

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT**  
**FOR THE PLANNING COMMITTEE**  
**TO BE HELD ON 23 NOVEMBER, 2022**

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<b><u>Page</u></b>	<b><u>Application</u></b>	<b><u>Location</u></b>	<b><u>Item No.</u></b>	<b><u>Description</u></b>
<b>PLANNING APPLICATIONS</b>				
P.106	2022/00294/HYB	<b>Land adjacent to Oak Court, Myrtle Close, Penarth</b>	<b>1.</b>	Comments from Andrew Freeguard, Operational Manager Housing Development
			<b>2.</b>	Comments from Asbri Planning (Agent for application) clarifying matters on the application

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**MATTERS ARISING FOR COMMITTEE****COMMITTEE DATE: 23/11/2022**

<b>Application No.:</b> 2022/00294/HYB	<b>Case Officer:</b> Mrs. Helen Winsall
<b>Location:</b> Land adjacent to Oak Court, Myrtle Close, Penarth	
<b>Proposal:</b> Hybrid planning application comprising of a full application for extra-care accommodation and associated highways, landscaping and drainage works and outline application for residential development and associated works with all matters reserved except for access	

**From:**

Andrew Freegard, Operational Manager Housing Development

**Summary of Comments:**

"I can confirm that the proposed S106 Contributions relating to the over 55's apartments that will be in the ownership of the Council are acceptable."

**Officer Response:**

Noted. The applicant's agent has previously advised that the planning obligations set out in the report are acceptable.

**Action required:**

None.

**From:** Freegard, Andrew  
**Sent:** 21 November 2022 11:51  
**To:** White, Mark  
**Cc:** Winsall, Helen  
**Subject:** RE: URGENT MATTER FOR MONDAY FW: Myrtle Close - response required to Planning please

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Hi Helen,

With reference to Mark's email below, I can confirm that the proposed S106 Contributions relating to the over 55 's apartments that will be in the ownership of the Council are acceptable.

Many thanks

Andrew

Andrew Freegard  
Operational Manager - Housing Development  
Housing & Building Services  
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

## MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 23/11/2022

<b>Application No.:</b> 2022/00294/HYB	<b>Case Officer:</b> Mrs. Helen Winsall
<p><b>Location:</b> Land adjacent to Oak Court, Myrtle Close, Penarth</p> <p><b>Proposal:</b> Hybrid planning application comprising of a full application for extra-care accommodation and associated highways, landscaping and drainage works and outline application for residential development and associated works with all matters reserved except for access</p>	

**From:**

Dylan Green, Asbri Planning (Agent for Application)

**Summary of Comments:**

- On the staffing levels, it is 20 full time equivalent staff which doesn't necessarily mean they will be all on-site at the same time. This is covered in the parking provision assessment;
- The existing foul pumping station and its access will remain it would be useful to make it clear a new pumping station is also needed;
- Typical floor layouts are blurred. If it is to be used in the presentation, could a clearer version be used? (p114);
- The arrow showing the indicative location of private amenity space is in the wrong location (p133);
- SuDS Approval has been obtained for this development.

**Officer Response:**

Staffing levels- Noted, the report already acknowledges the development will employ 20 full time equivalent staff (p109).

Foul pumping station- Noted, the report already acknowledges a new pumping station is required (p149);

Floor layouts- Noted, a clearer plan is available should this be required to show Members;

Private Amenity Space- Noted, however this is an extract from one of the submitted plans and the "arrow" that appears within the extract indicates a different feature of the development;

SuDS Approval- Noted

**Action required:**

None

**From:** Dylan Green <Dylan [REDACTED]>  
**Sent:** 21 November 2022 12:07  
**To:** Winsall, Helen; Pete Sulley  
**Subject:** RE: 2022/00294/HYB - Myrtle Close, Penarth

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Helen,

We've gone through the committee report and it is a very comprehensive assessment of the application, thanks. The S106 section is clear and makes a clear distinction between the full and outline elements. It's also very clear on the conditions and why each is requested.

Here are just a few minor points raised by us and WWHA:

- On the staffing levels, if any members pick up that 20 members of staff will be on-site at any time, could you please confirm that it is 20 full time equivalent staff which doesn't necessarily mean they will be all on-site at the same time. This is covered in the parking provision assessment.
- P.111 - I think it would be useful to confirm that the existing foul pumping station and its access will remain but also make it clear a new pumping station is also needed.
- P.114 - Typical floor layouts are blurred. If it is to be used in the presentation, could you please ensure that a clearer version is used.
- P.133 – Arrow in wrong location showing the indicative location of private amenity space. This is a minor point which will not affect the outcome of the committee meeting but worth raising
- Reminder that SuDS Approval has been obtained for this development.

Thanks.

I've also registered to speak in support of the application. This is dependent on whether we receive any late representation in objection. If not, we may decide to remove the right to speak.

Kind regards,

Dylan Green – Principal Planner 

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