

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 2 FEBRUARY, 2017

| Page | Application | Location | Item No. | Description |
|-------------|--------------------|---|-----------------|--|
| 23 | 2015/00960/FUL | Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston | 1. | 15 letters of objection received following re-consultation. |
| 105 | 2016/00115/OUT | Land at Cogan Hill, Penarth | 2. | Penarth Town Council supports the application with reservations. |
| | | | 3. | 3 letters of objection received. |
| 262 | 2016/01236/OUT | Land rear of 6, Salmons Wood, Graig Penllyn | 4. | E-mail received from Applicant's Agent. |

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 2 February 2017

| | |
|---|--|
| Application No.: 2015/00960/FUL | Case Officer: Mrs. Y. J. Prichard |
| <p>Location: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston</p> <p>Proposal: Development of 120 homes including affordable homes, new vehicle, pedestrian and cycle access, improvement works to Pendoylan Lane, regrading of site, drainage, landscape works, provision of public open space, demolition of existing modern timber stables and all associated works</p> | |

From:

Occupiers of:-

1, 2, 6, 15, 17, and 23 Village Farm; 2, 4 and 24 Maes y Ffynnon; 3 Cottrell Drive; Ty Mawr; Sheepcourt Farm Cottage; and a property in Bonvilston. (Total – 15 No.)

Summary of Comments:

Issues raised relating to:-

- Gross overdevelopment out of keeping with the village and would compromise community safety and lifestyle.
- Adverse impact on Bonvilston Conservation Area.
- 'Brownfield' site should be utilised first.
- Unsustainable development and site with lack of local employment and public transport.
- Local schools already oversubscribed.
- A significant increase in traffic, adversely affect the environment and highway safety.
- Proposed lane widening will not be sufficient to overcome existing difficulties.
- Flood risk with surface water run-off already a problem.
- Local drainage problems.
- Impact to neighbour amenities including privacy and quiet enjoyment of property.

Officer Response:

No new issues from those already highlighted in the earlier consultations.

Action required:

None.

PROF. & MRS
J. HEYWOOD THOMAS
TYMHORAU
1 VILLAGE FARM
BONVILSTON
VALE OF GLAMORGAN CF5 6TY

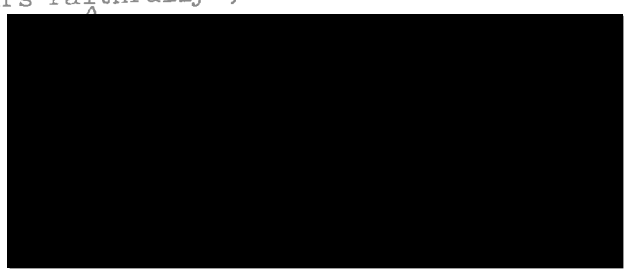
29 - i - 17

The Planning Officer ,
Vale of Glamorgan Council

Dear Sir ,

I write as someone who was a member of the now abolished
Conservation Advisory Committee to protest in the strongest terms against
the proposed development of 140 houses at Sycamore Cross . Such a
development would completely destroy the character of this area inasmuch
as it has numerous implications beyond simply the destruction of what is
now a green field area . The most obvious is what is likely to be a
horrendous traffic problem at Sycamore Cross and even more in Pendoylan
Lane which is already something of a black spot. What the environmental
implications are I hate to think. Therefore , conscious as I am of the
need for housing I urge the Council to consider whether there is not a
better alternative .

Yours faithfully ,





From: Planning
Sent: 28 January 2017 13:30
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mrs Joanne Williams 

Address:
 2,Village Farm,Bonvilston,Cardiff,CF5 6TY

Comments:

I feel that the continued planning developments in St Nicholas and Bonvilston and speculation about further development of Redland Farm on the other side of the A48, will be detrimental to the countryside and will bring Cardiff ever closer. This will put a strain on already full schools within the vale area and on local amenities. The plans show "open green spaces", but I am saddened at the loss of our countryside to accommodate it.

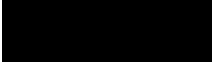
It is a pleasure at the moment to live in a rural village, but I feel that with all these developments, I will be shortly living within the confines of our capital city. Therefore I would ask that this application is declined.

