

REPORT OF THE DIRECTOR OF ENVIRONMENT AND THE HEAD OF LEGAL SERVICES

PROPOSED SALE OF THE OLD STABLES AT BAGLAN PARK

APPENDIX

1

Tracy Jones

From: [REDACTED]
Sent: 09 March 2015 17:15
To: David Michael
Subject: Ref: GHG/D59/2460 Baglan Park
Categories: DM reminder to read

Dear Sir

I wish to voice my objection to the proposed sale of a section of Baglan Park, reference above. The park is owned by the council, and therefore the community and it should not be mutilated to allow for more housing.

Baglan is already inundated with housing. Willow grove and Lodge drive are already dangerously busy in particular during school times when the lack of a lollipop lady and the increased traffic mean it is only a matter of time before there is a serious accident on that road.

The success of the community church has led to an increase in footfall and traffic in the area, and consistently the shops car park next to the park and the community church car park are full to capacity.

In addition to this, the sheer amount of houses in Baglan is putting a huge strain on the drainage system throughout the area. The housing at the top of the hill (of which more is proposed I understand is having a detrimental effect on the quality of land further down the hill. The land immediately in front of the proposed site is already waterlogged. Homes in Fairwood Drive and Wells Close are having issues with natural springs forcing their way under their foundations that they didn't have 5 years ago. And we also have the issues with the culvert behind and next to the Spar which require massive widening and strengthening to cope.

Baglan is already too big to cope. New homes, albeit for older residents will put a huge strain on Laburnum Avenue around the park, where parking is already a premium.

In addition to this, the proposed land holds the remaining buildings from the old Baglan House estate. We have lost all trace of the original house. This last bit of history should be preserved, not destroyed.

Thank you for your consideration.

2

Tracy Jones

From: [REDACTED]
Sent: 09 March 2015 16:07
To: David Michael
Subject: Sale of area at Baglan park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: DM reminder to read

Dear Mr Michael,

I am writing to you with regard the selling of land at Baglan Park. When I read this, it was like a piece of our history was slipping away.

I am not one for writing an objection, but for this I feel I have to.

Surely this cannot be a good thing for the locals. This park has been part of our heritage.

Part of our growing up, our children and grandchildren too.

Although progress and improvement in some areas are needed and we shouldn't let our hearts rule our heads.. But there are some things that need to stay the same. I believe this is one of them. The history of Emily Talbot and her donation of Baglan park to the people of Baglan is taught at our schools and shouldn't be forgotten.

Whatever is your plan is, be it funds, housing or whatever, please reconsider before you sell. Or at the very least ask the Baglan people their views on this..

Thank you

[REDACTED]

M. H. ...
COU. ...
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11 MAR 2015

10. 3. 2014

Ref. GHG/D59/2460

Dear Sir

I strongly oppose the proposed sale of land in Baglan Park for housing.

It is an oasis in Baglan for everyone to enjoy.

I'm sure some other site could be found for the building of houses.

Yours respectfully



Dear Sir

Ref GHG/059/2460

I wish to object to the proposed sale of land at Baglan Park. This area is in constant use for people to enjoy the open space in the middle of a busy estate.

There are hardly enough safe places for children to enjoy in Baglan. Also it is nice to just walk through the park & have somewhere quiet to sit. I think it should be left as it is, for the people of Baglan and not sold off for whatever reason.

Yours faithfully

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Tracy Jones

From: [REDACTED]
Sent: 10 March 2015 15:02
To: David Michael
Subject: proposed sale of land at Baglan Park objection

Follow Up Flag: Follow up
Flag Status: Completed

Categories: DM reminder to read



Date 10/03/2015

Mr. David Michael
Neath Port Talbot County Borough Council
Civic Centre
Port Talbot
SA13 1PJ

Ref: GHG/D59/2460

Dear Mr. Michael

I am writing to register my objection to the proposed sale of land which lies directly opposite my house at Baglan Park. Our street Laurel Avenue is a notoriously busy road and also a commonly used bus route. I feel that adding to the number of properties in the area will only make traffic and congestion worse and add to the potential for road traffic collisions. Also as a parent of an eight year old child I also feel the safety of children as they commute to the nearby school and to and from the park has not been considered in the slightest.

