

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT**  
**FOR THE PLANNING COMMITTEE**  
**TO BE HELD ON 14 APRIL, 2016**

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<b>Page</b>	<b>Application</b>	<b>Location</b>	<b>Item No.</b>	<b>Description</b>
39	2015/01228/FUL	Land at Former Bus Depot Site, Chapel terrace, Twyn Yr Odyn, Wenvoe	1.	Comments from Council's Landscape Section - "Confirm amended soft landscaping plan acceptable." And remove Condition 15.
			2.	Comments from Agent regarding highways objections. Amended Condition 5 suggested.
147	2016/00159/FUL	27, St. Johns Close, Cowbridge	3.	Comments received from Cowbridge Town Council – "No objection".
			4.	Three further letters of objection from neighbours raising concerns.

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## LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 14 April 2016

<b>Application No.:</b> 2015/01228/FUL	<b>Case Officer:</b> Mrs. Y. J. Prichard
<b>Location:</b> Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe	
<b>Proposal:</b> Demolition of existing buildings and residential redevelopment of land to deliver 15 affordable homes together with associated car parking, landscaping, drainage infrastructure and other ancillary development	

**From:** The Council's Landscape Section

**Summary of Comments:** Confirm amended soft landscaping plan acceptable.

**Officer Response:** On that basis further details not required.

**Action required:** Remove requirement for Condition 15.

**Prichard, Yvonne J**

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**From:** Phillips, Gareth  
**Sent:** 12 April 2016 10:51  
**To:** Prichard, Yvonne J  
**Subject:** FW: Planning Application 2015/01228/FUL: Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe  
**Attachments:** Chapel Terrace - Detailed Soft Landscape Proposals (TDA.2059.03(A).pdf  
**Importance:** High

Hi Yvonne

I confirm that the soft landscape works as outlined in the attached plan are acceptable

Gareth Phillips  
Principal Landscape Architect  
Planning and Transportation Services  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446704748  
mob / sym: 07912292617  
e-mail / e-bost [REDACTED]

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook  
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Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

*Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

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**From:** Parsons, Edward (Bilfinger GVA) [REDACTED]  
**Sent:** 21 March 2016 10:43  
**To:** Phillips, Gareth  
**Cc:** Griffiths, Owain (Bilfinger GVA); Elise Coalter [REDACTED]  
**Subject:** FW: Planning Application 2015/01228/FUL: Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe  
**Importance:** High

Hi Gareth,

Please see the attached and below. I was wondering if there was any chance of you having a quick look at this today, given Yvonne's tight timescales for the committee report this week? Let me know if you have any comments or need to discuss anything.

Thanks for your help with this.

Kind regards,  
Ed

**Edward Parsons**, Graduate Planner, Bilfinger GVA  
Direct Dial: [REDACTED]  
Email: [REDACTED]  
Web: [www.gva.co.uk/planning](http://www.gva.co.uk/planning) - National Number: [REDACTED]

---

**From:** Parsons, Edward (Bilfinger GVA)

**Sent:** 21 March 2016 10:41

**To:** [planning@valeofglamorgan.gov.uk](mailto:planning@valeofglamorgan.gov.uk)

**Cc:** Elise Coalter [REDACTED] Tony King

[REDACTED]; Griffiths, Owain (Bilfinger GVA); Andrew Perrigo

**Subject:** FW: Planning Application 2015/01228/FUL: Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe

**Importance:** High

**FAO:** Yvonne Prichard (Planning) and Gareth Phillips (Landscape Architect)

Yvonne and Gareth,

As promised last week, please see attached a revised soft landscape proposals plan, prepared by TDA. Key changes include:

- Planting of the bank to the rear of the properties with a native understorey and native trees
- Native tree planting to the rear of the apartment buildings
- Ornamental tree planting to the rear of the parking spaces adjacent to the site entrance

We would also like to formally withdraw the site boundaries plan (Drawing A004) and agree that details of boundary treatments should be reserved by condition, as discussed at last week's meeting.

These changes are reflected in the attached up-to-date schedule of drawings.

