

Item 6 - Report on Planning Applications

Application Ref: NP/12/0267

Application Type	Outline
Grid Ref:	SN11404453
Applicant	Mr Ronald James c/o Agent
Agent	Mr C Kimpton, CK Planning
Proposal	Outline application (with all matters reserved) for 2 single storey dwellings (with provision of one fully serviced plot for an affordable dwelling)
Site Location	Land west of Pantyrodyn, Moyelgrove, Cardigan, Pembro, SA43 3BP
Case Officer	Julia Evans

Summary

This outline application, with all matters reserved, was considered by the Development Management Committee in September of last year. A decision was made by the Committee to approve the application subject to conditions and the successful completion of a Section 106 Legal Agreement (S106) for the provision of the one affordable housing unit. This was to be done within 6 months of the date of the Committee.

Since this time, work has started on the S106 but has not progressed to finalising it. This is because the applicant considers that the provision of one rented unit of affordable housing to be built and transferred to a Registered Social Landlord would make the scheme unviable. As the six months time-limit elapses on the 25th March 2013 and the application has not been determined, it is referred back to the Committee to decide whether to allow a further extension of time to allow the completion of the S106 or refuse the application on the basis of no affordable housing contribution having been provided.

Officer's Appraisal**Background**

The site lies in the open countryside to the south of the Treriffith Road, which is a single track road bounded on either side by high hedgebanks. The land is currently used as agricultural grassland and slopes downhill towards the north, having extensive views over the surrounding countryside and Moylegrove village. To the eastern boundary lies a render and concrete tiled bungalow, whilst to the south and overlooking the site is a detached house, again of render and concrete tile construction.

Constraints

The site lies in the open countryside.

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Relevant Planning History

- NP/192/78 – Outline application: site for bungalow – Permission 22nd May 1978
- NP/332/86 – Bungalow – Permission 25th September 1986
- NP451/87 – Two bungalows and garages – Refused 23rd November 1987.

Current Proposal

This is an outline application with all matters reserved for two detached dwellings, one of which is to be affordable, at land west of Pantyrodyn, Moylegrove. The site measures approximately 0.16 hectares in size, and the application proposes two single storey dwellings, one of which is to be an affordable (social) house. The open market dwelling would be three bedroomed, whilst the social rented one would be two bedroomed. They would both share an access from the southern side of the plot out onto the Treriffith Road, and in accordance with the requirements of the Development Management Procedure Order 2012 the applicant has provided the following dimensions for the proposed dwellings on the submitted illustrative drawing:

- Plot 1 (the open market unit) –
 - Gable span of between 7.5 and 8.5m;
 - Ridge height between 4.5 and 6.5m;
 - Length between 11.0m and 18.0m; and
 - Depth between 8.5 and 11.5m.
- Plot 2 (the affordable unit) –
 - Gable span of between 6.5 and 7.5m;
 - Ridge height between 4.5 and 5.5m;
 - Length between 8.0m and 11.5m; and
 - Depth between 7.5 and 9.0m.

The application has been supported with the following information:-

- A Design and Access Statement, including an Affordable Housing Statement stating that Plot 2 will be for social housing, with the Plot (ie the land) being offered to Tai Cantref Housing Association on the grant of outline permission;
- A Code for Sustainable Homes Pre-Assessment Report, stating that the proposed dwellings would reach a Code 3 Level; and
- A Transport Statement.

Previous Consideration by Development Management Committee

The application was originally considered by the Development Management Committee at its meeting of 26th September 2012. The application had been reported to Committee because the officer recommendation for refusal was contrary to the support for the scheme from the Community Council. The

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application was recommended for refusal because the site was not sufficiently accessible by public transport to support the provision of an open market dwelling. The application was therefore considered to be contrary to the requirements of Policy 7 of the Adopted Local Development Plan.

Notwithstanding the officer recommendation for refusal, the decision of the Committee was to permit the application, subject to conditions and the approval of a S106 requiring the provision of an affordable unit on the site. A timescale of six months for the finalisation of the S106 was imposed by the Committee. The six months expire on the 25th March 2013.

Progress of the S106

The instruction of the applicant to initiate the S106 was received on the 9th October 2012. A draft agreement was produced by the County Council on the 19th October 2012 requiring the provision of one rented dwelling to be built and transferred to a housing association. In November of last year the applicant contacted the Authority saying that the provision of an affordable rented dwelling would make the development unviable, but that it would be possible to provide a serviced plot to Cantref Housing Association for £10,000. In consideration of these circumstances, the Head of Development Plans asked the applicant to provide a substantive written justification of this, as if it was the case that it was only viable to transfer the land to a Housing Association, then subject to the robust proof, this would be acceptable.

The applicant is aware of the approaching deadline imposed by the Committee, but to date has not provided the required written justification. In the absence of this and in order to progress the S106 if possible, a meeting has been organised by the Director of Park and Direction with the applicant and Cartref Housing Association. This meeting is scheduled for the 1st March 2013, and a verbal report will be made at the Committee providing an update as to whether any progress has been made.

The Committee is therefore asked to consider the following options:-

- whether to grant an extension of time of a further 4 months to allow the legal agreement to be finalised; or
- to refuse the application. The refusal would be for the lack of provision of an affordable dwelling as required by adopted development plan policy.

Conclusion

In view of the deadline imposed by the Development Management Committee at its September 2012 meeting requiring application NP12/0267 to be approved subject to conditions and the satisfactory completion of a S106 agreement for the provision of an affordable dwelling, it is requested that consideration is given to either provide a further 4 months to allow the finalisation of the S106 or refuse the application for the reason suggested below.

