

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 8 JUNE, 2022

Page	Application	Location	Item No.	Description
P.42	2018/01408/FUL	Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge	1.	27 additional neighbour comments have been received
			2.	Comments received from Highway Engineer
			3.	Correspondence received from Sarah Pedersen

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 8 June 2022

Application No.: 2018/01408/FUL	Case Officer: Mr. S. D. Butler
<p>Location: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge</p> <p>Proposal: Proposed demolition of existing school, development of 34 dwellings (30 flats and four houses) and associated works including the construction of bespoke bat roost, access/parking and landscaping</p>	

From: Neighbour Letters – 27 additional comments

Summary of Comments: The additional letters submitted all continue to object to the planning application. Several of the comments received are summarised below :

- The school may be no architectural gem but is vastly better than the proposed eastern European looking flats.
- The proposed plans do not allow the existing building to be preserved and the history behind the building will be lost.
- The alternative plans proposed would allow the building to remain in existence and would allow the town to maintain part of its history and heritage.
- It would be a travesty to demolish such a beautiful building when it could be repurposed into housing
- School was one of the first girls schools in Wales, and a huge part of the history of equality in the region,
- Alternative uses of the school could be:- Nursery School, after school clubs, (so desperately needed for the young people of this town) meeting places for conferences, OAP's clubs & more.

Officer Response: The additional comments received are noted and the objections raised reflect those already submitted and assessed in the Committee Report

Action required: None

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 21:40
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mr Robert [REDACTED]

Address:
14 White House

Comment type:
Objection

Comments:
This application is contrary to SP14 and LDP 10

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 21:44
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Sue Fudge [REDACTED]

Address:
18 Bessant Close, Cowbridge

Comment type:
Objection

Comments:

The Old Grammar School is an important part of the history of Cowbridge and of the education of girls in Wales and the UK. Viable plans have been drawn up that could provide a similar level of accommodation proposed as part of this application without demolishing the building. Generations of children have passed through this school, myself included and it's importance to the town should be respected.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 21:47
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mr Keith Williams

Address:
Nantlais, Bridge Road, Llanblethian, Cowbridge CF71 7JG

Comment type:
Objection

Comments:
I don't want historic buildings in Cowbridge to be demolished to make way for new flats/houses. We have plenty of these following the building of Clare Garden Village.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 21:47
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Daphne Harris [REDACTED]

Address:
Flat 4 Henley Lodge, 37 Rydens Road, Walton-on-Thames

Comment type:
Objection

Comments:
This was my school when it was Cowbridge High School for girls. I cannot believe that the buildings have no historic value. Years of what appears to have been deliberate neglect have allowed them to become apparently obsolete

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 21:50
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mr Roger Bradshaw [REDACTED]

Address:
7 Brookfield Park Road

Comment type:
Objection

Comments:
The school may be no architectural gem but is vastly better than the proposed eastern European looking flats. Remember Old Hall and the grammar school and what might be there now!

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 21:50
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Elizabeth Alden [REDACTED]

Address:
1, Mill Park

Comment type:
Objection

Comments:

I strongly object to this proposal to demolish the former school building and replace it with housing development. This property, now shockingly neglected by the council over many years, is far too important to Cowbridge from a historic point of view and from an aesthetic entrance to the southern entry into the town.

Case Officer:
Mr. S. D. Butler

From: Planning
Sent: 06 June 2022 21:51
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Miss Claire Finucane [REDACTED]

Address:
25 Druids Green ,Cowbridge

Comment type:
Objection

Comments:
Please don't approve the demolition of this historic building. It not only holds a lot of memories for me as a former pupil but also as a loss to the local community and Welsh educational history.

Case Officer:
Mr. S. D. Butler

From: Planning
Sent: 06 June 2022 22:03
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Martina Large [REDACTED]

Address:
13 Millfield Drive

Comment type:
Objection

Comments:
I object to the demolition of the former girls school Aberthin Road. This is part of the Cowbridge history and should be preserved

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 22:13
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Dr Paul Langmaid CBE [REDACTED]

Address:
6 Middlegate Walk,,Cowbridge

Comment type:
Objection

Comments:

I see no need to dilate further on this matter other than to support those who have spent time and effort to oppose this destructive development .. without expanding the provision of health services in Cowbridge any increase in population diminishes opportunities for care for existing users

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 22:25
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mr Simon Thomas [REDACTED]

Address:
Crofta, Ystradowen

Comment type:
Objection

Comments:

It is a disgrace that such a beautiful and historic building could be lost for future generations. Planners are in place to protect our heritage. Please ensure the correct decision is made and the building is preserved.

