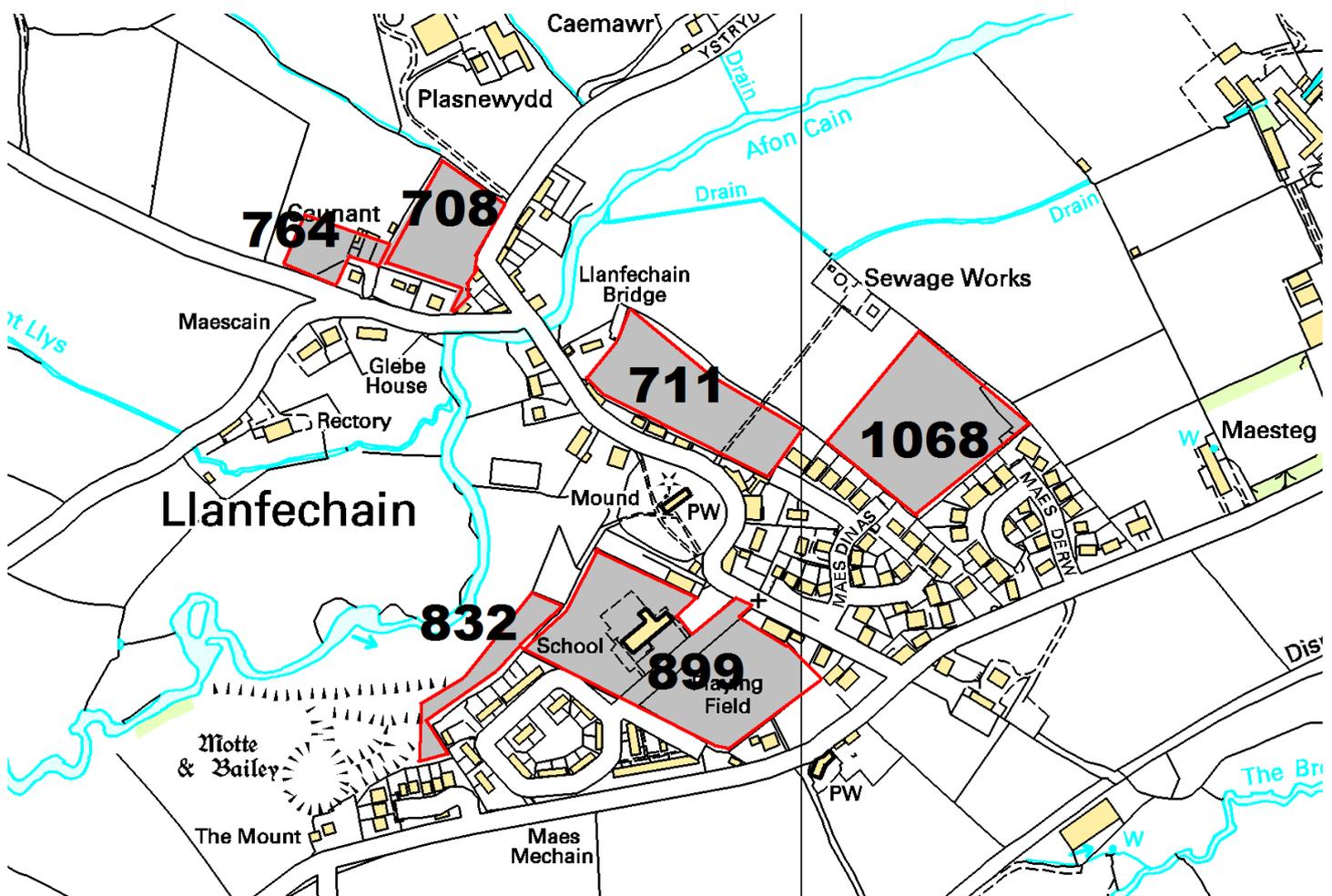


Llanfechain Community Council Newsletter

Local Development Plan (LDP)