Kind regards

**Edward Parsons**, Graduate Planner, Bilfinger GVA

Direct Dial: [REDACTED]

Email: [REDACTED]

Web: [www.gva.co.uk/planning](http://www.gva.co.uk/planning) - National Number: [REDACTED]

---

**From:** Griffiths, Owain (Bilfinger GVA)

**Sent:** 16 March 2016 16:55

**To:** Yvonne Prichard [REDACTED]

**Cc:** [REDACTED]

Elise Coalter [REDACTED] Tony King [REDACTED] Parsons, Edward [REDACTED]

[REDACTED] Jon Mathias [REDACTED] Alun Rees; rhodri [REDACTED]

**Subject:** FW: Planning Application 2015/01228/FUL: Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe

**Importance:** High

Dear Yvonne,

Please see email below which has been sent to planning services with the attachments.

The Soft Landscape Proposals Plan is being revised and will be submitted tomorrow.

In the meantime, please let me know if you require anything further.

Kind regards

**Owain Griffiths** MRTPI MRICS, Director, Planning, Development & Regeneration, Bilfinger GVA

Direct Dial: [REDACTED]

Web: [www.gva.co.uk](http://www.gva.co.uk)

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**From:** Griffiths, Owain (Bilfinger GVA)

**Sent:** 16 March 2016 16:16

**To:** 'planning@valeofglamorgan.gov.uk'

## LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 14 April 2016

<b>Application No.:</b> 2015/01228/FUL	<b>Case Officer:</b> Mrs. Y. J. Prichard
<b>Location:</b> Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe	
<b>Proposal:</b> Demolition of existing buildings and residential redevelopment of land to deliver 15 affordable homes together with associated car parking, landscaping, drainage infrastructure and other ancillary development	

**From:** Agents GVA

**Summary of Comments:** Further comments concerning highway objections, including confirmation of agreement to undertake speed surveys and a request to amend Condition 5

**Officer Response:** Welcome agreement to undertake speed surveys which should better inform the type traffic calming measures that would be appropriate.

**Action required:**

Amend Condition 5 as follows:-

Prior to beneficial occupation of the dwellings hereby approved, a reasonable and appropriate scheme for traffic calming measures along St Lythans Road must be completed, in accordance with full details, including engineering details, to be first submitted to and agreed in writing with the Local Planning Authority. The proposed details shall be informed by the developer first undertaking speed surveys along St Lythans Road, from the access to the application site and the entrance to the new housing development at Harlech Road.

## Prichard, Yvonne J

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**From:** Parsons, Edward [REDACTED]  
**Sent:** 13 April 2016 11:22  
**To:** Prichard, Yvonne J; Robinson, Victoria L  
**Cc:** Griffiths, Owain (Bilfinger GVA); Clogg, Michael T; Elise Coalter

Dear Victoria and Yvonne,

I would be grateful if you could consider this email as a late representation in advance of planning committee tomorrow.

We, the applicant's appointed agents, attended a meeting with Michael Clogg and Paul Harrison, representing the Council's highways department, on Monday 11th April to discuss pedestrian safety along St Lythan's Road for future residents of the proposed scheme. Vicky Robinson from the planning department and Pam Toms from the housing department were also present.

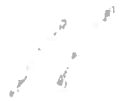
The highways department have concerns over pedestrians using St Lythans Road. Whilst the general consensus is that motor vehicle users are unlikely to be travelling at high speeds along St Lythans Road through Twyn Yr Odyn, due to the unrestricted speed limit, the applicant agrees that speed surveys will be undertaken to establish this and, if deemed necessary, inform a scheme of traffic calming measures, as is requested by condition 5. Please take this email as confirmation that the applicant is willing to undertake these surveys.

However, we would also like to request that condition 5 is amended as follows:

"Prior to beneficial occupation of the dwellings hereby approved, a **reasonable and appropriate** scheme for traffic calming measures along St Lythans Road must be completed, in accordance with full details, including engineering details, to be first submitted to and agreed in writing with the Local Planning Authority"

Kind regards

Edward Parsons, Graduate Planner, GVA  
Sent from my BlackBerry 10 smartphone.