Cowbridge does not need any more development - certainly not at the expense of such a historic site!

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 23:00
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Miss Sarah Jones

Address:
4 Mill Lane, Blackpill, Swansea

Comment type:
Objection

Comments:

I object to the planning application as the proposed plans do not allow the existing building to be preserved and the history behind the building will be lost. I attended Cowbridge Secondary School and so whilst I do not live locally, I have personal experiences of the building being used as part of the sixth form. The alternative plans proposed would allow the building to remain in existence and would allow the town to maintain part of its history and heritage.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 06 June 2022 23:22
To: Planning
Subject: New comments for application 2018/01408/FUL 1

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Ms Gail Griffiths [REDACTED]

Address:
25 Rectory Close, Wenvoe

Comment type:
Objection

Comments:
The historic building should not be demolished as it has cultural and historic significance

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 00:54
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Miss Christine Garamendi [REDACTED]

Address:
32 Mileham Drive ,Aylsham ,Norwich

Comment type:
Objection

Comments:

I strongly object to the demolition of this beautiful building. Apart from its history as being set up as the first Girls Grammar School to educate young women who had limited opportunity otherwise, it is a beautiful building inside with many original features. I attended between 1961 - 68, and was always fascinated by its delightful interior, quirky as it is. Why it has been left to rot, I don't know, when will a little imagination it could be converted into flats as the old Boys Grammar School was. It would be shameful not to do anything else. You see what they have done to Cardiff- don't let it happen to Cowbridge as well!

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 08:44
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Louise Bourne [REDACTED]

Address:
Manorstone House ,Trerhyngyll ,Cowbridge

Comment type:
Objection

Comments:

The school should be protected against the policies of SP10 and under the Well-Being of Future Generations Act (Wales) 2015.

The development goes against the policies of the adopted LDP (policies MD6 & MD5) in that it is not of a size or scale or design that is reflective of the local area.

This is not and the only viable scheme and financial viability is not a material planning consideration.

There is an alternative scheme that has been produced that would provide social housing on the site whilst also retaining the buildings - this allows history to be preserved whilst also ensuring housing of a better design for future residents. Allowing this to go ahead would be cultural vandalism - something future generations will not forgive.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 09:10
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Lynsey Davies [REDACTED]

Address:
58 The Broadshoard, Cowbridge

Comment type:
Objection

Comments:

As a past student of CCS and Sixth Form, it is important to retain the history and character of Cowbridge, by preserving its buildings and developing them sensitively for the town to thrive with visitors and boost the economy. Social housing does not fit the ethos of Cowbridge as a historic and affluent area. The building should be sold privately to restore the facade into a boutique hotel with swimming pool for use of school and members.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 09:21
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Myfina Mortimer Davies

Address:
13 Wyesham Avenue,,Monmouth,Np253ne

Comment type:
Objection

Comments:
This historic building should be protected as opposed to making a new site. There are many modern buildings in Cowbridge (including the new comp) and the old site in town made way for new housing. It would be a travesty to demolish such a beautiful building when it could be repurposed into housing.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 09:36
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Jessica Bristow [REDACTED]

Address:
18 Cardigan Crescent, Boverton, Llantwit Major, Vale of Glamorgan

Comment type:
Objection

Comments:
The building holds historical and cultural importance to the area. To demolish such an important part of the area's heritage is short sighted.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 09:38
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mr Gregory Williams [REDACTED]

Address:
60 The Verlands, The Verlands

Comment type:
Objection

Comments:
this is a desecration of an important historical building for commercial profit only

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 09:52
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Bridget Allen [REDACTED]

Address:
2 Brynhyfryd, Rhiwceiliog

Comment type:
Objection

Comments:

