

APPENDIX 1

**ADDENDUM REPORT OF THE HEAD OF PROPERTY &
REGENERATION AND THE HEAD OF LEGAL SERVICES**

PROPOSED SALE OF THE OLD STABLES BAGLAN PARK

OBJECTIONS

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 spur 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]

COU

11 MAR 2015

10.3.2014

Ref. CHG/D59/2460

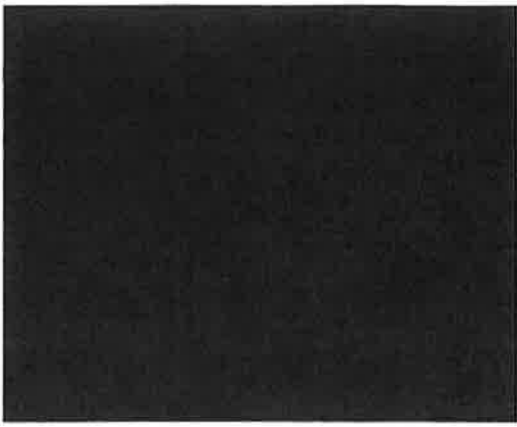
Dear Sir

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 G HG / D 59 / 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



5

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]

7

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,

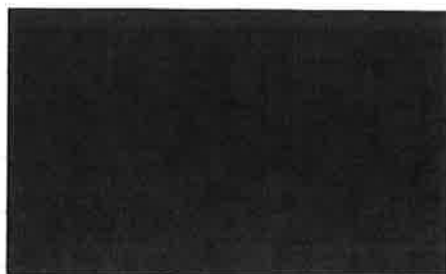
I strongly object to the council selling off part of our local heritage, is this property owned by the council, what is the intended sale for, is the infrastructure suitable to support the use, roads, access and wastewater considerations etc. how has this sale been promoted, were the council approached 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 has 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

185859

8

11 MAR 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 GHG/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, Plan's 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 Lavel 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



From:
Sent: 13 March 2015 15:25
To: David Michael
Subject: Sale of Land Baglan Park GHG/D59/2460 OBJECTION

FAO Mr D Michael, Head of Legal services, Neath Port Talbot CBC

Dear Mr Michael

I wish to register my objection to the proposed sale of land at Baglan Park (ref GHG/D59/2460), as described by notice in Western Mail newspaper 09 March 2015. Although I have no doubt that the process is lawful, it has been managed in a thoroughly unsatisfactory manner with no regard shown for the concerns of the community. The selling off of public property is a highly contentious matter, deserving of more than two small notifications at a very late stage in a marginal publication with a very low circulation, which I suggest has been a carefully calculated act.

My chief objection to the sale, which I understand with utter disbelief from the record was already approved by Cabinet board on 14 January 2015, is that the land and the stable block remain integral to the park, regardless of the fact it has been 'temporarily' fenced for an extended period of time owing to years of neglect and dereliction in the hands of Neath Port Talbot Council, a fact which I am sure you will concede is beyond dispute. It is by no definition a brownfield site. The stable block, regardless of condition, is nonetheless valuable in terms of local heritage, as the last vestige of Baglan Hall, and has the potential to be restored and put to use, along with the surroundings. If a council register of buildings of local historical significance existed (the compilation of which continues to be resisted), this building would doubtless feature on it. All aspects and areas of the park have great meaning to Baglan residents as I am sure you will appreciate, and the construction of housing within the bounds as planned is entirely inappropriate. As for any revenue raised, there is no likelihood that it will be allocated to secure the future of Baglan community centre,. It is far too late for that, as we are well aware.

I trust that this objection will be noted accordingly, and I look forward to your response very soon with great interest.

10/03/2014,

Ref GHG/D59/2460

For the attention of D Michael,

I would like to object to the proposed sale of land at Baglan Park, Baglan Port Talbot.

Baglan park is an integral part of the community, used by young and old alike. Reducing its size by selling part of it off would have a detrimental effect on all those who use it.

It is the only safe green space in Baglan for children to play in, since the majority of the fields on Western Avenue are being built on to provide the new school. Children in the area need this park to play in.

