

Cyngor Tref Llanandras a Norton
PRESTEIGNE AND NORTON TOWN COUNCIL

Clerk: Mrs Tracey Price, Garn Farm, Chapel Lawn, Bucknell, Shropshire. SY7 0BT
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2nd March 2016

Planning Office
Powys County Council

FAO Isobel Davies

via email

Dear Madam,

Planning Applications P/2016/0137 and P/2016/0128, Clatterbrune, Presteigne

The above was discussed at the meeting of the Town Council held last night.

The Town Council wishes to object to both of the applications on the following grounds -

1. The impact on protected species on the site and the need for an ecological survey.
2. The disproportionate size of the proposed dwellings compared to neighbouring properties on the Clatterbrune Estate.
3. The effect on those current dwellings with over shadowing, a reduction in privacy and a reduction in natural light.
4. The proposed dwellings are not in keeping with those in the immediate area.
5. Concern over the capacity of the sewerage and drainage system to cope with additional dwellings given the Welsh Water response to the application for housing on the Knighton Road site.
6. The narrow access road is unable to cope with increased traffic, particularly given that the road is already used for access to the football club and grounds and also to the Welsh Water treatment works, (lorries presently have to reverse down this road as there is no turning space available);
7. Pavements shown on the plans of the existing road onto Clatterbrune from the football club do not presently exist and the road does not have sufficient width for these to be built.
8. The proposed access road will be serving both applications, making a total of six properties. The Council feels that under these circumstances the access road should be brought up to adoptable standards on width, footways. surface etc.
9. There are also concerns about the proposals for the existing trees both on and adjacent to the site. In addition the seven mature trees bordering the access road appear to not to have been covered in expert reports either on the trees themselves or their root spread and this should be done.

10. The impact on the adjacent listed building and the need to ensure CADW are consulted.

11. The need for an archaeological survey of the site.

12. The need for Welsh Water to be fully consulted and made aware of possible asset encroachment on their infrastructure so that the necessary risk assessment can be carried out, particularly given the need for the present sewage works to be upgraded (expected in the Welsh Water 2020-2025 capital plan).

The above points were in the main all made previously in respect of application numbers P/2015/ 0416 and 0414. In addition the Town Council would like to make the following points which are contained in detail in the attached letter from Presteigne St. Andrews Football Club, these being

problems with drainage

access problems, which have not been alleviated by previous measures (sleeping policemen/danger signs) and are therefore unlikely to be removed by the use of block pavements

the need for high fencing to protect the properties from stray footballs etc

floodlights, these would be in very close proximity to the new development and would impact on the proposed properties. Any change in the usage restriction on these floodlights should not be permitted.

In addition the Council has received letters from 22 local residents objecting to the application. I understand these residents have sent copies of these letters to you direct.

Concerns raised by these residents are -

concern about the trees affected by the application

disproportionate size and privacy

the effect on the adjacent listed building

the impact on protected species

the access road narrow and potentially dangerous

inadequate drainage/sewerage capacity in an area already prone to flooding

the development of a green field site.

insufficient notices advertising the application

the lack of need for such housing

the existence of old ammunition in ground

devaluation of existing properties

the development contradicts a covenant on Clatterbrune House

inadequate fencing proposed

the site is unsuitable due to its location immediately adjacent to the sewage works

provision of access to rear of properties for maintenance.

no room for pavements on the narrow access road

the possibility that a national grid power cable runs underground across the site.

The Town Council would again ask that these concerns are fully considered and that the residents receive a complete and detailed response.

Regards

Tracey Price

Tracey Price,
Town Clerk, Presteigne and Norton