

3. DETERMINATION OF PLANNING APPLICATIONS

PL/03083 - Conversion of former school building into residential dwelling and the erection of 20 affordable dwellings on former school grounds, including all associated works at Former Coedmor School, Cwmann, Lampeter, SA48 8ET

The Senior Enforcement and Monitoring Officer referred to the private site visit undertaken by the Committee earlier that day (minute 3.3 of the Planning Committee held on the 14th September, 2023 refers), the purpose of which was to enable the Committee to view the site in light of concerns raised on the potential over-bearance of the development on nearby residential properties. He referred, with the aid of PowerPoint slides, to the written report of the Head of Place and Sustainability which provided an appraisal of the site together with a description of the proposed development, a summary of consultation responses received and information relating to the local and national policies relevant to the assessment of the application.

The Committee was advised that a call in request had been received by Welsh Government and that an Article 18 Direction had been issued so the Head of Place and Sustainability was recommending a resolution to approve for the reasons detailed within the written report.

A representation was received objecting to the application re-iterating the points detailed within the Head of Place and Sustainability's report and included:

- Welsh Government Policy allowed for the provision of affordable housing as a 'small' extension to limits. The current application for 20 such homes was not considered to be small and could be classed as major development.
- Concern was raised on the development's potential impact on the Welsh Language, lack of space in the local school, no shops or pubs in the village resulting in residents having to travel by car to other areas, lack of public transport.
- The proposed development did not comply with Welsh Government Policies and did not give consideration to the placemaking principles in the Future Wales National Plan 2040 policy.
- There was more demand for affordable housing in Llanybydder.
- Concern was raised on the stability of the ground to be built upon and the potential increase of flooding risk.

A representation was received from the Local Member objecting to the application re-iterating the points raised by the objector (as above) and detailed within the Head of Place and Sustainability's report and included:

- Concern regarding the lack of transport links and the lack of local amenities.
- Concerns that the affordable housing would not be allocated to local residents.
- The proposed planting of trees for privacy would take years to establish.
Note: These minutes are subject to confirmation at the next meeting.

- Impact on the watercourses on site would result in flooding.

The applicant's agent and Senior Enforcement and Monitoring Officer responded to the issues raised.

RESOLVED that the planning application be granted subject to the conditions detailed within the Report/Addendum of the Head of Place and Sustainability and or reported at the meeting, the signing of the Section 106 Agreement and the withdrawal of the Article 18 Notice.

CHAIR

DATE

Note: These minutes are subject to confirmation at the next meeting.