

Outline planning consent for 40 dwellings in Church Stoke – P/2015/0340

Permission has recently been secured for 40 dwellings in the centre of Church Stoke by Paul Middleton.



Illustrative proposal

Paul was able to advise his clients at a very early stage that Powys County Council could not demonstrate a 5 year housing supply, and recommended to them that an outline application be submitted even though at the time of submission it appeared to the un-informed that it was against policy.

A comprehensive supporting planning statement was prepared together with requisite, site layout plans, highway report, drainage report and ecology report.

The application was obviously resisted by the Council initially but Paul was able to liaise with consultees in turn to leave the Council with a difficult decision, because no material planning reasons for refusal could be found.

A committee date was set in Llandrindod Wells at which Paul attended and spoke to the Committee to ensure that the vote was in favour of his clients site. Subsequent swift negotiations over the S106 agreement ensured that the outline approval was received on the 3rd June 2016.

The Permission obtained for the 40 dwellings was totally against Policy and is still one of only a few sites to receive permission in Powys as a result of their deficient 5year housing supply.