

PREFACE ITEM

APPLICATION NO. 19/1018/OUT

APPLICANT(S) NAME: Mr & Mrs Rees

PROPOSAL: Erect 11 No. dwellings including access, car parking and new foul and surface water drainage system for existing dwellings.

LOCATION: Land At Grid Ref 310845 196295, Brooklands, Nelson

At the meeting of the Planning Committee on 17th June 2020 members resolved to approve this application in accordance with the recommendation of the planning officer and subject to an Agreement Under Section 106 of the Town and Country Planning Act 1990 to secure the provision of affordable housing. In accordance with The Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020 the application was then referred to Welsh Government to seek confirmation that they did not wish to call in the application as the proposal is a departure from the Local Plan. On 3rd December 2020 the Council received confirmation from Welsh Government that they did not wish the application to be called in and as such the Local planning Authority was permitted to determine the application.

In light of this negotiations were commenced to secure the aforementioned S106 Agreement. To date no progress has been made and the applicant has shown no desire to enter into such an agreement. In the absence of the agreement, the development would not provide adequate affordable housing to meet the needs of the area and as such the proposal would be contrary to the provisions of Policy CW11 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 and as such is unacceptable in planning terms.

Recommendation: that planning be Refused for the following reason:

- 1 The development fails to provide adequate affordable housing to meet the needs of the area and as such the proposal is contrary to the provisions of Policy CW11 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.