 <b>BILFINGER</b>	 <b>GVA</b>	One Kingsway Cardiff CF10 3AN
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(3)

**Edgerton, Elaine**

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**From:** Planning  
**Sent:** 12 April 2016 15:52  
**To:** Planning  
**Subject:** New comments for application 2016/00159/FUL

New comments have been received for application 2016/00159/FUL at site address: 27, St. Johns Close, Cowbridge

from Mr David Morris [enquiries@cowbridge-tc.gov.uk](mailto:enquiries@cowbridge-tc.gov.uk)

**Address:**  
Town Hall, High Street, Cowbridge, CF71 7AD

**Comments:**  
Other type details: Town Council.  
**Comment:**

**Case Officer:**  
Mr. Shafqut Zahoor



# Comment for planning application 2016/00159/FUL

<b>Application Number</b>	2016/00159/FUL
<b>Location</b>	27, St. Johns Close, Cowbridge
<b>Proposal</b>	Two storey front and single storey side and rear extension
<b>Case Officer</b>	Mr. Shafqut Zahoor
<b>Name</b>	Mr David Morris
<b>Address</b>	Town Hall,High Street,Cowbridge,,CF71 7AD
<b>Type of Comment</b>	No Objection
<b>Type</b>	Other
<b>Comments</b>	Other type details: Town Council. Comment:
<b>Received Date</b>	12/4/2016 03:52:24
<b>Attachments</b>	

## LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 14 April 2016

<b>Application No.:</b> 2016/00159/FUL	<b>Case Officer:</b> Mr. Shafqut Zahoor
<b>Location:</b> 27, St. Johns Close, Cowbridge	
<b>Proposal:</b> Two storey front and single storey side and rear extension	

**From:**

Three further letters of objection have been received in relation to the amended plans from the adjoining neighbours.

**Summary of Comments:**

The objections can be summarised as:

- Proposed patio doors and the potential for the doors requiring a ramp/steps and possibly a rail to comply with health and safety regulations
- Concerns relating to the loss of parking and the level of parking being provided.
- Visual harm and precedent set by insertion of patio doors and the removal of the garage door and insertion of a smaller access door.
- Neighbours' concerns not properly considered and should have equal prominent to officer judgement.
- Concerns relating to processing of the application for committee prior to consultation period ending.
- Plans could/should be amended to take neighbours views into account.
- Comments relating to procedural matters relating to Cowbridge and Llanblethian Town Council.
- Officer report has inaccuracies, is not detailed enough and is confusing.
- Plans incomplete and misleading
- Loss of privacy from the patio doors

**Officer Response:**

Issues relating to the construction of steps and ramps are addressed in the officer report. However, to re-iterate, the plans do not show a ramp, steps or rails and the application has been assessed on this basis. The Council are unable to object to works that have not been applied for or to the possible intentions of the applicant.

In terms of proposal not complying with the Construction (Design and Management) Regulations 2015, these regulations relate to health and safety requirements during construction and are not a statutory requirement at planning stage.

Concerns relating to parking have been noted, the existing drive is able to accommodate 2.5 spaces, the garage door width currently is 1.3 metres wide which is considered inadequate to serve as a parking space, and therefore the site can currently accommodate 2 spaces.

The Council's parking requirements suggest a maximum of 3no car parking spaces being required, however the Council's Highway Engineer has assessed the site and context and considers the 2no existing spaces adequate to serve the proposed development.

Comments relating to the visual harm caused by the removal of the garage door and the insertion of patio doors in the front elevation have been noted previously. The property is set at the end of a cul de sac with limited views from the wider area. The property is not Listed nor is it within the Cowbridge and Llanblethian Conservation Area, and enjoys full permitted development rights.

Whilst the properties along the close enjoy a degree of uniformity, the application property could be altered with external cladding under permitted development which would alter its external appearance. The introduction of patio doors instead of a window is not considered to break any overarching uniformity and as a result not considered to be a strong enough justification for the refusal of planning permission.

