

5 Hill View
Brecon Road,
Builth Wells, Powys. LD2 3DY

04.12.2017

County Planning, Taxi Licensing
and Rights of Way Committee
The Council Chamber of County Hall
Landrindod Wells
Powys
LD1 5LG

Dear Sirs,

Re: Outline Planning Application P/2017/0700
Proposed Development at Land on Brecon Road, Builth Wells. LD2 3DT
by Mr. and Mrs. J. G. Evans
Architects – Hughes Architects (Mr. Doug Hughes)

I refer to the above proposed planning application and my previous letters of objection dated 11th April, 21st August and 5th September 2017 and would now like to address my serious concerns directly to the Committee today. Unfortunately it is not possible for me to attend personally but I feel so strongly about the proposed development that I feel I must write again.

I am very worried about the safety of the public and the amount of traffic this site would generate on the Brecon Road. Tests have proved that traffic travels at speeds over the existing speed limits and with two already existing junctions close together, one at Hill View and the other nearby at Pen y Bryn, with any additional junctions and increase in traffic this would make Brecon Road very dangerous. There is also the existing bottle neck at the bottom of the hill by Plough Corner. Lorries back and forth to the Co-op, farm vehicles to the Cattle Market and the thought of more heavy lorries to a building site would cause serious problems. May I remind you there is only one narrow pavement here which makes it dangerous for pedestrians, prams and wheelchair users already.

Regarding the site itself, the plans show a number of trees to be planted which will eventually grow to a great height overshadowing the bungalows on Hill View and blocking out sun and daylight. The bungalows on Hill View were built and designed with the lounge at the back to take full advantage of the south facing aspect.

There is also a hedge shown on the plans to run parallel with Hill View. This may seem a good idea in principle but who is to maintain the hedge?

I should also like to draw your attention to the fact that Hill View is, all but for two properties, bungalows and bungalows abutt the field in question. To think about building houses with up to five bedrooms, which will be quite large presumably, will overshadow the existing development on Hill View. The site is steep and any houses built would be on top of the hillside, again overshadowing the bungalows below.

The development of the new site would cause an immense amount of noise, dust and distruption for all the residents on Hill View which could go on for years to come which is a very worrying prospect.

As I have emphasised before, there are a number of sites available in Builth Wells that already have planning permission. There are also green fields within the bounday which could offer better facilities being closer to the town centre and more level for developing. The Government are also currently talking about land with planning approval that is not being built on and the laws could probably change in the near future regarding those sites.

I am also concerned about the oak trees being some 150 years old and the wildlife in general and distruption of their habitats.

I trust every consideration will be made to my objections to Outline Planning Approval being given to the land adjacent Hill View and how this will affect the decision made regarding the Local Development Plan for now and the future.

Yours faithfully,

Susan E. Straw (Mrs.)