Yours hopefully
 Joanne Williams

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED
 30 JAN 2017
 Regeneration
 and Planning

| |
|-------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YP/SDS |
| NO: 15 |
| ACK: |



From: Planning
Sent: 27 January 2017 11:14
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mr Petros Makris 

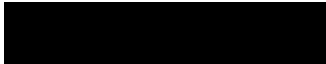
Address:
 6 Village Farm, Bonvilston, Vale of Glamorgan, CF56TY

Comments:
 The volume of traffic on the A48 is already at bursting point; more people in such close proximity will quadruple private and public traffic. The local lanes will become gridlocked as travellers will look for alternative routes. In addition local facilities/amenities/parks/recreation areas are none existent and will create social problems for young and old.
 The development will be on environmentally sensitive area and other more appropriate sites should be considered. Thank you for giving me the chance to submit my view.

Case Officer:
 Mrs. Y. J. Prichard

| |
|---------------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: <i>SDB/4JP</i> |
| NO: <i>26</i> |
| ACK: |

| |
|---------------------------|
| RECEIVED |
| 27 JAN 2017 |
| Regeneration and Planning |



From: Planning
Sent: 29 January 2017 21:19
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mrs Susan Annetts 

Address:
 17 Village Farm, Bonvilston, CF5 6TY

Comments:

It is extremely disappointing that, in spite of minor amendments, this is still planned as a development of 120 houses. Therefore the same issues remain:

1. Widening Pendoylan Lane for only 450 metres is insufficient to deal with the flow of traffic to local primary schools and the M4 at peak times.
2. The queue of traffic from the lights at Sycamore Cross already extends West of Village Farm on weekday mornings due to the number of cars heading into Cardiff.
3. The lack of employment opportunities in Bonvilston will result in a significant increase in the above traffic levels.
4. There are currently approximately 120 houses in Bonvilston so this will double the size of the village which is felt to be detrimental to the current character of Bonvilston..
5. It is extremely disappointing that the council is considering a development on land which is currently green fields and considered environmentally sensitive.

Case Officer:
 Mrs. Y. J. Prichard

| |
|------------------------------|
| RECEIVED |
| 30 JAN 2017 |
| Regeneration and Planning |

| |
|-------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YP/SDB |
| NO: 32 |
| ACK: |



From: Planning
Sent: 29 January 2017 21:40
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mr Neil Annetts 

Address:
 17 Village Farm, Bonvilston, CF5 6TY

Comments:

It is extremely disappointing that, in spite of minor amendments, this is still planned as a development of 120 houses. Therefore the same issues remain:

1. Widening Pendoylan Lane for only 450 metres is insufficient to deal with the flow of traffic to local primary schools and the M4 at peak times.
2. The queue of traffic from the lights at Sycamore Cross already extends West of Village Farm on weekday mornings due to the number of cars heading into Cardiff.
3. The lack of employment opportunities in Bonvilston will result in a significant increase in the above traffic levels.
4. There are currently approximately 120 houses in Bonvilston so this will double the size of the village which is felt to be detrimental to the current character of Bonvilston..
5. It is extremely disappointing that the council is considering a development on land which is currently green fields and considered environmentally sensitive.

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED

 30 JAN 2017

 Regeneration
 and Planning

| |
|--|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YJPSDB |
| NO: 33 |
| ACK: |

From: Planning
Sent: 29 January 2017 16:03
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mr Jonathan Evans [REDACTED]

Address:
 23 Village Farm, Bonvilston, Vale of Glamorgan, Cf5 6ty

Comments:

I wish to raise my objections to the proposed development, which are in the main the increased traffic which will affect Sycamore Cross in particular (we have already lived through the nightmare of excessive traffic jams when the traffic lights were erected) . Bonvilston does not have the infrastructure to support such a large development, plus VOG should be looking at brownfield rather than greenfield sites for such developments.

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED
 30 JAN 2017
 Regeneration
 and Planning

| |
|-------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YPISDB |
| NO: 22 |
| ACK: |



From: Planning
Sent: 28 January 2017 17:16
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mr Rob Thomas 

Address:
 4 Maes y Ffynnon, Bonvilston, Vale of Glamorgan, CF5 6TT

Comments:

- I object to this planning application for the following reasons :-
1. There would be a significant increase in traffic at Sycamore Cross which is already overloaded.
 2. A lack of infrastructure within Bonvilston to support such an increase in population.
 3. This development would be on environmentally sensitive land so alternative sites should be considered.
 4. The size of the village would be doubled thus having a detrimental impact on the existing appearance and character of the village.

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED

 30 JAN 2017

 Regeneration
 and Planning

| |
|--------------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: <i>4PISDB</i> |
| NO: <i>17</i> |
| ACK: |



From: Planning
Sent: 29 January 2017 18:28
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mr Chris Brown 

Address:
 24 Maes y Ffynon, Bonvilston, CF5 6TT

Comments:

I write to express our concern over the proposed development on land at Sycamore Cross. Having lived in this area of the Vale for over 25 years (Peterston Super Ely & now Bonvilston) I am particularly worried about the effect of the inevitable back log of traffic in Pendoylan Lane as well as the impact on the traffic at Sycamore Cross which at times can be at standstill during peak times and will only be made worse with the proposed development. I do not feel the planned widening will have any beneficial effect on the flow of traffic from Peterston and Pendoylan.

