

# Llanelly Community Council Planning Application Representations

Observations on the Preliminary Enquiry made by:

**Charles Church East Wales. Land at Cae Meldon, Gilwern.**

**The development proposal comprises the construction of 92 residential units and associated works, including a new road, public space and recreational space.**

For planning under the Town & Country Planning Act.

**Application No:** 13/10295/FUL

**Officer:** Mr Rhodri Davies

Please find below the observations and any recommendations from Llanelly Community Council regarding the above application. Llanelly Community Council would be grateful if you would take into account these observations and report them to the Planning Committee.

Should the National Park Authority be minded to grant permission for the above Application. Llanelly Community Council would recommend that the following matters are controlled by means of appropriate planning conditions.

## **Comments:**

The Community Council received a number of representations from local residents asking for further information.

The Chairman and members from Llanelly Community Council have held several meetings where members of the public have addressed the Council and made a number of observations.

## **Affordable housing:**

Concern has been expressed over the location of the affordable units and the construction of the three storey block of flats. After consulting the affordable housing need survey there has been no call for one bedroom units in this community. The development proposed is out of keeping with the proposed dwellings and design. Also the proposed building will detract from the immediate street scene and the overall appearance will change the character of the landscape. It is clear from the LDP table 6.2 on page 87 that this development would Ty-Clyd. This will provide one third of the affordable housing in the NPA within the first three years of the LDP when no review of the housing need has been undertaken.

Under policy 4-The proposals for this development contain trees that will be required to be felled under the tree survey

The policy states the NPA should be satisfied with the tree survey and the trees and their root systems are retained and adequately protected prior to, during, and after development.

It would seem from the application that a large number of trees are going to be removed from the northern side of the development. It is clear that the existing trees do not need to be felled and replacement trees planted. Therefore no scheme to replace them should be required.

### **Drainage and Sewerage Constraints.**

In 8.6.1 Dwr Cymru Welsh Water identifies capital investment is required on the sewerage network in the NPA. This location within the village of Gilwern is prone to foul drainage backing up and over flowing into the gardens of dwellings in Lancaster Drive. It is clear the extra capacity which is going to be placed on this system is going to exacerbate the drainage issues in this location.

The extensive size of this development will have an overwhelming affect on the run-off from the impermeable surfaces which will increase the risk of flooding in the location downstream which is already being affected at the moment. The construction of the attenuation ponds which are outside the LDP boundaries. The LDP document identifies sustainable drainage is a design philosophy and a range of techniques should be employed to manage rain water and excessive surface water. The developer should produce an effective system into the development. Llanelly Community Council would recommend that any s106 agreement is ring fenced for the up grading of the drainage in this location

### **Highways issues:**

The proposed footway along Lancaster Drive to allow access between plots 36 and 37. It would appear the residents have not been consulted in relation to this proposed development along a private drive. It is clear there is insufficient pedestrian access. It would also appear from the proposed plan that there is no footway from the proposed development to the recreation and school facilities in the village.

The application would appear to have a complete disregard to visitor parking within the proposed development. The Wales Parking Standards for any new houses development should be taking into consideration visitor parking.

Members are concerned over any improvement to the junction with the Abergavenny and Ty-Mawr Road. Members expressed concern to the Planning Manager for the developer as the land both sides of Ty-Mawr Road are in third party ownership and any major improvements will be restricted. The traffic has a tendency to speed in this location, hence the regular speed checking by Gwent Police. Can you advise if any mitigating agreements have been confirmed in the pre-application stage?

Concern must also be expressed over the footway links on Ty-Mawr Road and the link onto Abergavenny Road. The footway on the Old Ty-Mawr road is insufficient in its width as it does not comply with current highway standards and protocols.

### **Waste Collection:**

A further point relates to the waste collection from the two cul-de-sacs on the Old Ty-Mawr Road, where collection and refuse vehicles will find it difficult to access the properties in these two locations due to the manoeuvrability in this confined space where these 9 dwellings are proposed. It can only be assumed that this will lead to waste bags being left on the side of the highway prior to any collection. It would also appear that the access into

this location will not meet the required standard and most, if not all of the hedging in this location will be removed.

*Adrian Edwards*

Clerk to Llanelly Community Council

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