## Planning, Taxi Licensing and Rights of Way Committee Report

**Application No:** P/2017/0974 **Grid Ref:** 323834.99 317097.54

Community Llandrinio Valid Date: Officer:

Council: 25/08/2017 Holly-ann Hobbs

**Applicant:** Mr G Jones, Haulfryn, Deytheur, Llansantffraid, Powys, SY22 6TF.

Location: Land adjoining Cilfach Glyd, Deytheur, Llansantffraid, Powys, SY22

6TF.

**Proposal:** Outline: Erection of one detached private dwelling with all associated

works (some matters reserved)

Application

Type:

Application for Outline Planning Permission

## REPORT UPDATE

Members are advised that following publication of the Committee Report, a further two representations have been received by Development Management. For ease of reference, these are detailed in full below:

Representation received 20th February 2018 –

Thank you for your notification of the meeting; I shall be unable to attend but would still wish to register my objections as stated in my initial email: the unsuitability of the site in terms of the narrow road which is already very busy; access is on a slight brow with poor visibility; but more importantly the foul water drainage which will eventually get into the various field drains and springs within the field and affect the free running ditches/streams on adjoining land (this is already a problem from existing properties)

I acknowledge there may be a need for housing in Powys but these are surely being addressed locally with the numerous sites in and around Arddleen

Representation received 15th February 2018 –

Thank you for calling me yesterday, it was a very helpful conversation.

I will reiterate our points of objection to this planning application which you are discussing on 21st February. I am hoping that you have on file the letter we sent on 18th December?

- Deytheur is a rural hamlet, not a village.
- Deytheur is served by narrow country lanes.
- Since we moved to Deytheur over seven years ago the traffic has increased considerably. I have no firm statistics for this comment other than observation, especially over the last couple of years. This takes into account the farm traffic which obviously has peak moments when harvesting.

- Deytheur has recreational users around the lanes ie horse riders, cyclists, pedestrians, either walking or running, with or without family and dogs.
- It is becoming less of a pleasure to walk the lanes around Deytheur as a lot of time is spent on the verge avoiding the traffic.
- Deytheur has no facilities, ie schools, bus service, shop etc
- The speed of the traffic is alarming, there is no consideration for the residents of Deytheur. This is an accident waiting to happen, evidenced by the state of the verges.
- Due to the volume of traffic the lanes, which are unclassified, are becoming in a state
  of disrepair, potholes are forming and where traffic is hitting the edge of the road, large
  ruts are appearing. I know there are budgetary restraints for road repairs or
  resurfacing and can only assume that Deytheur would well down the list for any work
  to be done.

Not wishing to muddy the waters so to speak, but we did discuss briefly the other application in Deytheur for an agricultural building and the huge concerns of the residents as to the large warehouse that has been built which doesn't bear much relation to agriculture. I understand there is a 'stop' on this build but the building continues to be worked on. The combination of the possible volume of traffic that could be involved with that application and Glyn Jones's application fills us, the residents, with horror. Deytheur cannot sustain these developments.

The rest of the points are referred to in our letter of 18<sup>th</sup> December.

Many thanks for your help.

Representation received 12th February 2018 -

Than you for your letter darted 9th Feb 2018 re the planning application in the hamlet of Deytheur.

Lynne and I are unable to attend due to work commitments but we wanted you to know that our previous objections stand for this planning application. I have attached below a list of the objectios we feel are still very appropriate.

- Deytheur is a Hamlet, not a village and this is Green Field land.
- There is no public transport or facilities within reasonable walking distance. The
  occupants will require cars.
- A number of the local residents including myself, are already concerned about the traffic through the village and have raise these concerns through the appropriate channels.
- This is a small lane with many blind corners
- In the mornings and evenings there is already considerable traffic for this type of country lane.
- Many vehicles drive too fast down these lanes and in the middle of the road so we want to discourage traffic and excessive driving though the village.
- The proposed dwelling is on an approach from a completely blind bent.
- No local need.
- The Spinney 2 bed bungalow took over 18 months to sell at a low price.

- Deytheur Grange 4/5 bed house 1 house away from the prosed dwelling, has been on the market for over 18 months and is still on the market.
- There are houses for sale in the surrounding local villages (Four Cosses /Llansantffraid / Ardleen to name a few) where there are schools, public transport and local facilities such as shops and doctors practices.
- I would not consider a 3 bedroomed detached property with a garage, affordable housing.
- There are numerous schemes and properties currently available in the surrounding villages and towns (Welshpool, Oswestry and Shrewsbury) that have affordable housing schemes to help people purchase a home and they are in locations where there is public transport, medical facilities, local shops and services and most important – employment.

Some of my farming neighbours have struggled to get planning on their own land for a single dwelling for their families to occupy to support farming – even with an agricultural tie.

It does not address local need or affordable accommodation.

This is a Hamlet and beautiful Green Field site, which I believe should be protected.

Case Officer: Holly-ann Hobbs- Principal Planning Officer Tel: 01597 827319 E-mail:holly.hobbs@powys.gov.uk