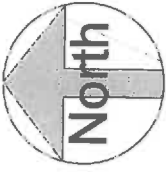
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Recommendation

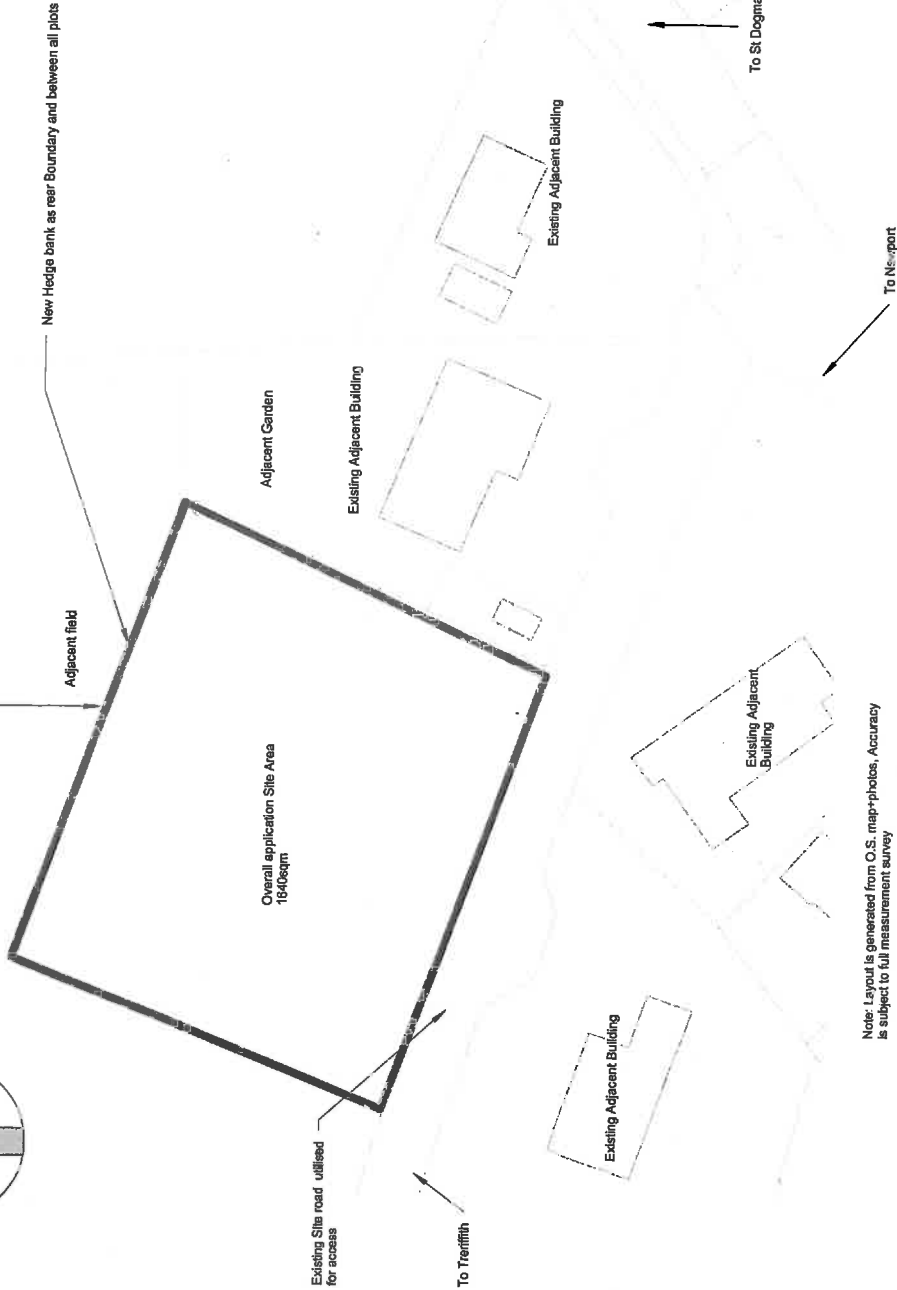
To allow a further extension of time to finalise the legal agreement or to refuse the application.

Suggested Reason for Refusal

1. Policy 45 of the Pembrokeshire Coast National Park Local Development Plan and the adopted Affordable Housing Supplementary Planning Guidance states that where an affordable housing need has been identified in countryside locations a 50% affordable housing provision will be needed in developments of two or more residential units. The proposal has not made provision for an affordable dwelling as required by this Policy nor has any exceptional circumstance been provided as to why on-site provision of an affordable unit cannot be achieved. The proposal is therefore contrary to adopted development plan policy and its supporting supplementary planning guidance.



Application referred to edged in red



Existing Site Plan

1 : 500

Note: Layout is generated from O.S. map+photos, Accuracy is subject to full measurement survey



New Hedge bank as rear Boundary and between all plots

Adjacent field

Overall application Site Area
1640sqm

Existing Site road utilised
for access

Adjacent Garden

Existing Adjacent Building

Existing Adjacent Building

Existing Adjacent Building

31 MAY 2012

GMW

Location Plan

1 : 2500



Google Earth Co-Ordinates
Latitude - 52° 40.777'N
Longitude - 4° 45'10.34''W

Site referred to

1640sqm

To Trefrieth

To St Dogmaels

To Newport

Rev: B Planning Amendment 31.05.12
Rev: A Planning Amendment 22.05.12

Drawing
Proposed Outline Dwellings (2)

Client: Mr R. James

Project
Outline Planning Proposal
Land to the West of Lws Awel,
Moygrove,
Pembrokeshire, SA43 3BP



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Drawing Number	Revision	Status	As Shown
1022/001	B		
Date			Feb 2012

