

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 3 JANUARY, 2019**

<u>Page</u>	<u>Application</u>	<u>Location</u>	<u>Item No.</u>	<u>Description</u>
PLANNING APPLICATIONS				
P.37	2018/01231/FUL	Cwrt Canna, land adjacent to Llangan Primary School, Llangan	1.	Comments from Llangan Primary School Headteacher
P.70	2018/00996/FUL	Clawdd Coch, Pendoylan	2.	From the applicant – 27 signatures in support of the application

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 3 January 2019

Application No.: 2018/01231/FUL	Case Officer: Mr. I. Robinson
Location: Cwrt Canna, land adjacent to Llangan Primary School, Llangan Proposal: Residential-led mixed use development comprising of 13 affordable homes, 2 additional office buildings, a community building and ancillary development including landscaping, drainage, car parking, creation of a new vehicular access and other associated infrastructure	

From: Llangan Primary School

Summary of Comments:

An email has been received from the Headteacher at Llangan Primary School, which raises the following concerns from the Governing Body:

Comments

1) *The proposals show that the lay-by will be reduced to allow only for a bus to park.*

This is problematic because currently, despite having no-parking lines painted in the lay-by and signage present prohibiting parking, vehicles are still being parked in the lay-by especially at school drop off and pick up times. The reality of the situation is that vehicle owners do still choose to park in the lay-by and that they will continue to want to use this area even when the space is cut back. Reducing the lay-by space will cause chaos in the mornings and at the end of the school day as vehicles will still be attempting to access the lay-by area.

2) *To satisfy the visibility splay standards, the lay-by will have to be removed back to the school entrance.*

The plans do not accurately show how far the lay-by will be cut back. The lay-by must be removed back to the school entrance to satisfy the requirements (to start of the green line). This will maximise the disruption outlined in point 1 above.

3) *The visibility splays on the existing junction are not up to the current highways standards.*

A lot more will have to be done to bring visibility up to standard at the existing junction. Users of the road currently have difficulty entering from the minor highway to the main road due to poor visibility. This section is particularly dangerous for pedestrians, especially when vehicles making 'u' turns around the island on the junction are included. This happens frequently on a daily basis. Increased pressure in this area will increase the likelihood of accidents.

4) *The drawings as shown raise significant health and safety risks for road users and pedestrians alike.*

The planning document below recommends that "Where a site is at the junction of two public roads (or private streets determined for adoption) the access should normally emerge onto the minor road (see Figure 4). This concentrates turning movements at a single point on the major road." See figure 4 in this document:

https://www.planningni.gov.uk/index/policy/supplementary_guidance/dcans/dcan15-vehicular-access.pdf

I would suggest placing the access to the proposed site at its north western corner and to increase the width of the road along the minor road to the junction.

5. *The school's car park has not been designed with the ability to drop off. There is no area to turn, cars must park by either reversing in or out of a space. Cars doing this quickly will increase likelihood of accidents. The walkway provision is poor and children have to cross the carpark. There is no lighting and is therefore dangerous for after school club, or evening school activities. The carpark is not large enough to accommodate for all pick up to occur here. Especially as this will increase the parking time. Parents will need to leave vehicles to walk into school to collect.*

6. *Traffic calming measures are a necessity to reduce speed eg permanent speed camera. Weight of vehicle measures to divert heavy lorries/trucks that cross from Llandow to M4 (and vice versa), be asked to go along A48 to M4.*

7. *The proposed commercial units, lack of visitor parking and possible residential parking would increase the use of parking in the remaining section of the layby.*

8. *Street lighting would need to be put in as anyone walking to and from the school in the winter would need to have a lit pavement.*

Officer Response:

While it is wholly understandable that the safety of pupils is of paramount importance, it principally falls to the school to convey the prohibition of parking in the layby to parents. The proposal would essentially retain sufficient parking for buses/coaches and the school would need to stress to parents the importance of not using that space during the peak times. While the submitted plan only shows the splay (as opposed to the actual works to the layby, there is a condition requiring these details to be approved by the LPA.

While the concerns regarding the existing nearby junction are noted, this development could not reasonably be required to deal with any issues that arise at that junction, given the relatively modest number of additional vehicle movements that would be associated with the development, and given that this development is not served by that junction.

The applicant has advised that the access is not proposed off the minor lane that adjoins the site due to issues with levels. Notwithstanding that, it is apparent that significant works would be required to create adequate vision splays along that lane, and that would increase the number of vehicles using the existing junction onto the main road that the representations raise concerns with (at point 3 above).

The concerns regarding the existing car park are noted and the case officer is seeking an opportunity to discuss these with the Council's Education and Highways departments. However, those discussions relating to existing concerns regarding the car park (involving the school) would be outside of the scope of this planning application. The loss of part of the layby would not remove authorised parking spaces, given that parking in the layby is prohibited at peak times.

The concerns/requests regarding traffic calming have been forwarded to the Council's Highways Section, however, it is considered that such measures could not reasonably be required of this applicant to make this specific development acceptable. The existing route is not lit and it is similarly considered that the development is not of a scale that would justify a condition requiring the route to be lit.

Parking space numbers are assessed in the officer's report.

Relevant Consultee Response :

Following consultation with the Head of Strategy, Community Learning and Resources in respect of the concerns raised, no objection has been raised from an education perspective.

Action required: Members to note

2

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 3 January 2019

Application No.: 2018/00996/FUL	Case Officer: Mrs. Y. J. Prichard
Location: Clawdd Coch, Pendoylan	
Proposal: Proposed demolition of agricultural barn and outbuildings. Proposed new dwelling with detached garage with hobby room over	

From: Applicant

Summary of Comments:

A 27 named petition has been submitted in support of the application, on the basis that the current sustainability policies deny the younger age group the opportunity to live in the village of Pendoylan and build a family home in the hamlet of Clawdd Coch.

