



DESIGN
COMMISSION
FOR WALES
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3 July 2020

BY EMAIL TO:

planning.services@powys.gov.uk FAO Holly Wilkinson, Case Officer
Cc: Lovelock Mitchell: admin@lovelockmitchell.com

Powys County Council,
Planning Services, Neuadd Maldwyn,
Severn Road, Welshpool, SY21 7AS

Dear Holly

Ref: Clwyd Alyn, Lovelock Mitchel, Neuadd-Maldwyn, Severn Road Welshpool
20/0660/CAC and associated Public Consultation materials Redevelopment of former office
building and site to provide an extra care facility, including 66 no. self-contained 1 and 2
bedroom apartments with supporting facilities; Demolition of Chalfont building and a number of
smaller single storey outbuildings.

We have been contacted regarding the above and have considered the material available online regarding this proposal and have the following comment based on the material available. The Commission has some concerns about the proposals in terms of key planning and design matters – based on the materials available:

- We question whether the profile of the public consultation materials is sufficiently high to fully engaged members of the public. Further information as to the availability of hard copies of further information available via public platforms would be useful. We are sure you will be alive to the difficulties of current circumstances and the need to exert greater effort to ensure effective public awareness and opportunity to engage with the proposals and their implications.
- We understand that the LBC and CAC applications are submitted. Both should be considered alongside the proposals for new build, and it is unhelpful and some way from good practice that these have been submitted in advance of the completion of the PAC for the planning application.

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- The principle of the re-use of a listed building is positive. However, the quality and impact of the new build proposals needs full consideration with all the details available from the planning application that is to follow. It is difficult to assess the proposals without access to this information and the final proposals.
- The apparent loss of one of the curtilage buildings (Chalfont) seems unfortunate and avoidable if an alternative use can be found for it. From the materials available, it appears that the rest of the building, with the exception of a few later additions, is being retained largely as it is externally. Connections between the existing building and proposed must be carefully and elegantly detailed. Internal features must be carefully preserved and incorporated into the new layout.
- The proposed new development appears significant in terms of amount and scale. It is critical to test the relationship between the new and the old and understand whether this is the best response. How well it responds to the place-making objectives of national planning policy and to the inherent duty to the Well-being of Future Generations Act Wales, integrated into that policy, and placed on the authority do not seem to be reflected clearly.
- We understand that the Local Authority suggests this application will not be determined by them due to the land ownership. We question this due to the application being made by a third party and not authority itself.

All of the above suggests the proposal would benefit from consultation with the Design Commission for Wales as recommended in Planning Policy Wales and an early opportunity to consult with the Commission could have been sought.

We will be pleased to talk further and to liaise with the authority, the design and applicant's team to engage more fully on the proposals via our review service, available online, and/or we may comment further on the application when submitted.

Yours sincerely



Carole-Anne Davies

Chief Executive

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For and on behalf of the Board of Directors