Guide SPG (2020)	Local Development Plan 2011-2026

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Marine and Coastal Access Act 2009

Consultee Responses

The following comments have been received by the Chair from the local member:

I apologise for my absence from this committee meeting as I am involved in other Council Business in my role as the Chair of a local school. As the Ward Councillor, however, I would wish to offer the following observations regarding Application 23/0485/FUL:

This application is the initial part of a long-term regeneration programme which aims to improve the quality of life for people living on the Ael y Bryn and Penybryn Council estate, in Ystradgynlais. The estate is the most deprived Lower Output Area in Powys and this development begins a regeneration process for a tired and inadequate 1970's housing estate which will eventually include mixed housing opportunities, green spaces, gardens and off-road residential parking. The estate needs to move on from its negative label and the proposed new energy efficient one-bedroom residences will provide high quality housing for a mix of older, younger and less able residents. This first phase development will have a positive impact and will demonstrate the Authority's intent to address the estate's imperfections. The current available accommodation is not fit for purpose for many reasons and the programme will begin

to address the negative image of the estate held by some less informed commentators.

It's an exciting development supported by residents, and I respectfully ask the committee to support the Officers recommendation for approval.

Case Officer: Catherine James, Senior Planning Officer
Tel: 01597 827228 E-mail: catherine.james1@powys.gov.uk