

Town Council of Newtown and Llanllwchaiarn

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Cyngor Tref y Drenewydd a Llanllwchaearn

17th March 2015

By Email Attachment

Development Control
Planning Services
Powys County Council
Severn Road
Welshpool
Powys
SY21 7AS

Dear Sir or Madam

Planning Application(s)/ Notice(s) – Consultation Response(s) from Newtown & Llanllwchaiarn Town Council

Following the meeting of its Planning Committee on 16th March 2015, the Town Council would like to submit its response(s) to consultation(s) as tabled below:

S = support, O = object, N = note,

| Ref. | Applicant | Site | Description |
|--------------------------|---|---|--|
| P/2014/1285 | Mr Hugh Jones, 4 Bishop's Castle Street, Montgomery | 13 Severn Street, Newtown | Amended proposals: part change of use of existing ground floor restaurant into office use |
| Consultation Response | S | The council supports the application and would like to reiterate its comments from January to be taken into consideration – i.e. it supports the application, and welcomes the inclusion of wide-door toilet suitable for limited mobility, but would like to add that access to the wide door toilet from the office appears to be via another narrow door which may be difficult to navigate for those of limited mobility. | |

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|--------------------------|--|---|---|
| P/2015/0163 | Mr Martin Owens, Wynstay House, Arthur Street, Montgomery | Land adj Ashbrook, Middle Dolfor | Outline: (access & layout only) Erection of 2 affordable dwellings, improvements to existing access & installation of sewerage treatment plant |
| Consultation Response | O | The council objects to the application as it believes the site to be in the bounds of protected land for the forthcoming Newtown By-pass. | |
| P/2015/1301 | Mid Wales Property Ltd, High Street, Newtown | Former Magistrates Court & T Abuilding, Back Lane | Additional Information: Section 73 application to vary condition no 2 attached to planning permission P/2013/0891 (to allow design & internal layout changes) |
| Consultation Response | S | The council supports the application without further comment. | |
| P/2015/0183 | Mr & Mrs D Lloyd, Bryn Y Awelon, Bryn Lane, Newtown | Bedw Gwilym, Aberhafesp | Formation of new vehicular access & access road |
| Consultation Response | S | The council supports the application without further comment. | |
| P/2015/0220 | Hansteen Holdings plc & Church of Latter Day Saints, c/o McGough Planning Consultants, Stockport Rd, Altrincham | Unit 1 St Giles Business Park | Change of use from office (B1) to office, day centre & place of worship (D1) resubmission of P/2014/1005) |
| Consultation Response | S | The council supports the application on condition that n parking is permitted on the adjacent A483 (currently a trunk) road. | |
| P/2015/0161 | Gastronomy Foods Ltd, c/o Pegasus Group, Old London Road, Sutton Coldfield | Site of former Co-Op Building, No.1-4 Pool Road, Newtown | Erection of building for use as restaurant and take away (A3 Use Class), together with formation of vehicular parking spaces, access arrangements, floodlighting, CCTV and all other associated works |
| Consultation Response | S | The council supports the application on the grounds of benefits of providing employment, attracting visitors into town off the forthcoming by-pass, economic benefit overall, and occupancy of an empty site, on conditions: a) Litter: the restaurant provides a litter patrol to pick litter at least | |

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|-----------------------|--|---|--|
| | | <p>daily</p> <p>b) Community benefit: a contribution anticipated to be approx. £11,000 is made to assist the town council fund a 5-year lease on 2 new Big Belly Bins at the nearby car park</p> <p>c) Traffic exiting the site onto the A483 are not permitted to turn right for reasons of safety at the junction (I left turn only)</p> <p>d) Noise: a noise assessment and mitigating actions are undertaken in regards to delivery vehicles</p> <p>e) Noise: no deliveries are permitted overnight in consideration to nearby residents.</p> | |
| P/2015/0162 | Gastronomy Foods Ltd, c/o Pegasus Group, Old London Road, Sutton Coldfield | Site of former Co-Op Building, No.1-4 Pool Road, Newtown | Display of 4.no illuminated fascia signs. 1.no illuminated totem sign and 6.no directional signs |
| Consultation Response | S | The council supports the application on condition that lighting is in accordance with Welsh Government requirements. | |
| P/2015/0197 | Mr & Mrs D and S Jones, Cwm Dockin, Abermule | Development adj Graigwen, Llanllwchaearn | Outline: erection of four dwellings, creation of vehicular access & infrastructure improvements |
| Consultation Response | S | <p>The council supports the application and welcome additional housing, and is of the view:</p> <p>a) a pedestrian infrastructure is inadequate (no pedestrian pavement on nearby road)</p> <p>b) safety concerns in that the vehicular access joins the nearby road at a road junction</p> <p>c) a vehicle turning area is needed on the development site.</p> | |
| P/2015/0232 | Rekindle, c/o MM&P, 10 Broad Street, Newtown | 11-12 Market Street, Newtown | Change of use of A1 shop to B1 office (ground & 1 st floors) |
| Consultation Response | S | The council supports the application without further comment. | |

Yours faithfully

E J Humphreys

E J Humphreys SILCM
Clerc Y Dref / Town Clerk

cc Cllr S Newham (Chair Planning Committee)