

Hue

**Wendy Strangeway**

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**From:** Mrs J. Marley, Clerk to Staintondale Parish Council  
**Sent:** 26 April 2016 19:54  
**To:** Helen Webster; Planning  
**Subject:** Comments on NYM/2016/0246/FL - Former Methodist Chapel, Staintondale

NYMNPA  
27 APR 2016

Helen - I emailed all seven parish councillors asking them for their comments on this application.

4 have confirmed they have no objections or are in favour of the development. Comments include 1] the fact that back in 2008 when the first conversion application was put in, the councillors of that time had been led to believe the property would be converted to permanent accommodation (not holiday letting) and 2] it should be a local-needs dwelling.

1 has reservations - they feel *"the extension enhances the building. However, currently the combination of surface water from the property and the field behind overwhelms the soakaway and excess water drains down the road and is only removed by the culvert outside Mountain Ash. It is believed the water overflows onto the field opposite. The local consultation is out of date as Brian Ward hasn't been consulted with for quite some time (he left summer 2014) and consultation with Duncan Strawley who owns the field opposite would be more appropriate"*.

Another has reservations because *"it is an application which presumably changes a previous application from a chapel to a specific use (commercial?) subsequently into a residential use"*. They ask *"if this is a route to achieve residential permission when such permission would not have been approved initially?"* They then go on to say *"If the NYM would have approved a residential application in the first instance, they would have no objection in principle, but if the NYM would not have approved a residential application initially, they don't believe it should be approved now unless there are new factors to be taken into consideration"*. They also have a query as to *"whether or not there was a covenant attached to the first sale of the Chapel which is still in force"*. I do not consider it within my remit to explicate the above and therefore leave it for interpretation by your officers.

And finally 1 objects - they have a recollection there is a covenant in force which prevents the proposed development from taking place.

In exercise of my delegated powers, I would therefore state the majority decision would be one of "no objection". The possible issues regarding drainage are something which your officers may wish to check prior to deciding the application.

This email has been bcc'd to all parish councillors so they have a full record of their collated comments and my submission under delegated powers.

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J Marley (Mrs)  
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