



St. Athan Community Council

CYNGOR CYMUNED SAIN TATHAN

Your Reference:

Our Reference:

Please reply to:

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Vale of Glamorgan
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2 July 2009

Planning Department
Vale of Glamorgan Council
Dock Offices
Barry Docks
Barry
CF63 4RT

Dear Sir/Madam,

Re : Planning Application No 2009/00500/OUT & 2009/00501/OUT - Defence Technical College and Aerospace Business Park, MOD St Athan.

The Community Council considered both planning applications at a special planning meeting open to the public on Tuesday 23 June. The conclusions of that meeting are set out below:-

DTC PLANNING APPLICATION.

THE Council resolved to support the planning application for the Defence Training College. The Council appreciated the efforts made by Metrix and the developers of the scheme to involve the local community in the build up to the planning submission and are pleased that the major concerns the Community Council had about the closure of Eglwys Brewis Road, the impact of housing on the golf course and the availability of community and sports facilities for the local community appear to have been addressed.

However there are still issues where the Community Council would wish improvements to be made to the scheme and these are detailed below.

Highway Infrastructure.

The Council welcomes the proposed improvements to the highway infrastructure particularly the signalling of the cross roads at the War Memorial and the upgrading by the provision of street lighting and footpaths on Eglwys Brewis Road. The Community Council would urge the Vale of Glamorgan Council to continue to press the Welsh Assembly Government for the completion of the Airport Access Road link to Junction 34 of the M4. It is

appreciated that this road does not form part of the current planning application but completion of the infrastructure will benefit the DTC development and reduce the likelihood of rat running through the local villages.

The Council considers it essential that the infrastructure is provided to ensure fast access to the DTC but the Vale of Glamorgan Council needs to be mindful of the problems of rat running through the local villages particularly from the A48 to the college.

The Community Council would expect to see a planning condition restricting construction traffic through St Athan village. Such conditions have been imposed on contractors carrying out the runway improvements at St Athan and appear to work well.

Community Services.

With the arrival of a significant new community into the area considerable strain will be put on existing schools health service provision, dentistry etc. Further investment will be needed by the Vale of Glamorgan Council into these facilities. The Community Council would wish to see the Vale Council require the developer to enter into a section 106 agreement to cover additional cost of these enhanced facilities rather than the cost falling to the council tax payers in the community. The college is a long term project and the need for additional facilities will be with us for some time.

Housing.

The Community Council are disappointed that the opportunity for providing new housing at Llandow to cater inter alia for the DTC requirements has not been taken. However the Community Council do welcome the provision of replacement facilities at St Athan Golf Club to compensate from the loss of the holes taken by the proposed housing.

The Community Council note the DTR expect that workers and students from the housing in Flemingston Road will be expected to walk or cycle to the College and this will be enforced by the non-provision of parking passes for the occupants of this housing. This raises 2 issues:-

1 There will need to be parking restrictions on Eglwys Brewis Road adjacent to the College to prevent people driving close to the college and parking on the road. There may also need to be some form of parking restriction, possibly resident parking, in Picketston Close and possibly Chestnut Avenue if parking does become a problem on these roads.

2 The pedestrian desire line from the new housing in Flemingston Road to the main gate at East Camp passes through the Explorers Estate. The footpaths (and roads ??) in this estate are not currently adopted and it is inequitable for the residential owners on that estate to pay for maintenance of the footways (and Roads??) which will be used extensively by the families

living in the new housing. The Community Council would therefore expect the Vale of Glamorgan Council to ensure the adoption of those footways (and roads??) through a section 106 agreement with the developer. Such an agreement could require the developer to bring the infrastructure up to adoptable standard or pay, by means of a commuted sum the additional maintenance costs associated with the infrastructure which is not currently to adoptable standards.

“Military Provisions”

The Community Council are disappointed that facilities such as the rifle ranges, the tank test track and the Field training areas have not previously been discussed with the Council. The provision of these items only became apparent once the planning application was received. The Developer accepts these facilities are a potential noise nuisance and has made provision for acoustic screening to mitigate the impact.

The Council is concerned about 2 issues: ensuring that the acoustic screening is adequate and that use of the facilities outside the normal working day is restricted wherever possible.

The Community council would therefore request the Vale of Glamorgan Council to require the Developer to enter into a “Prior Consent” arrangements permitted under noise and environmental regulations whereby:-

The noise levels permitted, both peak and average, be agreed between the Developer and the Vale Council including provision for restricted activity and reduced average noise levels after 5-30pm.

The Developer be required to monitor noise levels on a regular basis and submit the monitoring results to the Vale of Glamorgan Council and the adjoining Community Councils.

The Developer be required in the event of agreed noise levels being exceeded either to enhance the acoustic screening if peak noise levels are exceeded or restrict activities if average noise levels are exceeded.

Such agreements are normally entered into for the construction phase of a project but in this case the agreement would have to cover the operation phase of the scheme.

AEROSPACE BUSINESS PARK.

The Community Council resolved to approve the outline planning permission sought for the Aerospace Business Park.

The following comments need to be taken into account with regard to the Business Park:-

The Community Council regrets that the opportunity of incorporating the whole of the DTC Development within the area occupied by the Aerospace Business Park was not considered in more detail.

While accepting that the Business Park does provide the opportunity for employment generation in the area, the speculative nature of the proposal does mean that there is no certainty of development in the near future. The Community Council need to be assured that any alternative development on the site, other than an Aerospace Business Park would be the subject of a new planning application.

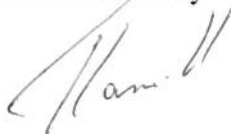
The comments on Highway Infrastructure as for the DTC application apply equally to the Aerospace Business Park Application.

The comments on "Prior Consent" as for the DTC application apply equally to the Engine Testing Facility on the Aerospace Business Park.

The Community Council would welcome the opportunity of expanding further on any of these issues should it be felt that a meeting with the Vale of Glamorgan Council Members or Planners would be helpful.

We are copying this letter to the Developer with a similar request for a meeting to discuss these issues as both planning applications are progressed.

Yours faithfully

A handwritten signature in black ink, appearing to read 'John Haswell', written in a cursive style.

Mr John Haswell
Clerk to the Council