I also find the scant notice given in local newspapers and the time limit in which we are able to inform you of our objections totally inappropriate and if I am being honest a little underhanded.

I am also astonished at the ease in which the local council is able to look to fund shortfalls in their budgets by selling off a significant portion of the park which for generations has been a source of recreation and enjoyment bequeathed to the people of Baglan.

Yours Sincerely

6

Tracy Jones

From: [REDACTED]
Sent: 09 March 2015 17:37
To: David Michael
Subject: Sale of Land Baglan Park
Categories: DM reminder to read

I strongly object to the proposed sale of land in Baglan Park, to the extent that such sale will limit the use of open spaces for the community to use.

Open spaces are critical to the well being of the community.

Kind regards,

[REDACTED]

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Tracy Jones

From: [REDACTED]
Sent: 09 March 2015 16:39
To: David Michael
Subject: Sale of part of Baglan park

Follow Up Flag: Follow up
Flag Status: Completed

Categories: DM reminder to read

Dear sir,

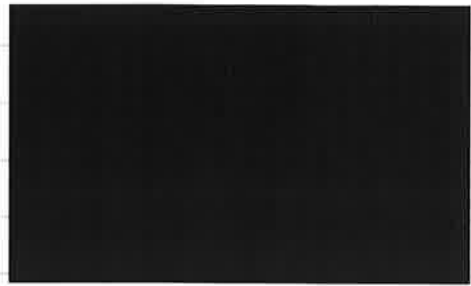
I strongly object to the council selling off part of our local heritage, is this property owned by the council, what is the intended sale for, is the infrastructure suitable to support the use, roads, access and wastewater considerations etc. how has this sale been promoted, were the council approached by a developer.?. The residents of Baglan need to be consulted on any further destruction of our assets. More importantly 4 days notice is an insult to the residents and it stinks of the farmer shutting the gate after the bull as bolted. There was and probably still is a public right of way across a large portion of this park and the proposed development area, when originally gated by the council, there was an issue on after hours access raised by the older members of Baglan.

Sent from my iPad

185852

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11 MARCH 2015



10th March 2015



Dear Mr D. Michael,

We wish to object to the proposed sale of land forming part of Baglan Park, Baglan, Port Talbot. Reference GRHG/DS9/2490 for the following reasons;

We purchased our property due to it's location and the fact that it was not overlooked by other property to the front or rear of our home.

We do not feel that the proposed access is suitably situated. Plans highlight an area directly opposite our property therefore making access to my property extremely difficult and possibly dangerous. We also feel and believe it will be difficult for ourselves, families, friends and neighbours to park outside the houses currently in Laurel Avenue.

An increase in traffic will be inevitable and with a large number of children living in Laurel Avenue and surrounding streets, we feel this will increase the dangers for them while crossing the road, especially given that there are two blind corners, one at the brow of the hill of Laurel Avenue and the second whereby Laurel Avenue and Chestnut road meet.

Additionally, we feel it is not appropriate to build more social housing on the outskirts of a beautiful, popular park currently used by all ages, especially as we believe it will encourage anti-social behaviour in the immediate area.

We would also like to point out how angry we feel with Neath Port Talbot Council for the underhanded way in which this proposal has been publicised. We appreciate the information was published in a daily news paper, however we only learnt of the sale of the land via social media (facebook) appalling in our opinion. Several of our neighbours had no idea of your plans until today 10/03/2015 when they were spoken to by ourselves. There have been no notices put around the area are surely it would be appropriate to send every resident in the surrounding area, especially Laurel Avenue, Chestnut Road, Laburnham Avenue and Lilac Grove details of the proposed sale along with information regarding the use of the land when sold, as it is us who have to live in the area.

Yours Sincerely

