

Planning, Taxi Licensing and Rights of Way Committee Report

Application No:	P/2017/1265	Grid Ref:	304821.63 302872.58
Community Council:	Dwyriw	Valid Date:	Officer: 30/10/2017 Sara Robinson
Applicant:	Ms Judith Townsley, Cefn Bryn, Cefn Coch, Welshpool, Powys, SY21 0AE		
Location:	Cefn Bryn, Cefn Coch, Welshpool, Powys, SY21 0AE		
Proposal:	OUTLINE: Residential development of one dwelling with associated works		
Application Type:	Application for Outline Planning Permission		

Report Update

This report forms an update to the previous report circulated to Members.

Representations

Following the erection of an amended site notice on the 25/01/2018 for the period of 21 days one public representation of objection has been received;

Following the amendment to planning application P/2017/1265 I would like to reiterate my object to the planning application at Cefn-y-Bryn, Cefn Coch.

My objections are based on three key points:

- 1) poor access / highways
- 2) limited amenities within the area
- 3) the impact on existing business' in the village.

Highways

The proposed access means that cars will be pulling out directly onto the B which runs through the village of Cefn Coch. Although classified as a minor road, this road serves considerable volume of traffic. It is the main access to the industrial site H.V Bowens, Tan-y-Foel Quarry and as a result a large number of heavy goods and articulated lorries pass through the village throughout the day.

The proposed access at Cefn-y-Bryn remains unaltered, and as such is still subject to poor visibility towards the East due to the location of the existing Cefn-y-Bryn which is located directly on the roadway. The proposed visibility splays are inadequate. Vehicles pulling out onto the carriage way will be moving directly on to the juncture where the southern B road joins on to the East-West B road. An additional junction at this location is a safety concern. Vehicles frequently park between the proposed access and Frongoch Hall Lane to the west of

the proposed site. When such parked vehicles are present the visibility will be further reduced.

Limited amenities within the area

There are no amenities within Cefn Coch. The nearest amenities (school, shop, church) are located within the key settlement of Llanfair Caereinion which is 5 miles to the North East of Cefn Coch. The recent classification changes proposed within the draft of the Local Development Plan will see Cefn Coch demoted to a rural settlement and as such the provision of amenities within this area will continue to be frequented at Llanfair Caereinion.

The impact on existing business' in the village

Cefn Coch is very much a working village and the proposed site is very close to Cefn Coch Inn and Cefn Coch Farm. The Inn which hosts events and functions throughout the year can be described as "lively" and has a flourishing trade in meals particularly in the summer months. Residents of the new proposed properties might expect that their quiet enjoyment of their properties might be impacted by the sound and traffic generated by the Inn. It is foreseeable that the inhabitants of these properties might request restrictions to be imposed upon the business, potentially harming it's viability and having a detrimental effect upon the economy of the village.

Similar arguments maybe made with regard to Cefn Coch Farm, which is owned by my family. This busy livestock farm requires the movement of livestock, vehicles and agricultural machinery sometimes at anti-social hours and the proposed houses will be built directly opposite Cefn Coch Farm entrance. As with the Inn this activity could impact upon the new houses and the social coherence of the village might be compromised.

I feel strongly that existing business at the heart of this village should not face the risk of restrictions in their methods of operation and would therefore suggest this development not be approved.

Please find attached an annotated plan highlighting these points

1. Fieldgate in frequent use by Cefn Coch Farm
2. Area of frequent roadside parking
3. Alternative exit used from front car park at Cefn Coch Inn
4. Frontage of Cefn Coch car park which has heavy traffic flow
5. Cefn Coch Farm main Entrance
6. Frongoch Hall farm Entrance

If you require any further information please don't hesitate to contact us.

