

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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21st May 2015

Planning Office
Powys County Council

FAO Holly Hobbs

via email

Dear Sirs,

Planning Application P/2015/0416, Clatterbrune, Presteigne

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

The Town Council wishes to object to the application on the following grounds -

1. The impact on the adjacent listed building.
2. The impact on protected species on the site and the need for an ecological survey.
3. The disproportionate size of the proposed dwellings compared to neighbouring properties on the Clatterbrune Estate.
4. The effect on those current dwellings with over shadowing, a reduction in privacy and a reduction in natural light.
5. The proposed dwellings are not in keeping with those off the immediate area.
6. Concern over the capacity of the sewerage and drainage system to cope with additional dwellings given the Welsh Water response to the recent application for housing on the Knighton Road site.
7. 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);
8. Pavements shown on the plans of this access road do not presently exist and the road does not have sufficient width for these to be built.

9. The proposed access road will be serving not only this application but also application P/2015/0414, 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.

10. The Council feels that an archaeological survey of the site should be carried out.

11. 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.

In addition the Council has received letters from 19 local residents objecting to the application, 2 letters which do not object to the application but request certain conditions to be met before permission is granted and a petition signed by 24 persons (some of whom have also written letters). I understand the 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 ask that these concerns are fully considered and that the residents receive a complete and detailed response.

From the two letters not objecting but raising issues the following matters were raised -
a request for improvement to storm drainage onto football field.
the need for improvements to fencing
resurfacing of the access road to football field.
concern about overhanging trees belonging to Clatterbrune House

Regards

Tracey Price

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Town Clerk, Presteigne and Norton