

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

Minutes of the meeting held on Monday 24th April 2017 at
Bryn Hafren School

- 0027/2017 **Present:** Councillors J Oakley, A Lloyd, S Potter, D Jones, R Lewis, T Davies, Mrs F Davies,
- Apologies:**
 Mrs L Burrowes
 These were members of the public in attendance for all the planning matters
- 0028/2017 **Declarations of Interest**
 Cllrs F Davies, T Davies and R Lewis declared interest in Applications P/2017/0299 and P/2017/0302 and left the meeting whilst these applications were discussed
- 0029/2017 P/2017/0323
 Outline for 3 detached houses in Coedway opposite Coedlan
 There were representations from several members of the public there with 2 main issues:
 Highways – access onto road that monitored to show many exceeding the speed limit, the access to Bank House is not shown on the plans, the visibility and pictures are not correct no account taken of agricultural vehicles that will use this as its combining the current field gateway,
 Drainage – unacceptable to drain off into the brook via drainage field – NRW have apparently said there is already the maximum going onto that brook
 Noted that the previous agreed planning permission was for mains drainage and combined access with Bank House.
 Councillors discussed this application
 All applications on the agenda today refer to housing supply however the council have agreed one particular site as on the LDP All applications response to include general statement about this and also the mains drainage capacity in the area that is already a concern.
 Agreed response:
 Several members of the public attended, and expressed concern regarding the access
 There has recently been a Community speed watch established monitoring speed on this stretch (we are advised these have led to a Police initiated monitoring for 2 weeks, and that the results are with Highways) which showed excessive speed along this part of the road.
 The access to the properties proposed in the planning application for the same site that has lapsed was utilising an existing access not proposing a further one on to this road.
 The plans do not show this access (to Bank House) and concern was expressed that the photographs supplied are not taken from the access point proposed, therefore the visibility is inaccurate. In addition, the access will include the current field gate bringing agricultural vehicles entering and accessing the field much nearer the brow of the bank.
 There is also a bus stop on this stretch
 Drainage- the earlier site was agreed on the basis of joining the mains sewerage whereas the current plan proposes a full discharge unto Coedway Brook – we are advised that the number of properties allowed to discharge by pipe over ground into the brook are already

at the limit allowed by NRW, and this is not an acceptable method. The site already drains down with water gathering at the field gate. We are advised that the levels of the well on the land at Bank House demonstrates that the water table level is high.

The Council object to this application on the basis that the highways access is unsatisfactory and the method of drainage proposed is not satisfactory- it should revert to mains. We would also ask for clarification as whilst the application form and plan says three houses are applied for, the design statement clearly mentions four houses at several points

0030/2017

P/2017/0302

Residential development opposite Molverley View

The views of several neighbours were represented. Main concerns were the access being almost opposite Molverley View which is already difficult to turn out from. The visibility splay mentioned cannot be achieved and includes sight across a driveway which would be blocked by cars entering, leaving and parked

Councillors discussed this and agreed a response:

Member of the public attended and expressed concern regarding the access – in particular having had professional measurements, that the splays proposed by the applicants are not achievable particularly in achieving this before the bend. They include sight over the driveway of an adjoining property which would be impeded by vehicles on that driveway and accessing the property. They pointed out that the site was excluded from the LDP and that local housing needs can be fully met by the proposed site going forward in the LDP.

The Council object to this application on the basis of the highways access and express concerns as above on the sewerage capacity.

0031/2017

P/2017/0299

No representations from members of the public other than the applicant advising they had been approached to make applications to utilise the housing supply figures.

Councillors had concerns due to the access on this stretch with the LDP site on the opposite side of the road, as this proposed access would not have been accounted for in that agreement. They would also like to see the development of smaller more affordable homes

Agreed response:

No objections to this application in principle, in order to get safe access, any highways conditions imposed to be met - the proposed LDP site would have access on the other side of the road on this stretch. As commented above the relevant authorities to confirm that there is capacity for mains drainage.

0032/2017

Accounts to 31.3.17

Th accounts were approved by all and signed by the Chair

0033/2017

Next meeting 15th May 2017