2. Abermule business units pre-application consultation

The pre – application was discussed, and the following points were made.

Response to pre-application consultation to develop 9 units on Abermule Business Park.

1. Councillors appreciate the difficulties presented by the Covid restrictions preventing the consultation being carried out according to Welsh Government best practice. However, no attempt was made to work with the Community Centre to advertise viewing times, which needed to be monitored for track and trace. Documents as requested were laminated but being bound in a book, required sanitising between viewings presenting an unacceptable risk. Councillors and Public were denied the opportunity to receive a presentation and ask questions, which could have been arranged virtually.

2. Whilst Councillors acknowledge the need for local employment, with the downgrading of the site and development of the bulking facility, this will never be the prestigious business park the Community were lead to believe would be developed on this site. However, the proposed plans show little resemblance to the artist impressions presented to the Community by Powys County Council Officers at an open meeting in Abermule in 2018.

3. In the LDP written statement page 74/75 Refers to ‘Abermule Business Park’ as a high quality local site of regional significance, offering small to medium sized employment opportunities for B1, B2 and B8 uses in high quality surroundings, that are well positioned in relation to the county’s main road and transport infrastructure.

4. Taking into account the design and appearance, also layout and density of the units, this proposal appears to sacrifice quality for quantity and we suggest fewer units of a better design, would create a better working environment, a more attractive prospect for potential businesses, at the same time improving the visual impact on the entrance to Abermule village.

5. This proposal appears to be industrial poor grade units which would quickly deteriorate and look very shabby. The smaller units would benefit from windows allowing natural light and standard doors instead of the proposed roller shutter doors.

6. Whilst there is available funding to develop phase 2, Councillors would suggest phase 3 the site nearest the village presents the opportunity for owner businesses to develop bespoke units.