

## CYNGOR CYMUNED CAERSWS COMMUNITY COUNCIL

Minutes for extraordinary meeting Friday 5<sup>th</sup> January 2018 at 7.30pm at Clatter Community Centre.

This meeting was called in order to discuss planning applications received over the Christmas period due to the fact that the Community Council would otherwise not be meeting until after the deadline date for response to each of the following applications.

**Present:** Chairman Cllr I Astley, Vice-chair Cllr R Davies Cllr T P Calvin-Thomas, Cllr E Thomas, Cllr P Pemberton, Cllr D Collington, Cllr L Gethin, Cllr P Breese, Cllr L George, Cllr N Francis, Cllr B O'Sullivan, Cllr A Wallbank.

**In attendance:** Clerk S Palmer. Members of the public (seven).

### 1. Apologies: None.

Prior to starting the meeting Chairman Cllr I Astley proposed that all were upstanding for 1 minute silence in respect and remembrance of Mr Selwyn Breese who passed away recently and was an important and respected member of the community and Community Council for many years.

### 2. Declaration of interests of any items on the agenda *Declarations of interest, whether likely to benefit or disadvantage, should be disclosed prior to commencement of discussion of any items for discussion.*

Declarations of interest were made by Cllr L George in respect of Planning Application P/2017/0754 and Cllr A Wallbank in respect of both Planning Application P/2017/0754 and Planning Application P/2017/1392.

### 3. Planning Applications

Due to the attendance of members of the public who all confirmed their interests in Planning Application P/2017/0754, it was decided to move the order of agenda items and discuss this application first.

#### **Application Ref: P/2017/0754**

#### **Grid Ref: 302533.49/292266.98 for Outline: Proposed housing development for 50 residential units, sheltered housing proposal and construction of a bus layby at Land at Penybortha Carno Road Caersws Powys**

Chairman Cllr I Astley welcomed members of the public and asked if they would like to contribute anything in relation to the planning application. Members of the public present who wished to speak about their concerns, thoughts and opinions in relation to this application were given the time to do so. Cllrs also discussed the planning application and the questions and concerns it poses.

The final decision was made that Caersws Community Councillors are strongly opposed to this development. Clerk was tasked to put together a comprehensive response putting across the concerns and queries raised. See letter attached which was sent to Powys County Council Planning Authority.

Members of the public left the meeting at this point at 8.15pm.

#### **Application Ref: P/2017/1392**

#### **Grid Ref: 299858.54/296329.55 for Full: Siting of 7 no. timber log cabins for holiday use, formation of 2 no. vehicular access roads, installation of 2 no. septic tanks, formation of 2 no. passing bays and all associated works at Land near Parc Y Rhiw Clatter Caersws Powys**

Cllrs discussed the above planning application and reached the verdict that they do not object to it on the basis that the following points are actioned prior to any development taking place:

- More passing places would be required on the road leading up to the property. The 2 shown on the plans would not be adequate for this road as this is a dangerous stretch of road.
- The junction off the main road (A470) would need to be widened as this is already a dangerous junction with very poor visibility.

Clerk to forward this response to Powys CC Planning Authority.

**Application Ref: P/2017/1426**

**Grid Ref: 0/0 for Outline - Outline application for the construction of 2no market dwellings (all matters reserved) at Site opposite Ty Chapel Pontdolgoch Caersws Powys**

Cllrs discussed the above planning application and reached the verdict that they are in favour of this application.

At the Chairman's discretion it was decided to discuss the following planning application which was received after the agenda was set but would be passed the deadline for a response if left until the next meeting of the Community Council.

**Application Ref: P/2017/1455**

**Grid Ref: 303709.69/291129.25 for Section 73 application to vary condition 1 attached to planning permission P/2016/0460 (amend size of caravans) at Maesmawr Farm Moat Lane Caersws Powys**

Cllrs discussed the above planning application and reached the verdict that they are unable to comment without further clarification regarding the changes to be made at this site. It is not clear what the size of the caravans is at present and therefore unclear what changes are being requested and the potential impact this will have.

- 4. Date of next meeting:** The next meeting will be held on Wednesday 31st January at 7.30pm at Clatter Community Centre.

Chairman Cllr I Astley thanked everyone for attending and closed the meeting at 9.05pm.

Signed:



Sophie Palmer (Clerk & RFO)

**CYNGOR CYMUNED CAERSWS COMMUNITY COUNCIL**

*Croesawn ohebiaeth yn Gymraeg ac yn Saesneg  
We Welcome correspondence in English and Welsh  
Chair Cllr Mr I Astley  
Clerk Sophie Palmer  
Email clerk@caerswscommunitycouncil.co.uk*

Tan-y-Coed  
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SY17 5RP  
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6<sup>th</sup> January 2018

**RE: Planning Application P/2017/0754**

Dear Gemma Bufton

Caersws Community Council called for an extraordinary meeting on Friday 5th January 2018 in order to discuss the above development and welcomed input and opinions from local residents, many of whom also attended the meeting. The community council were unanimous in their decision to object to the above planning application on the basis of the points listed below.

**Flooding**

The main objection that Caersws Community Council has over this application relates to the issue of flooding. The Flood Assessment could be stated as not fit for purpose. Paragraph 2.4 for example states that there is *"no sign of water logging"* when in reality local residents and Community Councillors have historical and recent experiences of the standing water in fields in that area and flooding from the Manthrig Brook. It is well known locally that the Manthrig Brook cannot empty into the River Severn due to it already being at capacity at the point the brook reaches it. The River Severn therefore cannot alleviate the Manthrig Brook of excess water resulting in flooding.

The percolation tests do not give any information on when they were performed or the prevailing conditions at the time. The Sustainable Urban Drainage System (SuDS) relies on these tests to suggest that soakaways are viable on the site and propose the use of rainwater butts and individual soakaways on individual properties. The consensus is that this would not be sufficient. Also, who would be responsible for the maintenance of these soakaways and water butts? The plan also relies on riparian owners to clear culverts and ditches which is not suitable for this level of development and there are already existing problems with this involving Manthrig Brook.

The thrust of the report seems to be on protecting the new properties but fails to reassure up and down stream residents over either runoff or the impacts on foul drainage and sewage. The new houses are shown to be built above road level alleviating the risk of flooding to the new properties but what will be done to alleviate the flooding to current residents in the area who will inevitably see an increase to current flooding problems due to the extra run off from 50 properties. Caersws Community Council would challenge the assertion that the development will have no impact on other properties and would emphasise that both the Community Councillors and local residents' local knowledge regarding this issue backs this up. Property owners in the immediate vicinity of the development and downstream on the Manthrig Brook running into the centre of Caersws village are increasingly worried about the extra flood risk created and the risk status imposed on them by their insurers if this development takes place.

The Community Council would demand that additional details should be added to the plan stating there would be regular and on-going monitoring of the development into the future with regard to its impact on other properties, and that the developer takes on future liability for this monitoring and for any impacts on neighbouring properties.

## **Carno Road/A470**

The entrance/exit for the site onto the main trunk road has two issues, disputed ownership of the strip of land, including entrance and bus stop, and safety for road users and pedestrians. The residents of The Firs have stated that the ground where the entrance and bus stop are located on the plans are owned by them, also that no communication has been received by them from the developers relating to this.

Given the history of speeding and accidents on the Carno Road (A470) any development without extension of speed limits (30mph) out beyond the site, additional white lining and traffic calming measures would be totally unacceptable as a risk to the community. Siting of the bus bay on the opposite side of the A470 is also high risk for users of the services and is particularly dangerous as it seems the single bay is expected to serve buses in both directions. Turning buses in and out of the site would still be a road traffic risk but would arguably be safer for pedestrians, notably, school children and the elderly, using the service.

## **Density of Development and Concerns over Infrastructure**

Although in favour, in principle, of a development in Caersws, the Community Council would query whether 50 homes in this area is too high density both for the area allocated and for Caersws as a whole. There are already well documented parking issues within Caersws and the worry would be that these would be further aggravated along with a potentially negative impact on the local amenities. There is also no opportunity for any offsite parking near to the development.

Caersws Community Council would also query whether the current sewerage system in the village has the capacity to take this size of development.

Concerns have also been raised as to whether the density of housing is appropriate for the character of this side of the village, concerns are that the number of properties suggested are not in keeping with the current character of this part of the village and the point that a different site nearer the school end of the village would be a more appropriate area.

In light of the fact that there are empty flats in other areas of the village such as Plas Maldwyn, questions have been asked as to whether the flats included in this scheme are necessary and therefore how appropriate this development is for local needs.

## **Landscape**

Caersws Community Council require further information for proposals for landscaping and biodiversity mitigation. Given the potential flooding issues the Community Council would expect to see the proposals for SuDS rigorously enforced.

## **Community Infrastructure**

Wider infrastructure improvements should also be added to this proposal in order to alleviate any issues that may arise with such a large development. With the current absence of a Community Infrastructure Levy, the Community Council anticipate that these would occur through a Section 106 agreement. Speed limit reductions and traffic calming measures should be put in place before development work begins to mitigate against increased road risks associated with construction traffic on such a busy and dangerous stretch of road.

These infrastructure improvements should include:

- lower speed limits (previously mentioned), extending the 30mph zone beyond the new development and installing automatic speed awareness signage;
- improved pedestrian access to the village of Caersws, extending and upgrading the pavement from the development into the village;
- ensure the proposed lay-bys are suitable for use by public buses;
- secure an agreement with the Council and local bus service provider to reinstate the loop from Caersws to Llanwnog and back to Caersws, using the new lay-by;
- a financial contribution of £100k to the renovation of the existing play facilities in Caersws and local green infrastructure improvements, this funding to be allocated to Caersws Community Council via Powys County Council.

### **Initial Comments to the Planning Proposal**

Referring back to the initial proposal stage of this development; Caersws Community Council sent the following comments after being sent the basic proposal:

*“The overwhelming feeling from the Council is that this is a good proposal for more homes in Caersws which is a good thing for the community. One query was that the Councillors would like to know what the highlighted piece of land on the opposite side of the road to everything else is?”*

The above is the only communication sent regarding the proposal, however, the Design and Access Statement states the following:

*“In view of the foregoing it is not surprising that the local County and Community Councillors, through their Planning Officers have expressed their disappointment at the lack of new housing provision in Caersws and are particularly anxious to see this site developed.”*

The above comment made in the Design and Access Statement is at best a stretch from the comments actually made and at worst a fabrication.

The Community Council believes that a development would be good for Caersws; however, it must be the ‘right’ development in the ‘right’ location. The area of Llys Maldwyn would be an ideal siting for such a development as it is close to the school, road safety would be better in this area and the flood risk is not present. The Community Councillors would like to request that this site be revisited as a potential development site as they feel that this is a prime location for such a development without the grave concerns that the above application holds? Caersws Community Council asks that Powys County Council look into this and responds to the Community Council directly on this point.

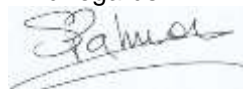
### **Notice**

There is an issue of whether proper notice of this application was given. Should a development of this size not have been notified in the press? It seems that residents living very close to this planned site were not notified directly. The submission and response dates also need to be challenged as they did not allow proper time for consultation and representation, especially given the Christmas and New Year holiday period. A further issue here seems to be that the initial submission was made on 1<sup>st</sup> December to PCC Planning Dept., why in that case was the Community Council only informed on 21<sup>st</sup> December? Correspondence has been forwarded to me by a local resident between himself and you from 2<sup>nd</sup> January 2018 which states that you have not yet had chance to erect a site notice and once this is done a further 21 days consultation period will be undertaken. Could you please clarify the situation here and confirm exactly when the end of the consultation will be?

In addition a statement is made within the planning documentation that local residents were consulted over a period of years in relation to this application. However, local residents who have contacted the Community Council have stated that this is not the case, that they have received no information and no details of the proposed development has shown on searches for those who have bought properties situated very close to the development. The Community Council requests details of when these consultations took place, in what form and who they were sent to.

In conclusion Caersws Community Council strongly objects to this planning application as they believe it is the wrong type of development in a flood risk area and would certainly be classed as a ‘Ribbon’ development. Through the concerns of many local residents it has been suggested that a public enquiry should be called to answer some of the anomalies brought about by this surprising application.

Kind regards



Sophie Palmer  
Caersws Community Council Clerk