

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

Monday 6th March 20:15, Kerry Village Hall

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

Email: clerk@kerrycommunitycouncil.gov.uk

Kerry Community Council Additional Planning Meeting

MINUTES

Chair	Cllr. D. Jones (Sarn)
Vice-Chair	Cllr. C. Seal. (Kerry)
Attendees	Cllr. V. Wildish (Kerry) Cllr. D. Lush (Kerry) Cllr. B. Pryce (Sarn) Cllr S. Holloway (Kerry) Cllr P. Jenkins (Kerry) Cllr G.Evans (Kerry)
County Cllrs	0
Other Officers	0
Members of the Public	0
Clerk.	Ria Roberts

Item	Item Detail/s	Outcome/Decisions/ Actions
1.	Apologies	Cllr N. Hayward
2.	Declaration of Interest of any items on the agenda	None Declared
3.	Details of the application(s) to be discussed	
a.	<p>PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012 SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D Full planning application for a proposed new school, ancillary buildings, a MUGA and associated landscaping, highways and engineering works Land adjacent to Brynlywarch Hall School, Kerry, Newtown, Powys, SY16 4PB</p> <p>Online at https://www.asbriplanning.co.uk/statutory-pre-application-consultation/.</p>	<p><u>Comment Summary</u> Kerry Community Councillors fully agree that the existing complex at Brynlywarch School is inadequate for modern educational purposes in the current state and acknowledge the requirement for upgraded/new buildings.</p> <p>The Council note the disrepair to Brynlywarch Hall under the management of Powys CC.</p> <p>The Council consider that the brownfield option for development should have been considered and presented alongside the 2 greenfield options.</p> <p>The Council have set out their concerns regarding the pre planning documentation in more detail in the table below.</p>

1. 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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KERRY COMMUNITY COUNCIL RESPONSE TO PRE-PLANNING CONSULTATION

Item	Areas of Concern (headings extracted from the Planning Statement 2023).	Comment
3a.i	Built Heritage	<p>The Council are concerned about the preservation of Brynllwarch Hall, which is a Grade 11 listed house built in 1829 by William Pugh of Berriew.</p> <p>An option for the incorporation of the existing historical building and site should have been presented as part of the pre-planning consultation.</p> <p>This option would have negated the majority of the concerns detailed below.</p>
3a.ii	Access & Highway Safety	<p>The proposed access to the new site raises the following concerns;</p> <p>Page 13 of the Planning Statement that all construction traffic, staff and transported pupils will travel via the B4368, over Pentre Bridge and onto the school via the C2012. This access route is not enforceable as there is no way of ensuring that traffic use this route. Therefore, generating even more traffic via the Code Red, sub- standard A489/Common Road junction.</p> <p>The Council note that a road safety audit is to be completed w/c 6th March however the Council would like to raise the issue that part of the proposed route does not accommodate passing traffic i.e., single lane only with limited passing places. In addition, part of the route is subject to the national speed limit and will need to be speed restricted for safety reasons.</p> <p>The Council noted the increase in traffic during and after construction and raised concerns regarding the impact on the local environment/ residents.</p> <p>The Council expressed concern regarding the unacceptable amount of mud left on the highway by vehicles entering and leaving the proposed site where the trees have recently been felled.</p>
3a.iii	Open Space	<p>The Council raised the issue of the loss of two greenfield sites (2.52 hectares), which would not be</p>

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		an issue if the existing site had been considered as a development option.
3a.iv	Biodiversity	The Council are concerned about the impact on biodiversity utilising 2 greenfield sites. Immediate impacts can include loss of habitat, translocation of flora and fauna from one area to another and loss of green, open spaces from the Welsh countryside. Potential for increased pollution during the development, increased traffic and associated noise disrupting wildlife and the potential to create a pollution incident/problem, that previously did not exist. Therefore, the brownfield site should be considered before a greenfield site.
3a.v	Drainage	There is no mains drainage therefore a Sustainable Drainage System will be incorporated in an External Plant Compound containing sprinkler tank, hydrant tank, pump room, water treatment plant and Swale. There is a potential for environmental/statutory nuisance issues for the adjacent properties that were not affected previously by the existing site e.g. noise, smells and insects.

The Chair thanked Cllrs C.Seal, D.Lush & G.Evans on behalf of Cllr V Wildish for the input on the Pre-Planning Consultation Presentation provided to the Council.

The meeting finished at 21:15

Approved by: Chair Cllr D.Jones

Date: 29th March 2023

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