I am writing to object to the proposed demolition of the historic building, formerly the girls school. As one of the first girls schools in Wales, and a huge part of the history of equality in the region, I feel that the destruction of this building is absolutely abhorrent. Additionally, the application breaches Policy SP10, the LDP (MG2 & 5) and is based on out of date noise assessments. The location, on a busy road and backing onto an already stretched residential area, would cause further congestion and accidents on an already dangerous stretch of road - especially with the addition of the primary school to the CCS site. There is insufficient parking, which would lead to further parking issues in the surrounding streets and area. All in all, I really think this application should not be approved.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 10:06
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Claire Edgeworth [REDACTED]

Address:
28 Geraints Way, Cowbridge, Vale of Glamorgan,

Comment type:
Objection

Comments:

I object most strongly to the demolition of the Old Girls school / 6th form block on the Aberthin Road. This should be a listed building and that is where the fault lies. It is the first school to have a science block for girls.. I consider this old school to be part of the essence of the Cowbridge community.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 10:18
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Amanda Randall [REDACTED]

Address:
Castell Talyfan Farm Ystradowen cf71 7sx

Comment type:
Objection

Comments:

I object to this demolition as I thought that the vale of Glamorgan were all for green regeneration. The destruction of perfectly adaptable buildings is not at all ecological. As well as putting more into landfill to ecological damage to the environment in rebuilding materials is harmful and avoidable. Secondly this is a building of significant historic importance and as such should be kept. Thirdly the traffic implications will impact detrimentally to the area if you continue to increase traffic flow along this road and junction without providing relief roads.

Case Officer:
Mr. S. D. Butler

From: Planning
Sent: 07 June 2022 10:57
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Valda Field [REDACTED]

Address:
Apartment 10 The Old Grammar School, Church Street, Cowbridge

Comment type:
Comment

Comments:
Please save this building . I live in the boys Old Grammar school. It is such a privilege to have this protected building
Please let us do the same for the Girls school Absolute sacrilege if this is destroyed

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 11:37
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Dr Angela Humphries [REDACTED]

Address:
Ty'r Wennol Higher End St Athan

Comment type:
Support

Comments:

Please preserve the lovely old building of Cowbridge school. It should be made into a local cinema/ arts centre / exhibition space for all of the local community to enjoy rather than turned into yet another housing development to line private developers pockets

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 11:50
To: Planning
Subject: New comments for application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Elizabeth Owen [REDACTED]

Address:
29 De Clare Lodge,,Westgate,,Cowbridge

Comment type:
Objection

Comments:
I object to the demolition of the old girls school

Case Officer:
Mr. S. D. Butler

From: Planning
Sent: 07 June 2022 12:11
To: Planning
Subject: New comments for application 2018/01408/FUL

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Cheryl Blake [REDACTED]

Address:
74 Millfield Drive Cowbridge CF71 7BR

Comment type:
Objection

Comments:

It is such a shame that this beautiful old girls school should be demolished being probably one of the oldest surviving school buildings in Wales. I realise it's been left for nature to take over, but if monies could be found for restoration through the National lottery or other charitable organisations it could be used for the benefit of the community. Some of the suggestions have been:- Nursery School, after school clubs, (so desperately needed for the young people of this town) meeting places for conferences, OAP's clubs & more. The town hall access is too difficult for older & disabled people. Please reconsider this proposal.

Case Officer:
Mr. S. D. Butler

Edgerton, Elaine

From: Planning
Sent: 07 June 2022 14:22
To: Planning
Subject: New comments for application 2018/01408/FUL

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Margaret Skinner [REDACTED]

Address:
1 Groeswen, Llantwit Major

Comment type:
Objection

Comments:
We need to preserve history not destroy it by pulling down existing buildings that have great historical value. Our three sons attended Cowbridge School when we lived in the catchment area and 2 of them spent their last 2 school years in the 6th Form Block, so this objection comes with great feeling that the building should remain.

