

Neighbour Comments			
Date	Name	Comments	Response
03.11.2021	Maureen and Robert Martin, 27 Village Farm	<p>Further to your letter dated 15 October 2021, we have now looked through the documents on line.</p> <p>The property that originally would have affected us - Plot 1 - has now had the first floor balcony removed and we are happy with this new version of Plot 1. We are happy with all the actual building proposals.</p> <p>However, one thing we wanted to check on was the tree T43 which it says is to be retained. This tree does affect our property as it is right behind the fence. When the tree survey was carried out originally, we spoke to the surveyor and he said that the tree had two cavities in it and they would advise bringing the height of the tree down and cutting down some of the limbs.</p> <p>Are you able to state who owns this land that the tree is on? Also who is responsible if this tree comes down into our garden as it would hit the house, as the branches already extend over 3/4 of our back garden. We have been very concerned in the storms.</p> <p>We also note that there is going to be a boundary fence between Plot 1 and the trees behind us - who will be responsible for this?</p> <p>We would be happy to discuss this with the owners of the land or building project and they can contact us on the number below, or if they wish can visit us so we can show them.</p> <p>We await to hear from you.</p>	<p>Comments noted.</p> <p>Tree no. T43 is located on the north of the site on the Applicant's land. The tree is to be retained as part of the development as it contributes towards the overall character and screening of the site. The tree sits within Plot 1, and therefore responsibility for its management will lie with the future owner of the Plot.</p> <p>The boundary fence between Plot 1 and the adjacent property will also be the responsibility of the future occupier. Details of the boundary treatments are yet to be confirmed.</p> <p>The queries are also addressed within the PAC report.</p>

12.11.2021	Daryl Jones, NatLand	<p>I wish to express my concerns with the road and the proposed Entry / Exit to the proposed Bolston houses development.</p> <p>We live directly opposite the proposed site with our access to our property being directly opposite the planned entrance. At present there are 2 residency that use this drive Ty Newydd and ourselves with planning permission for a third property.</p> <p>Access to the A48 is already hindered by the speed of the traffic a blind bend to the left and on occasions parked vehicles on the road which has always been tricky to navigate, with this additional Cars there will be an increase of traffic at the entrance which will add to the existing difficulties of entering and leaving our property.</p> <p>We have lived in the village for over 14 years and in that time the volume and speed of traffic noticeably increased. There have been several collisions in the village to which I understand to have been due to the speed of vehicles and while cars entering and leaving properties. There was a nasty accident that occurred directly adjacent to the entrance recently on the 14th April 2021. With the current contractors that have been turning right into Bolston House, cars & vans have mounted the pavement to get past instead of waiting, and narrowly missed my car waiting to get out on more than 2 occasions.</p> <p>I feel these issues need to be addressed with consultation with the council for safer road management and pedestrian walkways in this area before any consideration been given to new developments. Widening the pavement walk areas and reducing the speed through the village. With the number of properties being proposed there will be an average of 40 additional vehicles that will be using the entrance to Bolston house development.</p> <p>Road safety must come first!</p>	Comments noted and addressed in PAC report.
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<p>12.11.2021</p>	<p>Deborah Provis on behalf of Mary Provis, Ty Newydd</p>	<p>I am making representations on behalf of my mother, who lives at Ty Newydd, Bonvilston, CF5 6TQ. She is unable to email/write herself, hence her asking me to make the submission on her behalf.</p> <p>Her driveway - owned by her and shared with Natland - opens onto the A48 across from the existing access lane to the Bolston House site. The proposal to move the access slightly to the east will place it directly opposite the Ty Newydd/Natland driveway.</p> <p>In April 2021, I made representations on her behalf to the original planning application (2021/0000423/FUL) for 9 houses, focussing on the safety related implications for the existing properties from increased traffic accessing the site. Obviously these concerns have been reinforced by the increase in proposed units from 9 to 14. The number of anticipated vehicle movements can be expected to increase proportionately to the increased number of dwellings; from what I can see in the plans (and confirmed by GJP), there is no change to the design of direct access onto the A48 other than likely loss of more of the wall fronting Bolston House (the main changes are confined to the access roads within the development, who maintains them, room for passing/turning vehicles eg refuse lorries).</p> <p>My mother did not object to the original development application per se in terms of numbers of dwellings (provided this remained at 9 or less) or their style and configuration on the site. Her concern focussed on the A48 and the safety-related implications for the existing properties/neighbours from the increased traffic accessing the site. Her concerns have been reinforced given the proposed increase in numbers of units.</p> <p>In this current application process, we have had visibility for the first time of the drainage scheme (as described in the 'Bonvilston Housing Drainage Statement') whereby the foul water from the new development will enter the DC/WW's adopted combined sewer. This runs underneath/alongside my mother's driveway and house (with access manholes on her property) and she requires assurances that the capacity of the sewer is sufficient for the additional</p>	<p>Comments noted and addressed in PAC report.</p> <p>Two telephone conversations were held with the resident to further understand their concerns and provide reassurance.</p>
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