

KERRY COMMUNITY COUNCIL MINUTES  
 Cyngor Cymuned CERI /KERRY Community Council –  
 Serving the villages of Kerry, Sarn and Dolfor

Monday 5<sup>th</sup> June 20:10, Kerry Village Hall

Clerk: Ria Roberts, Oak Cottage, Sarn. SY16 4HG. Phone: 01686 671275

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**MINUTES**

**Kerry Community Council Additional Planning Meeting**

<b>Chair</b>	Cllr. D. Jones (Sarn)
<b>Vice-Chair</b>	Cllr. C. Seal. (Kerry)
<b>Attendees</b>	Cllr. V. Wildish (Kerry) Cllr. R. Gardner (Dolfor) Cllr. B. Pryce (Sarn) Cllr N. Hayward (Kerry) Cllr M. Morgan (Sarn) Cllr G. Evans (Kerry) Cllr D. Lush (Kerry) Cllr P. Jenkins (Kerry) Cllr S. Holloway (Kerry)
<b>County Cllrs</b>	PCC Cllr B.Breeze (via phone/ remote connection)
<b>Other Officers</b>	
<b>Members of the Public</b>	37
<b>Clerk.</b>	Ria Roberts

<b>1.</b>	<b>Apologies</b>	Cllr I. Jones (Dolfor)
<b>2.</b>	<b>Declaration of Interest of any items on the agenda</b>	Cllrs Wildish, Seal & Pryce (personal)
<b>3.</b>	<b>Details of the application(s) to be discussed</b>	
<b>a.</b>	Application Reference: 23/0630/FUL Proposal: Full planning application for a proposed replacement school, ancillary buildings, a MUGA, landscaping and associated works Site Address: Land Adjacent to Brynlllywarch Hall School, Kerry, Newtown, SY16 4PB	The Chair thanked the attendees for the strong community attendance and outlined the meeting agenda.
<b>4.</b>	Members of the Public will be invited to address the Council – as directed by the Chair	<b>Concerns/ Comments raised by Members of the Public (summary)</b>  Proposed build site outside Kerry LDP

Any member of the public wishing to attend in person or via telephone/remotely, please contact the clerk as above and supply any questions via email

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		<p>Detrimental impact on local community e.g., overlook adjacent properties, potential noise/light pollution, dominant feature, out of place design, potential issues with blocking mobile phone signal.</p> <p>Foul water drainage i.e., swale dispersal issues could damage properties below (2 properties) and the local environment.</p> <p>Brynlywarch Hall – Grade 2 listed building will deteriorate further. Powys CC should state their intentions for the property i.e., sell the hall, which will generate more traffic depending on the use.</p> <p>Access to the new site is not suitable for large vehicles or the increased traffic. Only 1/2 formal passing places with the remaining passing places being on private property and therefore should not be considered as part of the access strategy.</p> <p>In addition, how have private driveways been allowed to be proposed as access.</p> <p>Insufficient on-site parking for staff proposed – where will the overflow parking be sited.</p> <p>Land used for walkers/ horses &amp; public right of way. Concern related to the uncertainty the proposed build has on footpath - potentially closed. Why not develop on current site? – Raised by a number of attendees. Concern related to lack of consultation with local community The original proposal detailed 3 options however the planning application is proposing a different option to those originally proposed. Proposed passing place at the junction is used currently by large farm vehicles, which render the passing place unsuitable. Safety of walkers – speed limit/ is there a plan B for construction traffic if an accident at Pentre bridge The community attendees considered the Pentre bridge too small for construction traffic. (KCC Cllr noted that the weight limit for Pentre bridge is suitable). Should the proposal consider altering Muddy Lane in order for this access to be used? Safe guarding issues when pupils are on site in conjunction with a public right of way/ footpath. Has PCC considered a more suitable location for the school where it is close to public transport and/or walking/ cycling Access road B4368 proposal cannot be enforced and therefore traffic may use Common Road, which is a quicker route.</p> <p>Why has money not been spent on the school beforehand – owned since 1945 – why has it been allowed to deteriorate.</p>
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		<p>Concern regarding the proposed increase in pupil number (up to 64) and therefore more teachers – no provision for an increase in pupils i.e., will there be more development at a later date.</p> <p>The old school site was discreet however the school will now be visible. Proposal that was endorsed was to build behind the leylandii trees however the trees have been removed and the site altered (Was an EPS licence issued)?</p> <p><b>Chair &amp; Acting Deputy Chair</b> – Board of Governors Brynlywarch Hall School responded to some of the issues raised by attendees (summary);</p> <p>Pupils can't walk/cycle to SEND school and the pupil numbers will not see an increase in number of mini buses. 58 children at the moment do not envisage any more than 64. Pupils attend from Telford/ Brecon.</p> <p>Staffing ratios are likely to remain the same.</p> <p>The current school infrastructure has not been fit for purpose for approximately 20 years and, in some instances, areas could be considered dangerous.</p> <p>The Chair/ Acting Chair acknowledged the concerns of the residents and agreed that they needed to be addressed however a new school needs to be built.</p> <p>The main building is not used due to safety issues and it is unfair that the most vulnerable children have to put up with the most appalling situation.</p> <p>Various other sites have been looked at but none have been found suitable. It is important for the children's education to be supported by good infrastructure.</p> <p>Members of the public were advised to write to Powys CC and comment/ object to planning in order to register their views.</p> <p><b><u>Additional Details</u></b></p> <p>The majority of the attendees from the community were happy for the school to be built on the existing site, which was one of the original plans. – Vote 22/37 (61%)</p> <p>It was noted that community attendees were not in favour of the plans as submitted in the Planning Application.</p>
5.	Council to discuss application	<p>The Council resolved to STRONGLY OBJECT to the planning application as detailed in the report below (appendix A).</p> <p>In summary -</p> <ul style="list-style-type: none"> <li>• Access Issues</li> <li>• Building on greenfield site</li> <li>• Public right of way disruption and safety issues</li> <li>• Drainage issues</li> <li>• Status of existing building</li> </ul>

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		Chair (KCC) & representatives from the community to attend the PCC planning meeting relevant to this application.
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### **Appendix A – Planning Response Report to be submitted to Powys Council Council**

There were 34 residents present plus three representatives from the school. Of this number 34 were opposed to the plans.

#### **Details according to Asbri's Planning Statement**

##### **Site Location**

**2.1** The proposed new school is to be located on two greenfield sites which are in open countryside outside the defined settlement boundary of Kerry. One of the fields is the current sports field for the school and the other has been used for grazing sheep.

**2.17** Currently the majority of vehicles use Common Road to access the existing school. The proposed travel route is via the B4368 and the Pentre hamlet via a narrow bridge.

The proposal to send all construction and school traffic via the above-mentioned route will involve the majority of vehicles travelling an additional two miles per trip to arrive at the new site entrance which is only 400m from the existing school entrance at the top of Common Road. Drivers can be requested to take this route but it is unenforceable.

It is claimed that there are 12 formal and informal passing places between the Pentre and the proposed new site. There is actually only one formal passing place. The informal places are residents' private frontages/driveways and they are not willing to accept this situation.

The narrow bridge at the junction of the B4368 and the C2012 regularly suffers damage necessitating repairs to be carried out by Powys County Council.

The owner of the trees to the west of the bridge states that he has not granted permission for them to be removed.

**2.18** The site is bisected by a PROW (Ref 217/103/1) which separates the planning field and adjoining field with the school.

Residents and Councillors expressed concern that the PROW is to be enclosed by a 2.4m high fence on the side adjacent to the proposed new site. It currently has a fence to the southern side. This raises concerns for public safety. The footpath features in a KCC published brochure and also in Kerry WI's book of 'Kerry Walks' published to celebrate the Millennium. It is a very well used walking route.

##### **JUBB Travel Plan**

**5.2.10** The proposed scheme will bring a number of highways improvements.

**5.2.11** The carriageway width on the C2012 is proposed to be widened to a minimum of 5.5m across the development frontage.

It is possible that the widening of this carriageway will allow vehicles to travel at greater speed. This section of the C2012 forms part of a local exercise route known locally as 'The Sawmills Loop'. There are no pavements and very few verges on this route. However, it is well used on a daily basis by residents as a circular route in their local area where they can enjoy the natural surroundings. It is used by children of all ages (including those in buggies), adults of all abilities, dog walkers, joggers, cyclists, horse riders and invalid scooter users. It should be noted that the B4368, which forms part of this route, is subject to the national speed limit and the addition of large construction vehicles during the building stage and the ongoing proposed increase in traffic on a daily basis raises road safety concerns.

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**5.2.12** It is proposed to redesign the junction layout to the south-west of the application site by removing the existing grassed island. This would then serve as an informal passing place.

No road junction should ever be promoted to a passing place.

### **JUBB Drainage Strategy**

#### **Runoff Destination**

#### **Foul Water Strategy**

**5.1.5** A package treatment plant is proposed to treat the foul water flows from the school before discharging into the northern swale and infiltrating through the ground.

There is a potential risk that should the package treatment plant fail to operate, the untreated sewage would be discharged into the swale causing damage to the environment and possibly to the adjacent residential properties.

**4.2.1** The site surface water runoff will drain through infiltration, via swales and infiltration tanks.

There are to be two swales, one of these is proposed to be sited on a raised, sloping site directly opposite/above a residential dwelling. This is not acceptable due to the potential flooding risk.

### **SUMMARY**

KCC acknowledges the need for modern facilities for the students and staff but does not support the plans to build a new school on a greenfield site in a rural area with inadequate highways provision.

It is the Welsh Government's policy that brownfield sites should be re-purposed before greenfield sites are newly developed.

KCC and residents believe it should be possible to maintain the existing Grade II listed school building and that additional school buildings, to a modern standard, should be built on the area currently occupied by the two vacant houses, various outbuildings and demountables. This will allow the existing grass playing field to be retained for recreational activities.

KCC is concerned that the future of the Grade II listed Brynlywarch Hall is not being considered jointly with this application and that greater consideration should be afforded to the future of this historical Estate which is a significant part of Kerry's heritage.

In addition, if Brynlywarch Hall continues to be used for other purposes and/or is sold for development the access issues from either Kerry or the Pentre Bridge would be exacerbated further.

**Council STRONGLY OBJECTS to this application for the reasons stated.**

**Meeting close 21:50**

**Approved:**

**Date:**

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