Planning Monitor

Year	Ref	Date of Application	Date of advice from planning	Rec'd by Clerk	Brief Description/locati	Deadline for submission of objections	Objections raised	Date Decision	Rec'd by Clerk	Consent Yes / No	Consent / Remarks
2017	P/2017/0245	03/03/17	17/03/17	17/03/17	Additional development adjacent to Trem Hirnant add 5 dwellings	08/04/17	Whereas Manafon Community Council has no objections to the proposed planning application either in its proposed location or scale of development, it appears there are serious issues and concerns with facilitating sewage from the proposed housing development site and that Severn Trent has disclosed no current plans to upgrade or replace current sewage facility. Severn Trent stated in their planning application P/2015/0760 in 2015 (refused because of location) that quote: - the existing sewage treatment works (STW) is currently running beyond its operational capacity. Frequent visits by STW tanker to empty sewage works is verification of problem with capacity. It is noted by MCC that planning application P/2016/0168 for previous development had been granted permission (not yet developed), despite STW clearly not then or now having the sewage works capacity to discharge its obligation to provide sewage service provision for such increase in loading on its Manafon facility, we consider that this may have been an error by STW when consulted on reference P/2016/0168 application knowing the shortfall in the then current available capacity of their sewage works. STW Development Management is clearly not familiar with the current operational restrictions affecting Manafon sewage works. Because of the above statement from STW and no plans submitted by STW since that time to replace the sewage treatment works in Manafon. MCC would insist that further time and consideration be given before this planning application is approved because of the issue as stated. Apart from the issues in respect of sewerage disposal outlined above, there are additional questions/comments as follows: 1. Alongside the current development of Trem Hirnant there is a public footpath, what we cannot ascertain from the plans submitted is whether or not that footpath is compromised by the additional development or not. 2. We were not able to verify from the design statement and plans if provisions were being made for affordable housing, Manafon CC are committed to supporting local people to ensure there is sufficient, appropriate and affordable accommodation that enables them to live within their own communities. 3. With regard to the proposed open areas, Manafon CC have concerns as to the maintenance of those areas and whose responsibility it would be to ensure adequate maintenance of the site.				