

**Peterstow Parish Council consultation response to Planning Application 174522 - *Proposed demolition of existing shop premises with post office and provision of new shop, post office with accommodation over. New driveway road with two semidetached affordable houses and two detached houses.***

The Parish Council recognises that the owner/applicant has been very proactive, open and considerate to the long term impact and desired benefit to the community – the current business not being commercially viable to continue, with the potential loss to the community should it close; giving the community the opportunity to inform the proposal from an early stage through discussions with the Parish Council and a Public Meeting held in June 2017.

The owner/applicant proactively approached the Parish Council nearly a year ago to discuss their proposal to submit an application for housing with the inclusion of a shop/Post Office, for the continuation of this facility for the good of the village.

The site is central to our village and is a visual focal point. Appropriate development can only improve the visual amenity of the village, the site and building currently having a detrimental visual impact to the Conservation Area and to neighbouring properties.

The site is identified in the draft Peterstow NDP as a site for possible development, being one of only two brown field sites within the village (the draft NDP has recently been through Regulation 14 consultation in preparation for scrutiny and referendum).

The Parish Council held an Extraordinary meeting today, Saturday 3<sup>rd</sup> February - publicised to encourage public participation, which approximately twenty residents attended. Responses to the draft NDP from residents relating to this 'allocated site' have also been considered by the Parish Council.

Having considered the application, and taking into account views expressed by parishioners, both for and against the application, the Parish Council submit the following response:

**Usage**

The need to covenant that a shop/PO remains and that usage cannot be changed in the future.

The need to maintain the Post Office function throughout the build phase ('cabin/pod' or mobile unit).

**Site plan**

We would request that the site boundary (size, measurement) be confirmed, specifically in relation to the Bus Stop position in relation to the proposed siting of the new Shop/PO unit?

**Site density**

The Parish Council recognise that, in line with discussions, the draft NDP and feedback from the Public Meeting, the applicant has subsequently:

1. reduced the number of dwellings (density)
2. changed the mix of dwellings to provide more affordable housing
3. And changed the positioning of the buildings in line with concerns raised by neighbours.

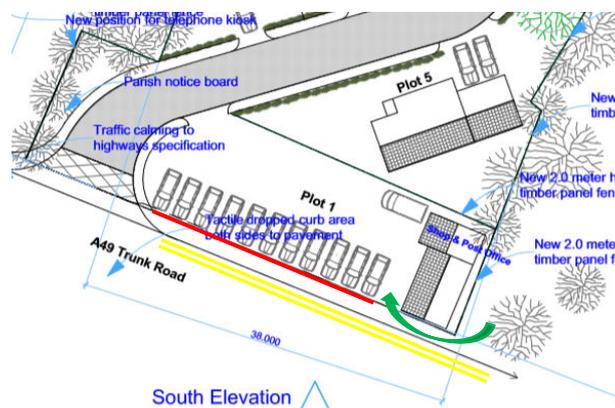
The scheme must provide sufficient onsite parking for anticipated vehicles (including residents, their 'guests', shoppers and deliveries)

### Site access/egress

The proposed site access road joins the A49 which dissects Peterstow village, has a plated speed limit of 40mph and has bends/narrowing/rises and narrow or in some places no pavements. **Road/pedestrian safety is of significant ongoing concern to the community and Parish Council.** The Parish Council have proactively been coordinating a Community Speed Watch (CSW) scheme for over two years and have recently funded the installation of a Speed Indicator Device (SID) at the western end of the village.

In accordance with public concern the Parish Council request that the proposed site access/egress be examined to ensure design/regulatory compliance and improvement to road safety. The applicant has offered to fund a second Speed Indicator Device (£2,950 + VAT) to complement the existing SID and CSW activity, to contribute to speed awareness and reduction on the A49 and we request that this is made a formal requirement.

Due to the significant road safety concerns, in order to discourage/prevent vehicles stopping and parking on the A49 to access the shop/PO the Parish Council request that the southern boundary to the A49 is not bollards as per the application but a solid boundary (red on plan below), with only a pedestrian access near the Eastern corner to provide pedestrian access from the East of the village. The PC also requests that this roadside is raised kerb and double yellow lined (as plan below) to deter stopping/parking.



We would request that the Applicant does not develop during winter months (for road safety and to avoid mud on road) and maintains a clean site and access/egress during the build phase.

## **Water management, Drainage & Sewerage**

The Parish Council is very aware of issues with water management, drainage and sewerage management within the village due to the local geology and topography. The Parish Council has received numerous representations regarding historic and current surface flooding and poor water dispersal on and around this particular site. Neighbouring properties have and do suffer from poor water dispersal, especially during high rainfall periods. The Parish Council request that a detailed ground/hydrological survey be conducted. We note the Environment Agency are not a listed Consultee – could they be consulted due to the site being within the watershed for Wells Brook which subsequently discharges into the River Wye?

The applicant has provided details of proposed Sustainable Urban Drainage System, Rainwater Harvesting Systems and Sewage treatment demonstrating a responsible approach to water management – the Parish Council requests that these systems must be specified/sized to effectively deal with the maximum anticipated quantities with a suitable ‘over capacity’ factor (50%?) to ensure not to worsen the current situation, but preferably to improve it for all through water attenuation and dispersal.

Could ‘Indemnity insurance’ be considered/requested in case of any adverse effect on neighbouring properties from water/sewage following development?

## **Design and provisions**

The Parish Council have discussed and requested the following of the Applicant:

1. Use of complementary building materials (local stone, wood, pavements not tarmac etc.)
2. Keep mature trees (can TPO be applied?) and add screening
3. Reduce/eliminate non-owned spaces to ensure upkeep
4. Provide and maintain planters
5. Conditions on garden sheds/buildings (size, materials etc.)
6. Low level lighting (not street lighting)
7. No neon/backlit shop signage
8. No 24/7 opening (latest 2300hrs)
9. Relocation of Public Call Box and Post Box into car park
10. Provision of a Parish Noticeboard
11. Provision and management of a litter bin
12. Provision of a parcel drop/collection facility
13. Provision of an external Cash machine (free withdrawal) to encourage spending at the shop/PO and local businesses (two public houses)
14. Provision of a Grit Bin and community grit store (for one pallet load)

**The Parish Council are pleased to see a proposal to develop this site which improves the visual amenity of the village centre. However the key areas outlined above, in particular**

**water management and road safety are of paramount importance in considering this application.**

**The Parish Council acknowledge the proactive approach taken by the Applicant in consideration of local, community views.**

**Peterstow Parish Council 3<sup>rd</sup> February 2018**