

Aldous, Catherine (Senior Planning Officer)

From: Adan, Saeed (Elected Member)
Sent: 02 September 2025 06:57
To: Aldous, Catherine (Senior Planning Officer); NCC - Planning
Subject: Objection: 25/0634

Follow Up Flag: Follow up
Flag Status: Completed

Hi Catherine,

On behalf of the residents of Pillgwenlly- I formally object to this planning application: 25/0634.

1. SPG requires provision of 5 parking spaces for this HMO; however, the proposal provides a shortfall of 3 spaces. Furthermore, there is no evidence of a parking survey or a detailed plan demonstrating cycle parking/storage arrangements. The lack of adequate storage and parking is likely to cause increased parking stress, overcrowding of street spaces and safety risks.
2. The proposal represents a net zero gain in residential dwellings. As such, no S106 obligations are sought for affordable housing and there is no evidence of a negotiated, conditional or agreed Section 106 agreement.
3. There is no evidence of a site-specific Flood Consequence Assessment (FCA) or flood risk assessment undertaken for this property. No assessment undertaken to mitigate flood risk, access/exit routes and measures to alleviate potential flood consequences for occupants.
4. The refuse storage is considered inadequate, raising concerns regarding the collection and retrieval of bins.
5. There are concerns regarding overconcentration of HMOs within this area, with one confirmed within the specified 50 meter radius/ 15% threshold. This raises concerns in terms of maintaining balanced communities, cohesion and adherence to the Council's planning policies and guidance.

If you're inclined to approve the application at any point, please refer this case to the planning committee for full consideration.

Kind regards,

Saeed

Cllr Adan

Pillgwenlly Ward