My son attends the nursery at Baglan Primary School, and the class have been studying their local area. They have made numerous visits to the park to look at wildlife, history of the park and their favourite areas. Taking some of this away would not be fair to the children in the local area now and in the future.

The park is used by your own employees during the summer via the playscheme. It would mean less area for staff to provide activities.

The park is a central meeting place for dog walkers and elderly people. Possibly the only contact they have with others during the day, possibly the only exercise they get. Reducing the size of the park will reduce the walking area for these groups.

As the land is to be used for housing, this will add to the traffic on an already busy road, especially at school drop off and pick up times.

The increase in traffic would also be dangerous for all pedestrians due to the blind corner on the hill on Laurel Avenue.

Parking will also become even more of an issue as there is no off road parking for current residents, let alone for new residents. The road can get congested especially as it is on a bus route.

Lastly I would like to point out that there has been no consultation with the community with regards to the proposed sale. It certainly seems as if this has been kept very quiet. Even residents living opposite the land have not been informed of the intentions of selling land or building on it.

I look forward to your response,

From:
Sent: 13 March 2015 23:43
To: David Michael
Cc:
Subject: Re: Sale of land at Baglan Park: d59/2460

Dear Mr Michael

I waited for as long as possible for the information I requested in order to come to a considered opinion about the sale of the land. But as we're coming to the end of Friday 13th March I have to now state a formal objection to the sale on the grounds that the local authority has not been transparent and may have breached local government guidelines in the way this matter has been handled.

To summarise:

1. Adverts placed in the local paper during March asked for objections to the proposed sale yet an Agenda Item from 14th January categorically stated that Coastal Housing's offer for the land should be approved.
2. As this sale appears to have been previously approved the legality of subsequent public notices appears to be dubious.
3. How could anyone have an opinion on the sale without knowing the content of the terms and conditions of that sale? But despite two requests for a copy of the circulated report containing those 'terms and conditions' this has not been supplied. Why not?
4. I understand that a local authority has the right to dispose of public land as it sees fit but it also has a responsibility to be transparent in these dealings and accountable for them.
5. The manner in which this matter had been handled only encourages mistrust from the public.

Sincerely

18590

12.

D. Michael,
Head of legal services,
N.P.T. Borough Council,
Civic Centre,
Port Talbot,
SA13 1PJ.

12 March 2014,

Dear Sir / Madam,

R.F. Notice section 123 (1) (2A) of local Government Act 1972.

Land at Baylan Park, Port-Talbot.

G H G / D 59 / 2460.

I would like to make known my objections to the selling off land at the park for housing development. I frequently visit Baylan Park with my granddaughter using the Chestnut Rd. entrance.

- 1) The road is narrow and often congested and the increase in traffic and future parking will make it even more dangerous especially at school times.
- 2) There will be considerable disruption to residents and future parking. Buses have difficulties already.
3. Park land is meant for the use of the public not property developers.
4. The area disputed could easily be rendered safe by ~~removing~~ ~~dealing~~ building and grassing over the area.

5. There is sufficient amount of social housing being built all around the Port Talbot area.
6. The lack of access to the park from the Charlton Road area will affect many people on the adjoining streets.
7. The area was given over as a green belt and should remain so.
8. I was surprised to learn of the proposed development through a paper not widely read in the area. Any reason why the more popular Evening Post, not used?
Burying bad news!

We know the council is always looking for money, yet has limited vision. There are still plenty of areas to be developed without destroying a lovely parkland in a built up area. The local wildlife no longer counts now,

Yours faithfully,

18589

10/03/2014,

Ref GHG/D59/2460

For the attention of D Michael,

I would like to object to the proposed sale of land at Baglan Park, Baglan Port Talbot.

Baglan park is an integral part of the community, used by young and old alike. Reducing its size by selling part of it off would have a detrimental effect on all those who use it.

It is the only safe green space in Baglan for children to play in, since the majority of the fields on Western Avenue are being built on to provide the new school. Children in the area need this park to play in.

My son attends the nursery at Baglan Primary School, and the class have been studying their local area. They have made numerous visits to the park to look at wildlife, history of the park and their favourite areas. Taking some of this away would not be fair to the children in the local area now and in the future.

The park is used by your own employees during the summer via the playscheme. It would mean less area for staff to provide activities.

The park is a central meeting place for dog walkers and elderly people. Possibly the only contact they have with others during the day, possibly the only exercise they get. Reducing the size of the park will reduce the walking area for these groups.

As the land is to be used for housing, this will add to the traffic on an already busy road, especially at school drop off and pick up times.

The increase in traffic would also be dangerous for all pedestrians due to the blind corner on the hill on Laurel Avenue.

Parking will also become even more of an issue as there is no off road parking for current residents, let alone for new residents. The road can get congested especially as it is on a bus route.

Lastly I would like to point out that there has been no consultation with the community with regards to the proposed sale. It certainly seems as if this has been kept very quiet. Even residents living opposite the land have not been informed of the intentions of selling land or building on it.

I look forward to your response,

10/03/2014,

185290

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For the attention of D Michael,

I would like to object to the proposed sale of land at Baglan Park, Baglan Port Talbot.

Baglan park is an integral part of the community, used by young and old alike. Reducing its size by selling part of it off would have a detrimental effect on all those who use it.

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Lastly I would like to point out that there has been no consultation with the community with regards to the proposed sale. It certainly seems as if this has been kept very quiet. Even residents living opposite the land have not been informed of the intentions of selling land or building on it.

I look forward to your response,

18579

10/03/2014,

Ref GHG/D59/2460

For the attention of D Michael,

I would like to object to the proposed sale of land at Baglan Park, Baglan Port Talbot.

Baglan park is an integral part of the community, used by young and old alike. Reducing its size by selling part of it off would have a detrimental effect on all those who use it.

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I look forward to your response,

10 March 2015

D Michael
Head of Legal Services
Neath Port Talbot Borough Council
Civic Centre
Port Talbot
SA13 1PJ

18589

Dear Sir/Madam

Re: Notice under section 123(1) (2A) of the Local Government Act 1972

Land at Baglan Park, Baglan, Port Talbot

GHG/D59/2460

In response to the above notice we as occupants of the above-mentioned address wish our objections to be noted:

1. Dangerous and congested traffic at Chestnut Road which also provides route for local school children and families on foot.
2. Long term prolonged disruption, noise, pollution and dirt affecting residents in immediate and surrounding area from building of properties;
3. Detrimental effect on loss of park land for residents in the surrounding area, particularly children (which is at odds with the government drive to reduce obesity in children);
4. Negative impact on parking and access to properties in the immediate area;
5. Difficulties in existing access to Baglan Park via the Chestnut Road entrance;

6. Negative impact on parking and access to properties in immediate residential area.
7. Environmental damage and reduction of green land in close proximity to motorway.
8. Reduction in value of properties in immediate area as a result of loss of views (on which basis properties were purchased at prices paid accordingly).
9. Destruction of historic building and removal of forestry which has been maintained for hundreds of years.
10. Loss of privacy to properties in the immediate residential area.
11. Adverse effect on character of the area due to loss of historic park land.

There has been a total lack of consultation with residents in the immediate residential and school area. Slipping this into the paper in the hope that it will go unnoticed will already create bad will with the developers who are showing a complete lack of respect for those who will be affected by this not only as a result of building work but on an ongoing basis due to the impacts of additional residential properties in an already densely populated area.

Our property is directly next door to this proposed development and we have not been consulted in any way nor has anyone explained the impact on our property. This is likely to affect the value of our property as well as our enjoyment of it – the plans appear to remove the entrance to the park and the pathway which runs directly alongside our wall. If this is to be developed then the disruption to our land and the stability of our property has not been assured. It will affect parking arrangements which have been established over a number of years by consecutive residents which in our opinion have created a easement.

This is a neighbouring property. We expect to have a full explanation of this and for our objections to be taken seriously.

We will expect a response in due course.

Yours faithfully;