



19th Jan. 2022

Land at Bolston House, Bonvilston – 2021/00423/FUL & 2021/00424/CAC

The Community Council considered this application the meeting held on January 10, 2022. The Community Council resolved to **object** to the proposals before us for the following reasons:

- Loss of Bolston House – on grounds of heritage and sustainability
- Access onto the A48 – particularly in relation to the 40mph speed limit

Bolston House contains components from Bonvilston House – the prominent pillars to the front of the building in particular – and is located within the Bonvilston Conservation Area. The position of the Community Council is supported in Planning Policy Wales. Paragraph 6.1.17 of Planning Policy Wales 11 would be relevant here. Whilst the building may need extensive renovation, it's not beyond repair.

The demolition of Bolston House would be in conflict with the move towards a Circular Economy, as described in Planning Policy Wales 11. Paragraphs 5.11.2 & 5.12.2 being particularly relevant.

The Community Council also objects to the proposed access on the grounds of health, safety and wellbeing in relation to the A48.

- The existing speed limit along the main road is 40mph
- Traffic volumes are very high, particularly in peak periods
- Footways are narrow
- A level of road noise that is harmful to human health and wellbeing is reported for this location

Planning Policy Wales, paragraphs 4.1.45 and 4.1.47 are particularly relevant.

Cllr Ian Perry

For and on behalf of St Nicholas with Bonvilston Community Council