As part of the preparation of the LDP, candidate sites for possible housing development were suggested to Powys County Council (PCC) in 2011. PCC is now undertaking an assessment of these candidate sites to determine which should be allocated – it is looking to an 11% increase, about 25 houses. The Community Council has been asked for its recommendations for the potential development of each site, and any other development needs or issues, by 31 May 2013. PCC has sifted out two of the original sites, at Bwlch y Ddar and The Ffridd, as they were only small housing sites (5 dwellings or less). The map below shows the six remaining sites, with their Site Reference Numbers. The individual sites have also been put on the noticeboard and can be viewed at:

http://www.powys.gov.uk/fileadmin/ldp_docs/m/ldp_llanfechain_en.pdf We now need your views on these sites **by our next meeting on 14 May** either in writing, by email to the clerk, or through a Councillor.



You may recall that we have represented that the village should not be described as a 'large village' but retain the designation 'village'. We have also represented against the inclusion of site 899, the recreation field. However, the Council is also aware of the benefits of some development including the need for some low cost housing for local families which could provide for a better demographic balance with positive impact for the school etc. Our overall purpose is to ensure that any development contributes positively to the community.

The specific questions being asked of us are:

1. **Future Needs:** Does your community have particular needs that have not been identified as a candidate site e.g. employment needs, affordable housing, recreation space, car parking?
2. **Local Regeneration Projects:** Are there any local projects, plans or initiatives that are currently operating or being planned within your community that should be recognised in the LDP?
3. **Constraints/Opportunities:** Are there any particular constraints/opportunities within your community that might restrict/facilitate future development that you wish PCC to take into account/investigate when preparing the LDP?
4. **Other issues/matters:** Are there any other issues/matters relating to future developments, conservation or community facilities which you wish PCC to consider when preparing the LDP?

It has been recognised that certain sites may have limitations and constraints and so, in addition to our views, advice is being sought by PCC from a range of agencies e.g. The Environment Agency, Water Companies, etc.

Proposed Solar Park in the Llanfechain Valley

At our last meeting the Council considered how best to manage the possible Planning Application for a Solar Farm within the Llanfechain community area. It was decided that on receipt of a Planning Application, which in this case should be accompanied by an Environmental Statement, the Council would invite the company concerned to an ordinary or if necessary extra ordinary Council meeting so that they might provide better detail of what is proposed, including any benefits for the community. It would be for Councillors to question the company on behalf of the whole community. Having heard their and other views the Council would then respond to PCC. Because an Environmental Statement is required the Council will have 42 rather than the normal 21 days to do this, allowing more time for representations to be made.

Safety on the B4393

The last newsletter came out just after signs had been erected on the B4393 so we must correct our statement that they had yet to be put up. However they seem to have been put up in the wrong place or at least not in the right place to warn people of the full accident prone area. We are seeking to get them to correct this.

Dog fouling

We have again had complaints about dog fouling in and around the village. While accepting the value of pet dogs to many residents it is unpleasant when walking on roads, the recreation area and footpaths to find dog mess, particularly at night when the mess cannot be easily seen. We again appeal to all dog owners to clean up after their dogs wherever they foul – please!

A Bit of History

The photograph in our last newsletter was of a cricket match played on the land west of Wesley Terrace in 1947. A post war community event!

AGM

The next meeting will be preceded by the AGM. We remain short of four councillors and appeal to all to consider joining the Council. Some quite critical issues need decisions and it is wrong that only four representatives of the community should make these decisions; legitimacy requires broader representation.

Your Community Councillors are: Phil Williams 828931, Brian Ellis 648202, Leigh Kellaway 828210 & Sue Chaloner 648121. The Clerk to the Council is Dianne Crecraft 828542. Your County Councillor is Gwynfor Thomas: 828103 M:07952775402. **The next meeting is: Tuesday 14th May @ 7.30pm.**