

Cerys Jones

From: clerk@offacommunitycouncil.gov.uk
Sent: 20 August 2020 09:15
To: Sharon Holman
Cc: planning_admin
Subject: P/2020/0380

Morning Sharon – I have been asked to submit the following amended comments with regard to planning application P/2020/0380 - 17-19 Penybryn Conversion To Art Studio, Gallery And Shop With Apartment Above – they thought the original I sent in were too negative!
Apologies hope thats ok:

RESOLVED – To object to the current proposals. Whilst we welcome this attempt to bring the building back into productive use the proposed development is located at the rear of existing premises with only limited access via a narrow corridor to the public highway. This is unsatisfactory and in the event of fire within the corridor area and/or adjacent building, the occupants of the accommodation would have no alternative means of escape away from the building other than towards the corridor or a small yard (amenity) area situated between buildings. It is suggested that some alternative means of escape in case of fire should be sought. This would have to be via either the car park behind Plas y Bryn, or what was the Red Cow yard (which is crossed by a public right of way - albeit not one on the definitive map), so it would not be easy to gain agreement of the landowners outside the sort of comprehensive scheme sponsored by the Welsh Development Agency some years ago, but worth a try nevertheless. Some such arrangement would have to apply to any alternative development on the site of the current building.

Kind regards
Karen Benfield
Clerk to Offa Community Council
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