In terms of precedent, every application is judged on its own merits, and in the case of this application, the council consider the application to be acceptable in terms of the requirements of Policy EN29 of the Vale of Glamorgan Council Unitary Development Plan.

Objection letters have also suggested that neighbour concerns have not been taken into account fully and should have equal weight to officer recommendation. Neighbour concerns have been taken into account and have been noted in the report, it is ultimately the council's decision to make a recommendation to planning committee based on the planning merits of the proposal. Neighbour concerns in this application are not considered strong enough reasons to refuse the application.

Issues relating to the handling of the application and its reporting to committee prior to the end of the re-consultation period have been noted. Neighbours were consulted on the original plans on 3 March, 2016 and re-consulted on amended plans 18 March, 2016, the time period for comment expired on 8 April, 2016. It is not uncommon for officer reports to be prepared prior to the end of consultation periods, all neighbour representations have been noted and all issues addressed within the report and this late representation report. Comments relating to the terminology of 'late representations' have also been noted, however these representation hold the same weight should they have been received prior to the report being drafted. The Council is satisfied that the application was processed in the correct manner, and within the statutory framework.

Comments that the plans should be amended have been noted, however the application is being considered on the plans before us and are considered acceptable.

Concerns relating to procedural matters relating to Cowbridge and Llanblethian Town Council have been forwarded to Cowbridge and Llanblethian Town Council for their records. However, as mentioned in the officer report, this is not material to the proper determination of this application.

Objection letters also make reference to inaccuracies in the officer report relating to objection letters. The additional objection letters have been noted above and were

received following the writing of the officer report. In terms of other matters relating to the officer report, these relate to a difference in a matter of opinion rather than inaccuracies in its reporting.

In terms of objections relating to loss of privacy by the insertion of patio doors, it is considered that given that these doors do not face No 28 St John's Close, the proposal would not harm these neighbours.

Lastly, in terms of inaccuracies and misleading plans, this mainly relates to the patio doors and the drop from damp course level to ground level and the assumption that the applicant is planning 'something else'. As discussed in this late representation report and the officer report, the plans are not proposing any steps or ramps and as such the drawings are considered accurate.

Overall, it is considered that no new issues have arisen since the writing of the officer report that require amendments to the report or proposed conditions.

**Action required:**

None.

D.E.E.R
RECEIVED
ACTION BY: SZ/SML
NO: 1
ACK:

Mrs Margaret Cooper  
 26 St John Close  
 Cowbridge  
 CF71 7HN

To: Mr. Shafqut Zahoor  
 Planning officer  
 The Vale of Glamorgan Council  
 Dock Office, Barry Docks, Barry CF63 4RT

RECEIVED
08 APR 2016
Regeneration and Planning

31 March 2016

Dear Mr Zahoor

**Application Number 2016/00159/FUL. 27 St John's Close Cowbridge**

I am writing to object to this application. My objection concerns the Patio Doors, removal of a 'Garage door' and Parking provision

My grounds for objection are ;

**1. Parking.** This will still be a large house with four double bedrooms and a study/Fifth bedroom.

But parking spaces on the property will be reduced from four to two. This will be a bare two spaces. The rear vehicle will just be able to get in on a steep drive.

The parking situation is already bad on the roundabout where my house and Number 27 are located. The roadway is narrow and there is only one parking spot on the street.

Today cars are parking on pavements and are Health and Safety hazards.

This development is likely to make the situation worse. Future buyers may well have three or more cars. There will not be room for them.

There is plenty of space in the current drive and garage area to accommodate three cars , a utility room and a store room. I recommend the plans be changed to do this.

**2. Removal of a 'Garage Door'** Plans show the garage door feature being removed and replaced with what looks more like a 'back door'. This will be out of character with the street and will break precedent.

Together with the patio doors, this 'back door' look will have an undesirable effect on a pleasant and harmonious street scene.

Existing developments have kept a harmonious 'Garage Door' effect - even when the room behind does not function as a garage.