Case Officer:
Mr. S. D. Butler

From: Planning
Sent: 07 June 2022 14:49
To: Planning
Subject: New comments for application 2018/01408/FUL

New comments have been received for application 2018/01408/FUL at site address: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge

from Mrs Christina Gibbs [REDACTED]

Address:
45 Porth y Castell ,Barry ,Vale of Glamorgan ,CF62 6QD

Comment type:
Objection

Comments:
Many of the old buildings are being destroyed. If you go to somewhere like York they still have beautiful buildings and people flock to them to see. Who goes to see a new build no one. Some of the older buildings are being preserved. Let's take a stand are retaining our heritage

Case Officer:
Mr. S. D. Butler

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 8 June 2022

Application No.: 2018/01408/FUL	Case Officer: Mr. S. D. Butler
<p>Location: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge</p> <p>Proposal: Proposed demolition of existing school, development of 34 dwellings (30 flats and four houses) and associated works including the construction of bespoke bat roost, access/parking and landscaping</p>	

From: Highway Engineer

Summary of Comments:

Finalised comments in which no objection is raised subject to the following conditions being satisfied in the interest of highway safety / public safety

1. Notwithstanding the submitted Plans (3703/PA210 & SK01) which identify preliminary details of the proposed access and Highway Improvements along Aberthin Road, provision of bus layby and shelter, visibility splays, all the street furniture, construction spec, road markings and resurfacing, surface water drainage and the internal arrangements shall be designed to adoptable standards (DMRB for Highway improvements and Vale of Glamorgan Standards internally), no works whatsoever shall commence on the development until Full Engineering details have been submitted and approved by the Local Planning / Highway Authority.

Reason: To ensure the minimum Design and Construction Standards are achieved in the interests of Highway / Public Safety.

2. The developer will be required to enter into a Section 278/S38 Agreement with the Highway Authority before undertaking works along the adjacent highway.

3.No materials whatsoever shall be deposited or stored within the limits of the adopted highway. Reason: In the interest of highway / Public Safety and the free flow of traffic along the adopted highway.

4. Facilities for wheel cleansing shall be provided and maintained for the duration of the works and to be approved by the Local Planning Authority prior to any site clearance / construction works commencing on site. Reason: In the interest of highway / Public Safety.

5. Prior to the commencement of any major events, a Traffic Management Plan incorporating am/pm peak travel times, any Proposed Temporary Road Closures, any

Temporary or Permanent Traffic Regulations orders associated with the events, temporary signage, parking and turning facility within the site, details of wheel washing facilities for vehicles leaving the site, etc must be submitted to and approved in writing by the Local Planning/Highway Authority

Reason: In the interests of maintaining highway efficiency and safety

6.The provision of a Construction Management / haulage route plan together with any Proposed Temporary Road Closures and other Temporary or Permanent Traffic Regulations required associated with the offsite Highway Improvement Works or the internal Roads within the Development to be submitted to and approved by the Local Planning Authority prior to commencing any works. Reason: In the interest of highway / Public Safety.

7. Note: A minimum of 12 week's notice is required to implement a Temporary or Permanent Traffic Regulatory Orders should the closure or other order be agreed. Requests for any such orders must be submitted in writing to Operational Manager Highways & Engineering, Alps Depot Wenvoe, Vale of Glamorgan. Reason: In the interest of highway / Public Safety and the free flow of traffic along the adopted highway network.

8.The applicant is required to contact Highway Maintenance team (networkmanagement@valeofglamorgan.gov.uk) prior to carrying out any works on site adjacent to the adopted highway to agree location, specifications and for permission to work within the highway. All associated costs of undertaking the works will be at the applicant's own expense to ensure all works on the adjacent highway will be undertaken in accordance with the Council's standard details for adoption and in the interests of highway safety.

Officer Response:

Condition 1 – Under the Conditions Circular (WGC 016/2014), conditions should not repeat the provisions of other conditions or duplicate controls under other legislation unless there is a planning reason for doing so. In this case, the works within the existing adopted highway would fall under a separate S278 Agreement. Therefore, as worded (Condition 23) secures the full engineering details of the extent of internal access road and turning area to be adopted within the site.

Condition 2- The requirement for the developer to enter into a Section 278/S38 Agreement with the Highway Authority before undertaking works along the adjacent highway, is noted, but should be an informative, which can form part of revised wording of Informative 4.

Condition 3 – In relation to the storage of materials within the limits of the adopted highway, again the Council as highway authority would have their own separate powers to control this. Nevertheless, the matter of materials storage would form part of the wider details comprising of a Construction Environmental Management Plan (CEMP) (Condition 13).

