

## MANAFON COMMUNITY COUNCIL

Manafon Community Council and the local community are supportive of the need for a new sewage plant, however both MCC and local residents object unequivocally to the proposed siting contained within the planning application.

### Rationale:-

#### **Principle Objections:-**

- MCC consider the proposed scheme would be restrictive to any expansion of dwellings in the village or applications to connect from existing dwellings not currently connected, the capacity is barely adequate for existing load and therefore totally inadequate and not future proofed, the current plan does not incorporate the area of the village known as The Green which currently has a proliferation of septic tanks and, should the caravan park who have declared an interest in being connected (+/- 110 dwellings) it therefore fails the local catchment area.
- MCC preferred site for this application is to the east of the current proposal and was suggested to STW in May 2012 but appears to have been disregarded by STW. This preferred site would allow for future expansion, require less costly screening and landscaping and no re-profiling of land to accommodate NRW requirements of maintaining river flood overflow capacity, surely this long term benefit and cost saving must be considered along with fact that MCC and the local community would fully support plans for the installation at the preferred site. ( Note:- the MCC preferred site is not the Option 2 as indicated in STW proposal)
- Even the most modern design and efficient sewage treatment system (as proposed) requires intervention and gives off distinctive sewage odours when emptied or disturbed for maintenance, this was confirmed at recent site meeting by STW project Manager. How can this be an acceptable imposition on residents who live just a few metres away from unit? No matter how few planned or unscheduled disturbances of sewage systems a year becomes the reality by STW MCC would still consider it an unacceptable proposal to inflict on those residents directly affected.
- Insufficient consultation with local community, denoted by the fact that MCC were never invited to a meeting organised on 9th May 2012 and was only made aware at the time by a local resident; furthermore, at the site meeting on the 21st September it transpired that there had been no direct consultation with the owners of the caravan park.

Manafon Community Council fully understands the need to get this decision absolutely right because of the long term impact on future development of Manafon village and surrounding community. The local community is united in its objection to the proposed STW placement of sewage facility because it will affect not just current but also future generations for years to come, the above points are backed up by the Local Planning Policy, clearly STW are looking for quick fix at cheapest option. This decision should be taken with clarity of vision that will enhance the desirability, character, beauty and potential of our community and not let the sewage treatment become its central focal point.

**GPI Development Control** – It is the view of MCC and the community that the proposed planning application is contradictory to this and that it has an adverse and undesirable impact on local properties and has the propensity to devalue properties particularly those in close proximity to the

site. Properties would be subjected to the risk of odours and influxes of flies and mosquitoes etc. potentially posing health risks to the community.

**ENV2 Safeguarding the landscape** – MCC consider that the site proposed in the planning application contravenes this aspect of the LDP and that there will be an adverse impact on the landscape and the amenity and due to the proximity of the plant to residential properties there is the potential to jeopardise the longevity of the Wellingtonia trees adjacent to The Grange property.

There is a historical interest to be considered, particularly as Powys CC is keen to encourage tourism to the area. The Grange or Rectory as it was called is quite a tourist attraction because of its association with RS Thomas the poet who was the Vicar of Manafon for number of years. Local residents are often asked by strangers as to where be the old Rectory. The character and setting of where this gentleman lived is hardly going to be enhanced by an industrial building situated next to his old house, which represents another argument for the MCC preferred site.

STW have been found to be seriously wanting in terms of the level of consultation with the community, degree of consultation has been wholly inadequate in fact it should be stated that no meaningful consultations have taken place prior to the public meeting organised by MCC on the 24th June 2015. MCC wish to ensure the views and opinions of the local community in respect of this application are suitably and accurately reflected.

In order to redress this, MCC insisted on a public meeting/opportunity for consultation between the community and STW which took place on the 24th June 2015, it is our opinion that the current planning application does not take into account any of the opinions, concerns and suggestions of the community and Council and clearly have not taken on board any of the points raised and discussed at the public consultation prior to submitting their application. This can be illustrated by looking at the site options set out in the application, at no point has Option 2 (see under alternative options) been offered up to MCC before, during or subsequent to the June meeting and to the site meeting convened in 21st September 2015, the planning application is the Councils first knowledge of it.

For and on behalf of Manafon Community Council

*Lorraine Stanton*

Lorraine Stanton, Clerk & Responsible Finance Officer

Dated 14<sup>th</sup> October 2015