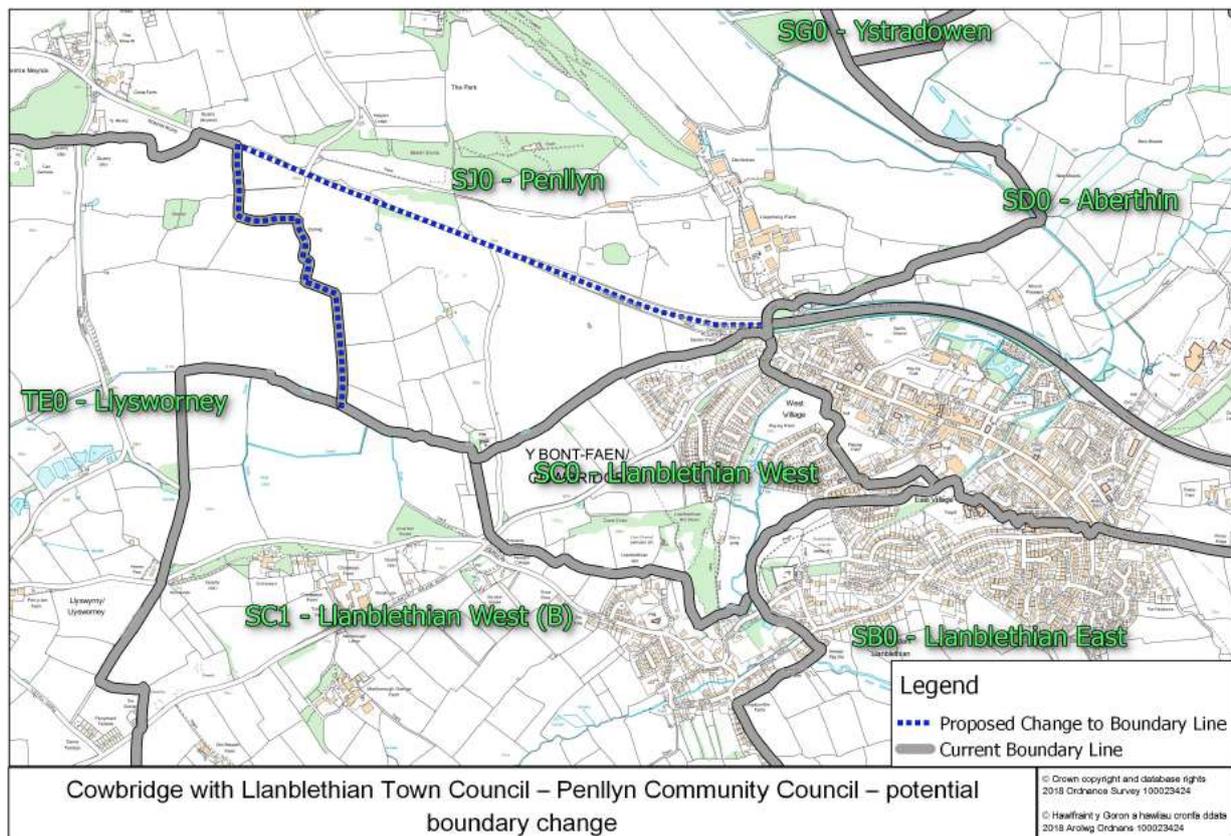


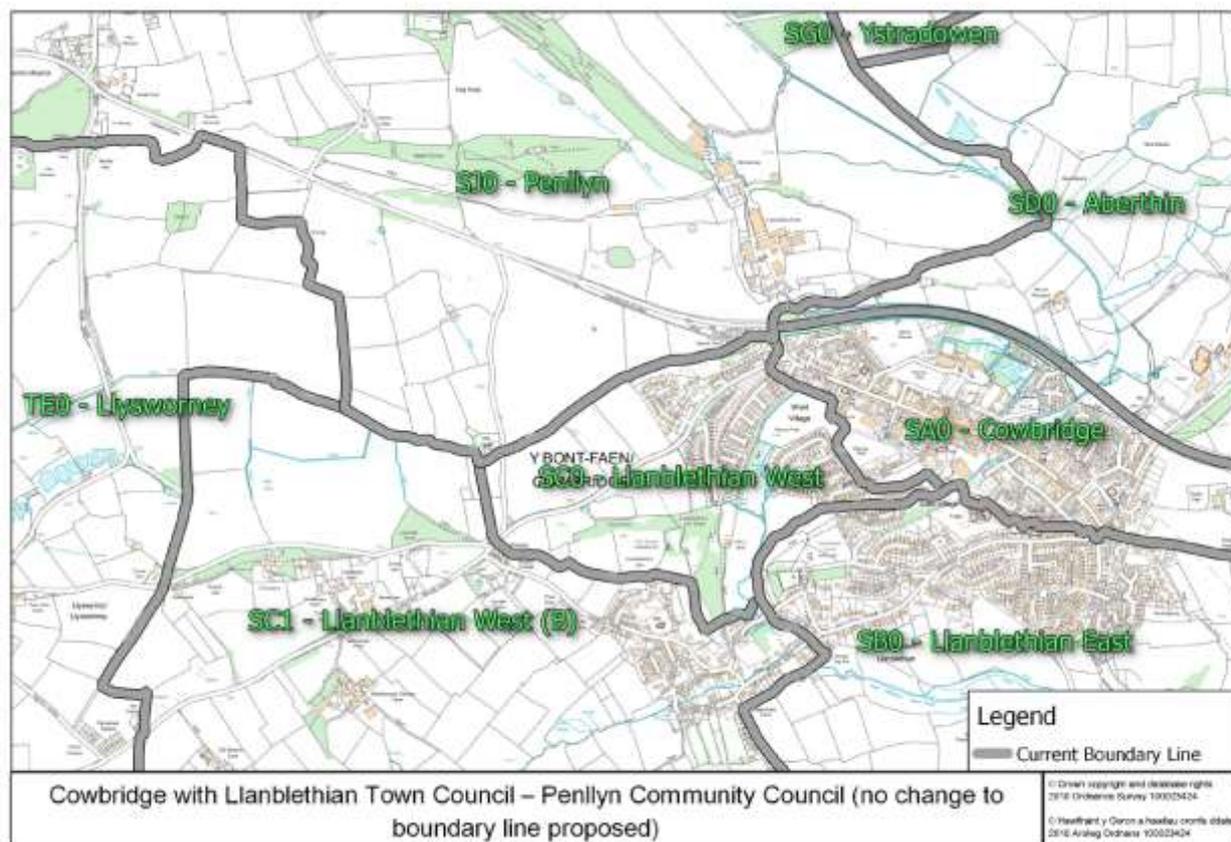
Community Review – Cowbridge with Llanblethian Town Council & Penllyn Community Council

Initial proposal by the Electoral Registration Officer – 29 September 2017



Final proposal by the Electoral Registration Officer – May 2018

No change



In reaching my final proposal I have had regard to the application submitted by Cowbridge with Llanblethian Town Council (“the Town Council”) and the submissions received during the first stage of the consultation. I have also undertaken investigations with the Council’s Planning Department, had regard to the Vale of Glamorgan Council’s Local Development Plan 2011-2026 (“the LDP”) and planning applications 2014/01505/OUT and 2017/00841/RES.

As an aside I note that the request from the Town Council for the boundary review is based on financial grounds and having regard to the use of community facilities. Albeit the application for a community review was submitted on this basis, the review has been conducted in accordance with the Local Government (Democracy) (Wales) Act 2013 to consider appropriate community boundaries which support an effective and convenient local government having regard to community ties.

For ease of reference is attached a plan showing land marked Phase 1, Phase 2 and hatched.

The land marked Phases 1 and 2 combined are commonly known as the Darren Farm site which has received outline planning permission for up to 475 dwellings. The reserved matters for Phase 1 have been approved for a total of 169 properties; the remaining development is described as Phase 2 and should be for the remaining 306 units.

The land marked Phase 1 currently falls within the Llanblethian West Ward and therefore is currently within the boundaries of the Town Council. Having liaised with the Planning Department of the Vale of Glamorgan Council, I am informed that Phase 1 of the development has been

granted planning permission and is likely to take 3-4 years to complete. The remaining Phase 2 development falls within the Penllyn Ward of Penllyn Community Council and has recently been granted planning permission (reserved matters approval) however we have not as yet, been advised of the anticipated commencement of the Phase 2 development and the likely completion date

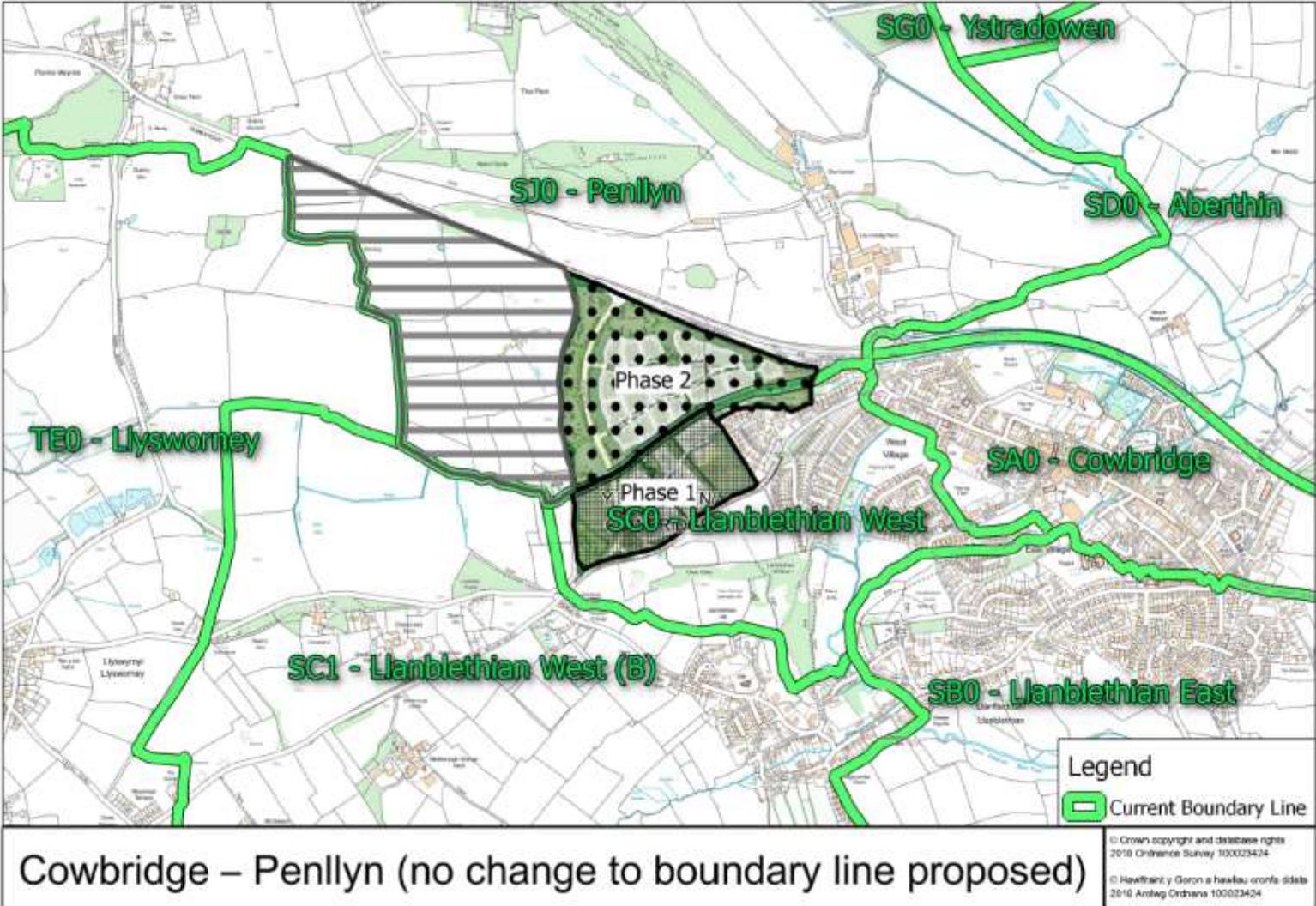
The hatched land has not been allocated for residential development in the LDP.

No further representations were submitted during the second stage of the consultation.

Given the phasing of the development and the anticipated timescales for development, together with the fact that Phase 1 falls within the current boundaries of the Town Council I consider that the existing boundary is appropriate and that this request is premature.

The Local Democracy Boundary Commission for Wales will be conducting its Electoral Review of the Vale of Glamorgan Council from April 2019 until December 2020 with the Vale of Glamorgan Council conducting a Community Review of all Town and Community Councils in the Vale of Glamorgan in 2023. By conducting the review of the boundary between the Town Council and Penllyn Community Council in conjunction with the full community review it will ensure consistency with all community councils in the Vale of Glamorgan, this would be in the interests of effective and convenient local government. Further by conducting the review in 2023 the development in respect of Phases 1 and 2 will be relevant and given further consideration.

Debbie Marles
Electoral Registration Officer
Vale of Glamorgan Council



	No residential development in LDP 2011-2026
	Phase 2 Darren Farm development
	Phase 1 Darren Farm development