Conditions 4, 5 and 6, relating to wheel cleansing, traffic management plan and Construction Management / haulage route, all form part of the wider details to be

submitted under the Construction Environmental Management Plan (CEMP) (Condition 13).

Condition 7 relates to a note regarding Temporary or Permanent Traffic Regulatory Orders, which for completeness shall be added by way of an additional informative.

Condition 8 relates to the need for applicant to contact Highway Maintenance team, prior to carrying out any works on site adjacent to the adopted highway. This can be secured through revised wording of Informative 4.

Action required:

Amend Informative 4 to read :

The applicant is required to contact Highway Maintenance team networkmanagement@valeofglamorgan.gov.uk) prior to carrying out any works on site adjacent to the adopted highway to agree location, specifications and for permission to work within the highway. All associated costs of undertaking the works will be at the applicant's own expense to ensure all works on the adjacent highway will be undertaken in accordance with the Council's standard details for adoption and in the interests of highway safety.

The developer must enter into a Section 278/S38 Agreement with the Highway Authority before undertaking works along the adjacent highway.

Additional Informative

The applicant shall note that a minimum of 12 week's notice is required to implement a Temporary or Permanent Traffic Regulatory Orders should the closure or other order be agreed. Requests for any such orders must be submitted in writing to Operational Manager Highways & Engineering, Alps Depot Wenvoe, Vale of Glamorgan.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 8 June 2022

Application No.: 2018/01408/FUL	Case Officer: Mr. S. D. Butler
<p>Location: Former Cowbridge Comprehensive School, Aberthin Road, Cowbridge</p> <p>Proposal: Proposed demolition of existing school, development of 34 dwellings (30 flats and four houses) and associated works including the construction of bespoke bat roost, access/parking and landscaping</p>	

From: Case Officer following correspondence with Sarah Pedersen

Summary of Comments

Concerns have been raised regarding the typos, inaccuracies and omissions in the report and errors in the uploading of submitted reports onto the application portal.

A request is made for the deferment of the application to allow the more significant issues raise to be addressed and enable all inaccuracies and inconsistencies to be rectified.

Officers Response:

The Proposed Site Plan in Page 47 of the Committee Report, does not reflect the most update date plan recently submitted and the latest revision now includes a footway access at the top of the site and minor revisions to the parking layout to accommodate disabled parking - in line with the highway engineers comments.

The submitted Proposed Site Layout Plan Rev I shows a 2m high fence to the back edge of the parking area. The agent has confirmed that this is in fact a drafting error and is not shown in the coloured boundary key. The agent has therefore confirmed that this fence will not be erected. Furthermore, Notwithstanding the submitted plans, details of all means of enclosure are however required by condition (Condition 5).

The extract of the landscaping plan on Page 67 does not include the footway and Condition 8 requires the submission of a revised landscaping plan which shall include a detailed layout and specification for the seating and play area which will accommodate the inclusion of the footway.

Page 68 first paragraph states “.....having particular regard to the siting and massing of the existing Church”. This is a typographical error and should read “.....having particular regard to the siting and massing of the existing school”

Other matters raised relate to the exporting of comments from the Environmental Health Officer on air quality which have now been exported. Moreover, the comments made were in any case referenced within the Committee Report.

The matters raised above are considered points of clarification / minor typographical errors and the Committee Report, when read in conjunction with this Note is considered sufficient to allow Members to make a determination. It is not considered that the matters raised are significant changes to the proposal, to require a deferment of the application.

Action required: None

Edgerton, Elaine

From: Sara Pedersen [REDACTED]
Sent: 06 June 2022 17:35
To: Goldsworthy, Marcus J; Butler, Stephen; Planning
Cc: [REDACTED]
Subject: Request to defer Planning Application 2018/01408/FUL

Follow Up Flag: Follow up
Flag Status: Completed

Dear Stephen,

Further to our telephone conversation this afternoon regarding the typos, inaccuracies and omissions in the report regarding planning application 2018/01408/FUL along with the errors in the uploading of submitted reports onto the application portal, I write to ask for a deferment of the application. This is to allow the more significant issues raise to be addressed and enable all inaccuracies and inconsistencies to be rectified. Should this application be taken up at a Judicial Review then it is in the best interest of all parties to ensure that all matters are correctly reported in the first instance.

Regards,
Sara Pedersen

[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows