



Powys County Council

Local Development Plan - 2011 – 2026

Powys LDP Examination – Council’s Response to Action Points from Hearing Session 14 – Alternative Sites 3

Action Point	To be completed by	Officer	Agreed
AP1 - ASN83, Rhayader, Representor, in liaison with the Council, to provide details of the infrastructure plan for the site and a copy of the letter from Eatonfield Homes in relation to viability.	2 June 2017	CJ	Agreed
Council Action/Matters Arising Change Information received by the Council. Attached as Appendix 1.			

AP2 – Council to provide a plan showing alternative site ASN39, Three Cocks in relation to the C2 Flood Zone.

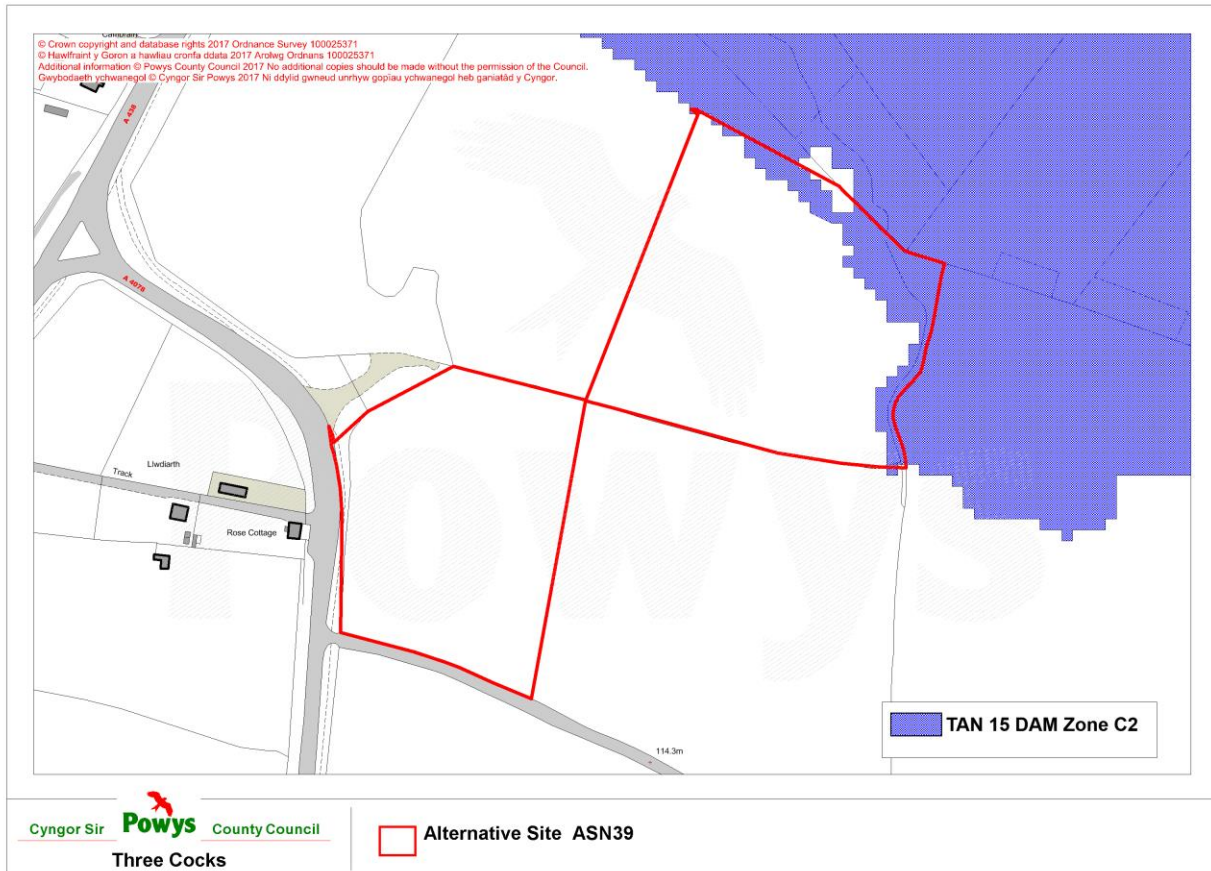
2 June 2017

AH

Agreed

Council Action/Matters Arising Change

See map below:



AP3 – Council to provide details of the recently approved commercial / residential adjacent to ASN39, Three Cocks.

2 June 2017

AH

Agreed

Council Action/Matters Arising Change

An outline planning permission for the erection of residential and commercial development including 39 dwellings (indicative) including affordable housing (8 units) and associated infrastructure on a 3.76ha site was given on 02/02/2017 (ref. P/2016/0786).

A selection of the most relevant documents relating to this Outline planning permission are appended to this statement at Appendix 2.

The full suite of documents including all representations and consultation responses are available via the Council's planning application search portal at:

http://planning.powys.gov.uk/portal/servlets/LocaleServlet?REDIRECT_URL=ApplicationSearchServlet&LANGUAGE=en_GB

Search by entering reference P/2016/0786 in the "Reference number" box

AP4 – Council to consider the appropriateness of allocating ASN39, Three Cocks for employment purposes.	2 June 2017	AH/PM	Agreed
<p>To assist visualisation, Mr Bevan has provided to the Council (30 May 2017) an indicative layout of ASN39 for the additional employment use. (Attached as Appendix 4)</p> <p>The Council acknowledges that with the granting of permission P/2016/0786 on 2 February 2017 for 39 dwelling units, there has been a loss of anticipated employment use compared to the ratio shown in Appendix 1 at the Plan’s base date (reduced to 1.3ha from an anticipated 3.4ha). The alternative site ASN39 would allow the ‘lost’ employment element that was originally intended within the Mixed Use allocation P53 MUA1 to be reinstated (the original area was approved as additional housing to respond to the current Powys wide 5yr housing supply deficit).</p> <p>Mr Bevan has provided the following statement:</p> <p><i>The allocation of the additional site/s as employment allocations will also allow the existing extensive Griffiths business (that is to be relocated from Talgarth within the next 24 months) to be better accommodated (and consolidated at one location in place of 3) at the approved and additionally promoted Alternative site (along with one additional unrelated business already committed to joining them) and will also allow the provision of well related additional employment land, sustainably located, near the recently approved 39 dwellings.</i></p> <p>Three Cocks is identified as a Large Village in the Plan and the settlement is therefore acknowledged as a sustainable location to accommodate development. However, whilst the Council is, in principle, supportive of the expansion of the employment element, and the proposed area of 2.91ha more than replaces the lost employment element anticipated for this site as a result of the February 2017 permission, it is not of the view that there is a need to alter the boundary of the Mixed Use allocation or to add an additional employment allocation. Employment proposals such as that proposed for ASN39 can be addressed through compliance with Policy E2 of the Plan, which is intended to deal with such occurrences.</p>			

AP5 – Council to provide the planning history of the bungalows adjacent to ASDB5, Glasbury.	2 June 2017	AH	Agreed
Please see Appendix 3.			

General note on Action Points (APs):

These will normally be agreed in principal by the Inspector and the LPA, and any other participant as required, at the end of the relevant hearing session. Where possible the AP will specify an agreed timeframe for completion. If it is not possible to determine the timeframe at the time of discussion, the LPA will liaise with the Inspector over this via the Programme Officer. The Planning Inspector will send the suggested form of wording for the APs to the LPA via the Programme Officer as soon as practicable after the end of a hearing

session. Once the LPA is satisfied that the contents are accurate, they will be published to the Examination website as soon as possible in the interests of transparency. The LPA will work on the schedule of Matters Arising Changes (MACs) in parallel with the APs and their AP responses, ensuring that MACs are accurately recorded at the earliest possible stage. The Inspector will confirm when she expects to be sent an up to date MAC Schedule; this will normally be in advance of the final hearing session.

Appendices

Appendix 1 - ASN83 Rhayader: Site Infrastructure Details from Representor

Appendix 2 - Details of the recently approved commercial / residential planning permission adjacent to ASN39, Three Cocks.

Appendix 3 - Planning History of Bungalows adjacent to ASDB5 Glasbury

Appendix 4 – AP4 Three Cocks Block Plan Proposal