

**Cyngor Cymuned Basle Hefo Chrugion/
Bausley with Criggion Community Council
DRAFT**

Minutes of the meeting held on Monday 12th December 2016 at
Bryn Hafren School

073/2016 **Present:** Councillors Mrs L Burrowes, A Lloyd, S Potter, D Jones, Mrs F Davies,

County Councillor Graham Brown was in attendance for part of the meeting

Apologies: Councillor J Oakley, T Davies

Members of the public representing the applicant, supporters and objectors to the application under discussion were in attendance

074/2016 **Declarations of Interest**

None

The Clerk opened the meeting by explaining that this was a full council meeting with the opportunity for attendees to put points regarding planning application P/2016/1077 that they would have done at the original meeting, had they received sufficient notice to attend.

Members of the public will be asked to put their points and Clerk will sum up all the points.

Clerk asked that that speakers be allowed to finish uninterrupted and all to be treated respectfully

Clerk outlined the following regarding planning procedure

Community Council are contacted as they were on 8th November to respond to a planning application within 21 days – usual council meeting was due and took place on 21st November so within the timescales

Powys County Council are responsible for putting up notices of a planning application

Normally any members of the public interested attend the Council meeting (as has happened in the past)

We are advised that notices were out up on 16th November giving until 7th December to respond

Following representation advising us, this further meeting was arranged to allow all members of the community to put their views to Councillors.

The planning officer is aware of this and has agreed that responses from both the Council and members of the public can be made after this meeting

Whilst the UDP has expired the LDP is not yet adopted.

075/2016 Minutes of the meeting 21st November 2016

Minutes circulated

076/2016 **Planning application P/2016/1077
2 dwellings adj to Oakfield Coedway**

Mr Ian Bebbington had been asked on behalf of objectors to the proposal to speak on their behalf (including some present at the meeting) and set out the objections summarised as follows (these are the also objections raised to planning through the Portal):

Highways

The objectors approved the previous development on the basis of the entrance being moved further down the hill but did not agree that this could

accommodate extra traffic as proposed now. They have concerns on the greater risk to vehicles from traffic approaching over the bank. Problems exacerbated by speed which cannot be monitored by the police at night.

Greenfield site

Mr Bebbington referred to Green Belt issues which he felt were similar although acknowledging that was not a green belt site. They feel this is urban sprawl that will link the village of Coedway to Crew Green, and that there is other land already available in both villages without using a greenfield site.,

LDP

Site was put forward and a consultation report does not agree with it as a residential allocation.

Flooding

The topography of the site means that drainage in severe rain flooding affects the properties on the main road below the site

Other sites

Mr Bebbington commented that the Council had objected to a larger development in Crew Green on the basis of too many larger houses yet this site had 2 four bedroom houses and was also not in the UDP but had been supported.

Mike Lloyd Planning Consultant on behalf of the applicants

This application is not comparable to an open market development as the applicants will reside there so any issues affect them. Application is at an early stage and anything raised by appropriate departments at Powys CC will be responded to at the time.

Highways

The new access agreed by Highways at the time of the previous development was of a standard that should be able to accommodate further dwellings

Greenfield site

It is recognised by Powys that they need to build houses and to find sites to do so. They recognise that this site is outside the UDP boundaries

Drainage

Powys CC have been appropriately consulted and any concerns they raise will be addressed however they feel that the development will resolve issues on the site rather than cause further.

Further comments

As one property is to be sold it can be looked at as a site for commercial gain – response from planning consultant is that a local family will be occupying one of the properties, selling the other to assist with their costs with other family members already living at the same site

-The LDP is a more up to date document

Mr A Wynne (joint owner of land at site)

Confirming that the new entrance built in accordance with Highways and is used by them, their family and friends

A new drainage chamber was built that takes around half of field water run-off, therefore diverting water away from the properties in the main road.

Residents affected by the flooding – issues with the drains on the pavement unable to take the water and have been blocked therefore flooding the property. Following recent intervention from Cllr G Brown the drains have been cleaned.

Conversations about the need for the local school to have additional numbers, but also that Coedway residents have a choice of schools.

County Councillor Graham Brown made it clear he was not commenting or discussing this application itself, however outlined the situation that Planning Officers find themselves in without an approved development plan.

077/2016 Clerk summed up the points raised and Councillors then further discussed the application.

Whilst they noted the issues raised by those at the meeting, they still wish to support the application. However, they do wish to make it clear that they would not support any further development on this site (for clarification, not on any part of the field adj to Oakfield not just the planning site under discussion)

078/2016 Finance

Payment to C Price for work on sidings £300 proposed Cllr Davies Seconded Cllr Burrowes

079/2016 Next meeting Monday 16th January 2017