The development also does not appear to have been thought out practically with the 120 residences cramped in a fairly small area of land that not only doubles the current size of the village but also poses a real risk to the appearance and character of this long standing traditional village.

Dr Christopher & Dr Alexandra Brown

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED
 30 JAN 2017
 Regeneration
 and Planning

| |
|---------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: Y.P./SDB |
| NO: 28 |
| ACK: |



From: Planning
Sent: 29 January 2017 18:56
To: Planning
Subject: New comments for application 2015/00960/FUL
Attachments: VOG Objection Letter2.doc

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mr Mark Williams 

Address:
 3 Cottrell Drive, Bonvilston, CARDIFF, CF5 6TY

Comments:
 See attachment

The following files have been uploaded:
 VOG Objection Letter2.doc

Case Officer:
 Mrs. Y. J. Prichard

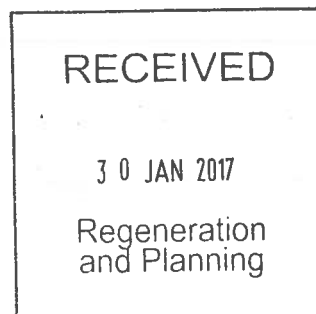
RECEIVED
 30 JAN 2017
 Regeneration
 and Planning

| |
|-------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YPLSDB |
| NO: 30 |
| ACK: |

3 Cottrell Drive
Bonvilston
CARDIFF
CF5 6TY

Operational Manager Development Management
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

Ref: 2015/00960/FUL



29 January 2017

OBJECTION TO THE PROPOSED DEVELOPMENT OF 120 HOMES IN BONVILSTON

Dear Madam,

I felt the need to write this letter to highlight to you the feelings of the families living in Bonvilston and the impact that this proposed development will have on us all here. This is a very small village with a close-knit community and we are all very concerned at the moment.

There are main 3 issues which I wish to raise regarding the development proposal. They are as follows:

1. **The Size and Scope of the Development.** The proposal to build 120 homes effectively doubles the size of the current village! Is this not out of proportion? This number of homes does seem very excessive indeed and will undoubtedly put a real strain on the community and the already minimal facilities currently available to it.
2. **The Current Road Situation in and around Bonvilston.** You are probably already aware that the A48 is already severely congested in the mornings and evenings. This is a very busy road and the pinch points for congestion are generally in and around Bonvilston, St Nicholas and Culverhouse Cross. It is already difficult for local residents to get onto the A48 during peak times due to the weight of traffic. The road layouts in these areas are already struggling to cope with the current amount of traffic, adding 120 new homes and new vehicle access around Sycamore Cross is going to make this even more congested at one of the worst pinch-points on the A48 – not a clever place to put a new, large development!

Pendoylan Lane is also woefully inadequate and will likely be a prime route to the M4 for the people living in this new development. I see that these new plans aim to widen the lane for 450m along the golf course. What will happen after 450m when the widened lane suddenly goes back to a single lane? The obvious and very dangerous bottleneck that this will cause will make traveling on the lane both more difficult and far more dangerous. The only way to solve the solution would be to widen the lane all the way to the end of the lane near the M4 junction. Perhaps this should be considered if the development is to go ahead.

3. **The Education and Schooling of our Children.** My youngest son has to go to Pendoylan School at the moment, which is not particularly convenient or nearby. The only Schools within relatively near proximity from Bonvilston are St Nicholas Primary School and Pendoylan CIW Primary School. These schools already struggle to cope with the amount of students in the Bonvilston/St Nicholas areas so what is the plan if an additional 120 families move into

0.11

Bonvilston and 60 in St Nicholas? Where are all these new children going to go to school?
No doubt there will be considerable travel involved on already congested roads to get them to
a school somewhere – not ideal really?

Thank you for taking the time to read this letter. Most of us who live in Bonvilston understand that
more houses need to be built in the Vale of Glamorgan and do not mind having our fair share – but
120 houses is absolutely ridiculous and will change our community and our lives for the worse forever.

I hope you see some sense in the issues I have listed above. Most families in Bonvilston feel the
same way and are very nervous about this proposal. You are in a position of authority and influence
with the Council and we do have faith in you to act in the best interests of us all.

