

Susan Davies

From: Sharon Williams
Sent: 07 November 2017 13:15
To: Susan Davies
Subject: FW: Your Ref P/2016/0738

Sue please file as third party reps p/2016/0738

From: AndyPaynter [<mailto:andy.paynter@pinescarehome.co.uk>]
Sent: 07 November 2017 12:57
To: wales@pins.gsi.gov.uk
Cc: Sharon Williams; Marion Paynter
Subject: Your Ref P/2016/0738

Dear Sir, Madam

I currently live opposite this proposed development.

I would like to make the following comments in respect of this planning application on behalf of myself and my wife (Marion Louise Paynter) -

- 1) The road that accesses this land is a narrow country lane which cannot handle the current volume of traffic. The lane bends in several places so there is no line of sight to see if a vehicle is coming. Anything larger than two cars cannot pass each other. We often have vehicles reversing back down the lane to allow other vehicles through. Also the lane is in very poor condition.
- 2) The other recent nearby housing developments in the Summerhill area have increased the volume of traffic already to high level.
- 3) The access to this land from the A541 is under a low railway bridge which severely limits access to a majority of vehicles. Again this is a narrow country lane with very limited passing places.
- 4) From both directions large emergency vehicles such as fire engines would have difficulty accessing the site.
- 5) We have been informed that Welsh Water have opposed these plans due to issues with the drains being unable to support this development.
- 6) The lane is used frequently by schoolchildren, dog walkers, joggers etc. and an increase in the volume of traffic would endanger them.

I would appreciate acknowledgement of my concerns.

Thanks

Andy

Andy Paynter
Responsible Individual / Managing Director
Mobile 07931333182

The Pines Care Home



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