Officer Response:

The comments are noted, however the circumstances of the applicant and sustainability issues have been fully addressed in the report.

Action required:

None

Mr & Mrs Graham-Wride

C/o The Paddock

Pendoylan

Vale of Glamorgan

CF71 7UP

Tel: [REDACTED]

Email: [REDACTED]

Delivered by Hand 2nd January 2019

Reference: 2018/00996/FUL

Applicant: Graham Wride

Agent: Andrew Parker

Mrs Yvonne Pritchard,

Please find enclosed some supporting evidence that I would like to submit prior to tomorrow's meeting.

Enclosed signatures to support our planning application.

Kindest Regards

Charlotte Graham-Wride

'We' the undersigned consider the 'current' sustainability policy denies the younger age group the opportunity to live in the village of Pendoylan and therefore support the applicants Mr & Mrs Graham- Wride to build a family home in the Hamlet of Clawdd Coch.

Ref: <http://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/LDP/Action-Points/HS1-AP4.pdf>

In this case, this policy is not supportive of younger generations wanting to live in the village they grew up.

Name	Address	Postcode	Comments
Edward REES	BRYN MEZYHAN FARM PENDOLAN	CF71 7UP	SITE IS DUNEY BARNs NEED TO BE REMOVED
HELEN SIMMONDS	TALAN CLOSE STATHAN	CF62 4HJ	
PETER FOX	Ffynnon Oerlo Pendoylan.	CF71 7UJ.	The sustainability policy in respect of this planning application does not apply.
DAVID LYLES	50 Heol ST CATHW Pendoylan	CF71 7U	SUPPORT FOR COMMUNITY ACTIVITIES HAS DECLINED AND ANY NEW DEVELOPMENTS WOULD ASSIST IN REVERSING THIS TREND.
J. J. Thomas	Pengello Laek Pendoylan	CF71 7US	Fully support this application
BM Thomas	"	"	"
G Evans	bae haw Farm Heol y March	CF5 6TS	We definitely support this application for
R Evans	"	"	a lady born and brought up in Pendoylan

'We' the undersigned consider the 'current' sustainability policy denies the younger age group the opportunity to live in the village of Pendoylan and therefore support the applicants Mr & Mrs Graham- Wride to build a family home in the Hamlet of Clawdd Coch.

Ref: <http://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/LDP/Action-Points/HS1-AP4.pdf>

In this case, this policy is not supportive of younger generations wanting to live in the village they grew up.

Name	Address	Postcode	Comments
Janeet Rees	The Bryn Farm Pendoylan Cowbridge	CF71 7ep	I support this.
Peter Anstey	Ty-Fry Farm Pendoylan Cowbridge	CF71 7UJ	I Support this,
TRACY ANSTEY	Ty FFYNNON PENDOYLAN COWBRIDGE	CF71 7UJ	I support this.
Maime Anstey	Ty Fry Farm Pendoylan Cowbridge.	CF71 7UJ	I support this
Margaret Rees	18 St Davids Rd. Miskin	CF72 8JU	I support this
Robin Kellan	BOLGODD FARM HEUSOL	CF72 8JU	I Support this
Georgina Kellan	Bolgodd Farm Heusol.	CF72 8JU	I Support this.
James Rees	The Coach House Heusol Rd.	CF72 8JU	I Support this

'We' the undersigned consider the 'current' sustainability policy denies the younger age group the opportunity to live in the village of Pendoylan and therefore support the applicants Mr & Mrs Graham- Wride to build a family home in the Hamlet of Clawdd Coch.

Ref: <http://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/LDP/Action-Points/HS1-AP4.pdf>

In this case, this policy is not supportive of younger generations wanting to live in the village they grew up.

Name	Address	Postcode	Comments
RUTH REES [REDACTED]	1 Clawdd Coch PENDOYLAN Cottages Cowbridge	CF71 7UP	The site is long derelict & overdue redevelopment.
ROGER GWYN REES	1 CLAWDDCOCH COTTES PENDOYLAN COWBRIDGE	CF71 7UP	The proposal would be a great improvement [REDACTED]
Philip Hammen	Y Ffermy Gwyn PENDOYLAN COWBRIDGE	CF71 7UG	Proposal will enhance the area.
Morgan Wride	76 Riversdale Llandaff Cardiff	CFS 2QL	I support this development
LINDA JAMES	76, RIVERSDALE, LLANDAFF, CARDIFF	CFS 2QL	I support this development.
Laura Wride	76, Riversdale Llandaff Cardiff	CF5 2QL	I do support this development
Nick WRIDE	76 Riversdale Llandaff Cardiff	CF5 2QL	I support this development [REDACTED]
Alexy Hammen.	Y Ffermy Gwyn Pendoylan	CF71 7UG	Controlled planning needed to sustain the community

'We' the undersigned consider the '**current**' sustainability policy denies the younger age group the opportunity to live in the village of Pendoylan and therefore support the applicants Mr & Mrs Graham- Wride to build a family home in the Hamlet of Clawdd Coch.

Ref: <http://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/LDP/Action-Points/HS1-AP4.pdf>

In this case, this policy is not supportive of younger generations wanting to live in the village they grew up.

Name	Address	Postcode	Comments
MRS M ROE	Clawdd Coch 60B Pendoylan	CF71 7UP	I support this application
Sherr Wride	The Paddock Amers Clawdd Coch	CF71 7UP	" "
Owen Rees	Brynbach Portsmouth lane CF71 7UP	CF71 7UP	" "