

TALGARTH TOWN COUNCIL

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28 July 2021

In answer to the questions asked concerning the proposed development of the disused PCC Highways Council Yard and the relocation of the Cooperative store from the Town square, a retail impact assessment was not requested by Talgarth Town council as it was not a requirement (as per TAN4) - <https://gov.wales/sites/default/files/publications/2018-09/tan4-retail-commercial-development.pdf>

The proposed retail outlet covers 436.6 square metres - the minimum area for an RIA as a compulsory requirement is 2500 square metres; a request can be made if it is felt there is a need. However, during our discussions and given the information we received from various sources including the owners and developers it was felt unanimously by the Town Council that this proposed development and relocation would only benefit Talgarth therefore we felt no reason to request one. We received reassurance that Liverpool House would be completely refurbished following any relocation, including the provision of 2 retail outlets and the upgrading of the upper floors to provide much needed residential accommodation in the town. These reassurances are also included in the planning application therefore we had no reason to doubt its validity. Attached, for information, is a copy of the Planning Statement prepared by Evans Banks Planning which was submitted in support of the Planning Application - Section 4.3, Retail Strategy, deals with the retail position, the vacancy survey completed determined there are currently no available vacant commercial properties in Talgarth for rent.

During informal conversations with some local residents there have already been positive suggestions as to how the refurbished units could be utilised. We therefore have no reservations regarding the continuation of a successful retail centre in Talgarth. We understand that not every resident of Talgarth agrees with decisions made by us on their behalf. However, all decisions are made with the aim of the betterment of Talgarth.

Please see below details of meetings held during the period of consultation around this planning proposal and our attached response letter dated 14/4/2021 sent to BBNPA outlining some concerns by the 15/4/2021 the agreed date for submission of responses to the consultation by the BBNPA. All Talgarth Town Council meetings are open to the public. Agendas/minutes can be found on the Talgarth Town Council website - www.talgarthtowncouncil.co.uk

- We held a remote meeting with the developers on 15/02/2021 to discuss the proposed plan.
- A short update from the 15/2/2021 meeting was reported to the 17/2/2021 remote meeting.
- We had a remote informal meeting on 24/02/2021 with a representative of PCC highways department to discuss any possible problems identified.
- We arranged a remote meeting on 25/03/2021 between the developers, representatives of the Co-op and the 15 retail/ business outlets in or immediately adjacent to Talgarth town centre. Only 2 of the 15 business/retail invitees responded, so with some reluctance it was decided to cancel the meeting.
- At the Town Council meeting held on 14/04/2021 a member of the retail community attended and took part in the portion of the meeting dealing with the proposed development and, believe, found the debate satisfactory. Following the discussion during this meeting a response containing our concerns was sent to BBNPA on 14/04/2021 ie within the 21 days consultation timescale.
- Following receipt of the invitation from BBNPA on 24/6/2021 to the re-consultation of Planning Applications 21/19623/FUL & 21/19622/FUL, the Town Council discussed and considered these at a remote meeting on 14/7/2021 and it was unanimously agreed to forward the Town Council's previous response to the consultation, dated 14/4/2021 to the BBNPA by the end of the 21 consultation timescale of 15/7/2021.

Also the Town Council sent a response sent to the Brecon & Radnor newspaper - issue 7/7/2021, referencing the article, on this subject, which appeared in the Brecon & Radnor newspaper, the previous week 30/6/2021.

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