I recommend that the plans be changed to include a 'Garage door' type front.

### 3. Patio Doors

Patio Doors will also break precedent and have a significant negative effect on the street scape.

All existing developments of the type being proposed have installed windows similar to those already in place. The effect is that, even though the wall has been brought forward, it is not very obvious.

The extended homes blend in well with the rest of the street.

Inclusion of patio doors will be an unwelcome exception that will set a poor precedent.

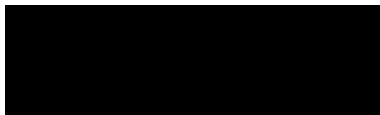
Number 27, already occupies a prominent position. Patio doors will be very obvious and quite out of place. Because of the nature of the site, Patio doors will also require some sort of access steps, which I note are not drawn on the plan.

Steps will exacerbate the effect on what is currently a very harmonious street scene.

Patio Doors and their steps will set an undesirable precedent.

My recommendation is that plans be changed to incorporate a window rather than patio doors.

Yours Sincerely

A solid black rectangular box used to redact the signature of Mrs Margaret Cooper.

Mrs Margaret Cooper

**Payne, Adrienne J**

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**From:** Planning  
**Sent:** 06 April 2016 14:51  
**To:** Planning  
**Subject:** New comments for application 2016/00159/FUL  
**Attachments:** Mrs margaret Cooper 2016 00159 FUL.doc

New comments have been received for application 2016/00159/FUL at site address: 27, St. Johns Close, Cowbridge

from Mrs Margaret Cooper [REDACTED]

**Address:**  
26 St. John Close, CF71 7HN

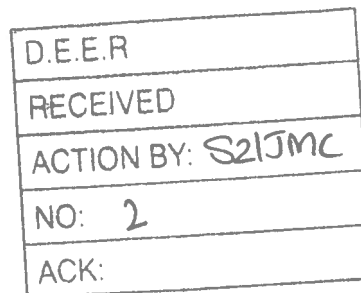
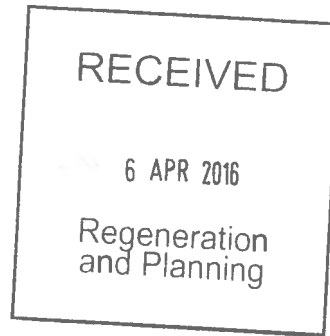
**Comments:**  
I sent in the attached objection by post.

It does not appear on your website.

Please find it attached

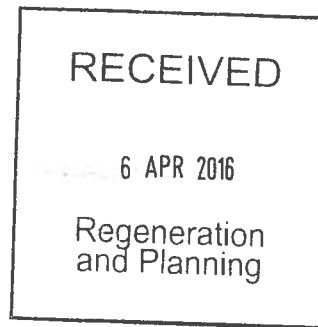
The following files have been uploaded:  
Mrs margaret Cooper 2016 00159 FUL.doc

**Case Officer:**  
Mr. Shafqut Zahoor



Mrs Margaret Cooper  
26 St John Close  
Cowbridge  
CF71 7HN

To: Mr. Shafqut Zahoor  
Planning officer  
The Vale of Glamorgan Council  
Dock Office, Barry Docks, Barry CF63 4RT



31 March 2016

Dear Mr Zahoor

**Application Number 2016/00159/FUL. 27 St John's Close Cowbridge**

I am writing to object to this application. My objection concerns the Patio Doors, removal of a 'Garage door' and Parking provision

My grounds for objection are ;

- 1. Parking.** This will still be a large house with four double bedrooms and a study/Fifth bedroom.

But parking spaces on the property will be reduced from four to two. This will be a bare two spaces. The rear vehicle will just be able to get in on a steep drive.

The parking situation is already bad on the roundabout where my house and Number 27 are located. The roadway is narrow and there is only one parking spot on the street.

Today cars are parking on pavements and are Health and Safety hazards.

This development is likely to make the situation worse. Future buyers may well have three or more cars. There will not be room for them.

There is plenty of space in the current drive and garage area to accommodate three cars , a utility room and a store room. I recommend the plans be changed to do this.

- 2. Removal of a 'Garage Door'** Plans show the garage door feature being removed and replaced with what looks more like a 'back door'. This will be out of character with the street and will break precedent.

Together with the patio doors, this 'back door' look will have an undesirable effect on a pleasant and harmonious street scene.

Existing developments have kept a harmonious 'Garage Door' effect - even when the room behind does not function as a garage.

I recommend that the plans be changed to include a 'Garage door' type front.



### 3. Patio Doors

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All existing developments of the type being proposed have installed windows similar to those already in place. The effect is that, even though the wall has been brought forward, it is not very obvious.

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Number 27, already occupies a prominent position. Patio doors will be very obvious and quite out of place. Because of the nature of the site, Patio doors will also require some sort of access steps, which I note are not drawn on the plan.

Steps will exacerbate the effect on what is currently a very harmonious street scene.

Patio Doors and their steps will set an undesirable precedent.

My recommendation is that plans be changed to incorporate a window rather than patio doors.

Yours Sincerely

Mrs Margaret Cooper

**Hardy, Carole A**

---

**From:** Planning  
**Sent:** 05 April 2016 20:14  
**To:** Planning  
**Subject:** New comments for application 2016/00159/FUL

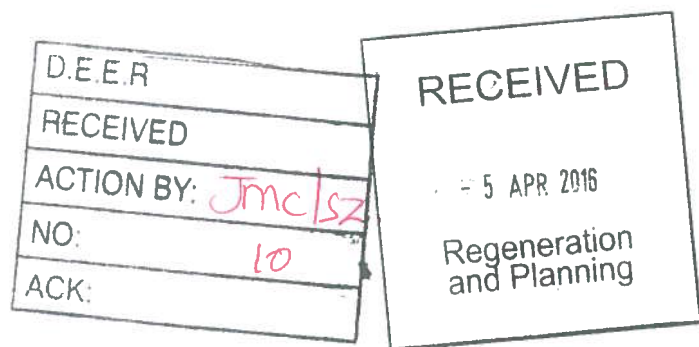
New comments have been received for application 2016/00159/FUL at site address: 27, St. Johns Close, Cowbridge

from Mrs Sarah Gooding [REDACTED]

Address:  
29 St John's Close, Cowbridge, CF71 7HN

Comments:  
I am concerned about the amended plans as the Patio Doors are still a feature of the proposed development. This is not in keeping with the aesthetic precedent set by the other houses in this close. In addition due to the sloping nature of the ground which these doors will open onto there will be a significant drop requiring steps or a ramp to allow access. A rail would most likely be required to comply with Health and Safety regulations. Thus the overall impact of this change would be a negative one on the appearance of the close.

Case Officer:  
Mr. Shafqut Zahoor



Dear Mr Zahoor,

## **2016/00159/FUL 27 St John Close**

The following are my comments on the undated '*REPORT OF THE HEAD OF REGENERATION AND PLANNING*' prepared for the Vale of Glamorgan Planning Committee Meeting scheduled for 14 April.

### **1) Neighbours' Concerns Not Properly Taken into Account.**

#### **Report prepared before the deadline for submissions**

I have expressed to you and to Ms Robinson my concern that this report was prepared before the deadline for Residents' submissions.

My understanding is that the report was substantially completed by March 24 and approved on 05 April.

Residents letters sent out from the Council were dated 18 March. But did not arrive until 23 March.

- Residents had until 08 April to comment. Nine did so. All expressed opposition on sound planning grounds.
- Residents did not object to development per se – but to aspects of this development that broke precedent and set an undesirable new precedent.

So, the Report was materially complete before any Residents' submissions could be expected.

The report says on page 151 (issues) that the '*amended plans form the basis of this report*'.

- Yet this cannot be so. Important input was missing.

Certainly the report reads like an outdated document.

- The neighbours' letters included in the Appendix are for a prior application.
- Some of the objection points listed also refer to that prior application.

#### **'Late' Submissions**

You and Ms Robinson informed me that Residents' concerns would be included as 'Late submissions'. This is hardly reassuring

First: They are not late. They are on time. They should have featured in the main report to cabinet.

- Trying to tell me that in the planning world, the word 'late' does not carry its accepted meaning is hard to take seriously.
- There is a clear and present danger that Council members will have a pejorative view of such submissions or will not have had time to consider them fully

Second. Ms Robinson informed me that any revised Officers' report will not be available to Residents until the Committee meeting .

- Apparently, if I turn up to speak (as I intend to), I will be given a copy of Officers recommendations at that time.

It is unreasonable to expect me to prepare for a very limited speaking slot (3 minutes) in ignorance of the Officers report

## **Governance Concerns**

It is simply unacceptable

1. That Residents opinions submitted within the consultation period are not fully reflected in the main Committee briefing.
  - Classing them as 'Late' and including them in a last minute assessment reduces them to a second class status
2. That the final Officers report is not available to residents until the committee meeting.
  - Residents have a right to see the definitive report ahead of time and formulate their arguments accordingly.

This is not good governance.

## **2) Equal Prominence to Residents Views**

In some areas, issues are a question of judgement. In these cases, Residents' views are as valid as those of Officers.

They should be given equal prominence, with the committee being free to decide.

### **Overarching Residents' Reaction**

The overarching Residents' reaction is that these plans fail on sound Planning grounds.

Residents' views are that there is an established precedent for extensions of this type.

- These plans break unnecessarily with precedent and set new bad precedent.
- There is no good case for setting a new precedent.

Specifically:

1. Precedent is to include windows rather than patio doors. Patio doors would be a jarring exception.
  - Other deficiencies in the plan (outlined below) would make things worse.
2. Precedent is to retain three car parking spaces in line with Council parking guidelines.

Both of these changes would be straightforward and would give the proposers nearly all they seek.

This overarching argument is not reflected in the Report.

It should be prominently brought to Councillors' attention – making it clear they have the power to support Residents.

## **3) Comments on the Report**

I now comment on the report itself. I follow the report's page numbering. I make further points in the next section.

## Page 149 Consultations. Cowbridge with Llanblethian council.

I wrote to you expressing my concern at how this was handled.

- I am taking legal advice on whether there was maladministration.

I would be grateful if this were made clear to VoG councillors.

## Page 149 Representations

1. Given the pages devoted to other issues, this section, even if accurate, would be a skimpy summary.
  - Residents have a right to expect that their views be fully reflected.
  - Particularly the overarching argument set out above.
2. Even as it stands though, this section inaccurately reflects Residents reactions to the current plans. It reflects prior plans in part.
  - It is thus confusing and inaccurate.
3. It notes that 'To date' 7 letters of objection have been received. It is not clear what 'to date' means.

In fact, as of 07 April 2016, nine objections had been received (though for some reason not all had been placed on the website).

4. Letters given at Appendix A reflect prior plans. Frankly -this is extraordinary.

## Page 151. Visual Impact

The report correctly notes that the 'Infill'

*'is an original design feature of the house and others throughout the estate. Whilst this gives a uniformity of design to the wider housing development, it is noted that this has been lost over the years with similar extensions being approved within the immediate street scene, therefore the amended proposal would not be out of context with the wider area.'*

This is correct. No one is opposing the concept of a 2 storey 'Infill'. It falls within precedent. It will have a deleterious effect on light falling onto my property – but I accept that it is a reasonable development.

However, the report goes on to note;

*The amended proposal includes patio doors to the front elevation of the proposed, the application property is not Listed nor is it within a Conservation Area. The proposed patio doors whilst not a common feature within the immediate street scene are not considered to harm the visual amenities of the wider area*

This statement is incorrect in one place and a very disputed judgement call in another:

1. **Incorrect:** There are **no** patio doors at the front of any house in St John's Close. Claiming that they are not a 'common feature' materially understates the breach of precedent.

2. **Disputed Judgement Call:** Residents views are that these doors would indeed '*harm the visual amenities of the wider street scene*'.
- This is a prominent property, overlooking many of its neighbours. Patio doors would be a jarring disruption to a well-integrated street scene.

Residents' views here should be given equal prominent to Officers' judgements.

### **Page 152. Neighbouring Impact**

1. This section omits the fact that patio doors would afford a floor to ceiling view into part of my property through my floor to ceiling side window.

My contention is that this would be unreasonable and unneighbourly.

- Windows would be reasonable and in line with precedent.

Again this is a judgement call. I would like my view to be given equal prominence to that of Officers.

2. This section also omits a recommendation that a condition of planning permission be that the side windows be no larger than shown on the plan.

### **Page 152: Parking**

The report notes that;

*The Council's Highway engineer has not objected to the proposal and the proposal is considered acceptable in terms of parking provision.*

This is a surprising statement.

1. These proposals reduce available car parking spaces from at least three to two.
  - Vale of Glamorgan guidelines are for three spaces.
2. There are Health and Safety/ Risk Assessment implications (under CDM 2015).

It is hard to see the point of having Parking Guidelines and Construction Regulations if they are to be overruled with no analysis or explanation.

As you know, Residents views are that the proposal is **not** *acceptable in terms of parking provision*.

There are already parking problems.

- This proposal will exacerbate them.

Given that the recommendation is going against local guidelines and national Regulations without explanation, this can only be seen as a highly controversial judgment call.

### **Page 153: Other Matters**

1. The report claims that
  - *Comments from neighbours have been noted.*

This is misleading at best.

Comments on this set of plans have not been noted in the report. Even the appendix is wrong.

2. The report also claims

- *The amended proposal is considered to generally overcome the concerns in planning terms.*

This is a judgment. It is not definitive. It is not shared by the overwhelming majority of Residents – in 'Planning terms'.

- Again - Residents judgments should be given the same prominence as Officers'.

3. I deal with the issue of the completeness of the plans below.

## **4) Plans that are Incomplete and Misleading**

### **Misleading and incomplete**

The report makes scant mention of the fact that the plans are incomplete and misleading. It concludes

*In terms of inaccuracies in the application/drawings and procedural errors, these have been noted but have not affected the proper consideration of this application*

These inaccuracies are a major point of concern to Residents and are reflected in their submissions.

These errors have been a feature of both proposals and it is unclear why they have not been corrected.

To summarise what has already been said:

1. The agent made a materially incorrect claim in the proposal form in relation to parking. It is difficult to see how a RIBA regulated professional could do this.
2. The plans do not reflect the slope of the plot – leading to the next point.
3. Because the plans have been wrongly drawn, the step from the Patio doors to the ground has been materially concealed. Leading to the next point.
4. Because the step down from the Patio doors to the ground is so high, something else must be planned. Residents and the Committee are not being told the full story.
5. The 'something else' is a major concern for Residents who fear prominent steps or a ramp – plus rail.
6. The impact of steps/ramp plus a rail on top of patio doors would be further damage to the street scape and would set additional bad precedent.

In discussion you said that you could not consider this 'something else'. You had the judge the plans as they stood.

The report notes:

*The proposal does not include an access ramp serving the patio doors and the application has been determined on this basis*

This is simply not credible. The plans are clearly misleading and incomplete.

Why approve Patio Doors when there is no realistic, safe way to enter or leave the property through them?

As they stand the plans pose a health and safety hazard. CDM 2015 requires proposers to eliminate foreseeable health and safety risks to anyone affected by the project.

Current plans for the patio doors have needlessly introduced a health and safety hazard by having the patio doors leading out so far above ground level.

### **Wholly wrong**

It is resident's view that these plans should fail on their own merits.

However it would be wholly wrong if the proposers were rewarded by approval for plans that were shoddy and misleading.

This would be tantamount to the council encouraging deception.

### **Conclusion**

Residents hope that, on further reflection, Officers will recommend rejection of these plans.

I will phone you on Monday morning.

Berwyn Davies  
09 April 2016