

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No:	P/2017/0574	Grid Ref:	327624.53, 311465.74
Community Council:	Trewern	Valid Date:	Officer: 18/05/2017 Bryn Pryce
Applicant:	Mr Chapman Trewern, Fronhaul, Welshpool Powys SY21 8DU		
Location:	Land at Gate Farm Criggion Lane, Trewern, Welshpool Powys SY21 8DU		
Proposal:	Outline application for residential development for up to 9 dwellings, garages, improvement to vehicular access, demolition of existing buildings and all associated works		
Application Type:	Application for Outline Planning Permission		

The reason for Update Report

Comments have been received from the education service regarding the capacity of the local schools to the site and further comments have been received from the Cllr Amanda Jenner regarding the proposal.

Consultee Comments

PCC – Education Service

Correspondence received 7th September 2017

In respect of planning applications P/2017/0574 and P/2017/0299, as there is surplus capacity in the catchment schools I can confirm that the Schools Service will not be submitting S106 bids in respect of these developments.

Cllr Amanda Jenner

Correspondence received 11th September 2017

Further to our conversation, I wish to make the following written representations and I request that you put these before the planning committee on Thursday 14th September 2017.

Firstly, I am not opposed to this planning application, particularly as it is on a site which has previously been built upon. I have received no objections to the proposed development in principle, however, both I and the Community Council (as highlighted in their response to the consultation) have been made aware of a number of concerns. I request that these concerns are duly considered by firstly the Planning Committee when making their decision and

secondly the Council and Applicant when finalising any reserved or future matters (should the application be approved):

1. The access road for this site needs a number of safety improvements in order for the proposed site to be suitable for development.
 - a. Firstly, in order for pedestrians to walk from the proposed site to the main road to safely access the bus stop, school, community centre and play ground, there needs to be adequate street lighting. There is a significant stretch of the paved route to the main road without lighting. I request that the planning application is only approved with the condition of providing further street lights, as requested in the Highways response to the consultation on this application.
 - b. Secondly, I have been made aware from the applicant's agent that the applicant is willing to contribute to costs related to a Traffic Regulation Order, which will allow for the speed limit on this road to be reduced. I request that this is made a condition/requirement to the approval of this application. The access to the proposed site is currently on a residential road with a 60mph limit and this will cause risk to those entering/exiting the proposed development. The relevant section of this road is not suitable for this speed limit (as is regularly raised with me by residents neighbouring this proposed development) and it would be to the benefit of the future residents of this development (as well as to the other residents along this road) that the safety of the road is improved and the speed limit brought down.
2. I am also aware of drainage problems along the county highway and note that highways have requested a condition that "no storm water drainage shall be allowed to discharge onto the county highway". This condition is essential and I understand that Seven Trent has requested conditions regarding the provision of drainage plans for the disposal of foul and surface water and that such plans are approved before the development is brought into use. This is also fundamental to the adequate drainage/flood prevention for this development. As has been highlighted by a resident who has responded to the consultation, there is an underground culvert for drainage which runs under the boundary of No. 31 Criggion Lane (adjacent to the proposed development) and into the proposed development site. I have also been made aware of a septic tank within the development area, close to the boundary of No. 31 Criggion lane and this will need to be properly removed. Further, I have been shown that there is a ditch along the boundary between number 31 Criggion Lane and the proposed development area, which apparently fills up with storm water and helps to prevent local flooding. These matters will need to be taken into consideration when such drainage plans are drawn up in order to ensure the adequate drainage of the site and that the development and drainage systems do not cause any blockages/overuse of the current culvert or ditch.
3. Whilst this application is for outline permission, I wish to highlight the proximity of one of the proposed dwellings to the boundary of No. 31 Criggion Lane. I request that if this application is approved, then prior to submitting plans for detailed planning, the applicant consult and discuss with the resident of No. 31 Criggion lane, the exact positioning and heights of the dwellings closest to the relevant resident, and the positioning of windows within such dwellings, in order to ensure that the resident of

No. 31 Criggion Lane maintains their rights to privacy and light. Further, that the resident of No. 31 Criggion Lane maintains their right to access their boundary from within the proposed development area, so that they can adequately maintain their property given the proximity of the boundary to their property.

4. I have been asked by a resident to query whether the barns within the proposed site have asbestos roofs. I understand that the Environmental Health Officer has responded to the consultation for this application requiring that the relevant/necessary conditions dealing with potentially contaminated land are entered into. I also request that such conditions are attached to this application should it be approved by the committee.

I trust that the Committee will take the above into due consideration, particularly given that the applicant has been amenable to point 1(b) above.

Officer Appraisal

Having consulted the Powys Education Service, officers are satisfied that there is no requirement for any contribution towards education as the schools in the area have further capacity currently to accommodate the likely increase in numbers of pupils to be generated from a development of the proposed scale. No changes to the recommendation are considered necessary.

Following further comments from the local councillor regarding the above proposal the comments above have been raised regarding the speed limits in proposed site access location and also the street lighting proposed. Conditions have already been recommended by the highways authority to secure the provision of street lighting and this condition is considered to be appropriate in order to make the development acceptable in terms of highway safety in hours of darkness.

Comments have also been raised regarding drainage on the site. At the request of Severn Trent a condition has been recommended by officers to secure detailed drawings prior to commencement of the development to show a scheme for both foul and surface water drainage for the site. Officers are satisfied that these matters can be dealt with at the time of discharge of condition.

The local councillor has also reiterated concerns of a local resident with regarding to the layout of the site and proximity of one of the dwellings to no. 31 Criggion lane. Officers have considered this aspect and note that the buildings closest to no. 31 is shown to be two garages and two car ports likely to be single storey in height with the nearest proposed dwelling (plot 2) being to the south west. Officers consider that the proposed distances of the buildings to the existing dwelling given the likely height is considered to be acceptable, however the proposed layout of the site and scale of the proposed dwellings is not being considered as part of this outlie application. Details of the finalised layout and scale of dwellings are to be considered at a reserved matters stage.

The local councillor's final concerns regarding the potential for asbestos being on site has been addressed by comments received from PCC contaminated land officer who has suggested a number of conditions to be attached to any grant of consent to secure further

investigation and method statements for the clearance of the site. The suggested conditions have been included in the original officer's report.

Recommendation – Conditional Consent

In line with conditions as outlined in the officers original report to committee.

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