Kind regards,

Mark Williams

From: Planning
Sent: 29 January 2017 16:41
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mrs Elizabeth Evans [REDACTED]

Address:
 Sheepcourt Farm Cottage, Sheepcourt Barns, Bonvilston., CF5 6TR

Comments:

Objections:

Surface water, roof water and other run off during and after the building works will threaten to flood the lower lying and established properties, some of which were flooded in November 2016.

Road widening in Pendoylan lane only acts to move the problems of congestion and gridlock experienced by regular road users, the additional traffic will make use of these lanes increasingly dangerous. The A48 is very congested already at rush hour and the 40 mph speed limit is largely ignored outside this time, the additional building in Colwinston and St Nicholas will make this worse, to add even more development will create gridlock at rush hour and make the road more dangerous at all times.

There will also be increased noise and light pollution, both during building and from the increased traffic once building is completed.

There is no infrastructure in the way of schools, doctors, dentists, playgroups etc. to support this development.

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED
 30 JAN 2017
 Regeneration
 and Planning

| |
|--------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YPJ/SDB |
| NO: 23 |
| ACK: |

From: Planning
Sent: 30 January 2017 10:11
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mr Nigel Harris [REDACTED]

Address:
 Ty Mawr, Bonvilston, Vale of Glamorgan, CF5 6TQ

Comments:

I would like to make the following comments with regard to the application and would ask that they be considered when the application is deliberated.

I object to the development as the scale of it will double the number of dwellings in the village and have a serious detrimental effect on the existing character and appearance. The densely packed nature of the proposal is completely at odds with the adjoining Conservation Area.

Anyone moving in to the development is extremely unlikely to be working within walking or cycling distance as few employment opportunities exist. This means that there will be a significant increase in traffic, probably heading towards Cardiff along the A48. There is already a problem with traffic tailbacks on weekday mornings, with traffic at a standstill from Sycamore Cross through the village most days from 7.30am. This is followed by very slow / stopped traffic as far as Culverhouse Cross. This development will make the problem even worse.

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED
 30 JAN 2017
 Regeneration
 and Planning

| |
|------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YPSDB |
| NO: 37 |
| ACK: |



From: Planning
Sent: 27 January 2017 13:39
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mrs K Ashton

Address:
 Bonvilston, CF5 6TU

Comments:
 I am writing to object for reasons of legitimate concern of impact to the local public services. I am disappointed that we have not been involved in any consultation despite living less than half a mile away from the proposed site and had to find out about the new proposed changes from a Facebook page.

We have already become concerned with the amount of traffic on the A48, without the added pressure of 120 new houses in this site in Bonvilston and the new development in St Nicholas. This is surely not a viable sustainable option without reasonable adjustments being made? In addition, the impact on local schools is also a concern, as inevitably these desirable new builds will be attractive to young families. Has any consideration been given to how the local schools which are already under pressure will be able to cope?

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED
 27 JAN 2017
 Regeneration
 and Planning

| |
|------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YJSDB |
| NO: 5 |
| ACK: |



From: Planning
Sent: 31 January 2017 20:36
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mrs Kimberley Williams 

Address:
 3 Cottrell Drive, Bonvilston, CF5 6TY

Comments:
 There are main 2 main issues which I wish to raise regarding the development proposal:

1. The proposal to build 120 homes effectively doubles the size of the current village. This appears to be way out of proportion and is just unacceptable.
2. The Current Road Situation in and around Bonvilston. You are probably already aware that the A48 is already severely congested in the mornings and evenings. Pendoylan Lane is also woefully inadequate and will likely be a prime route to the M4 for the people living in this new development. I note that these new plans aim to widen the lane for 450m along the golf course. What will happen after 450m when the widened lane suddenly goes back to a single lane road? The obvious and very dangerous bottleneck that this will cause will make traveling on the lane both more difficult and far more dangerous.

I hope that you see that this proposed development has many flaws and would create irreversible problems to the area.

Case Officer:
 Mrs. Y. J. Prichard

| |
|------------------------------|
| RECEIVED |
| 1 FEB 2017 |
| Regeneration and Planning |

| |
|-------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: YPJSDB |
| NO: 21 |
| ACK: |



From: Planning
Sent: 31 January 2017 21:38
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Miss Emma Adams 

Address:
 2 Maes y Ffynnon, Bonvilston, Cardiff, CF5 6TT

Comments:

Other type details: Proposed development of 120 houses in Bonvilston.

Comment: It will double the size of Bonvilston taking away its village appeal. We have chosen to live here as its a lovely rural location and would be concerned the development could negatively impact on the selling potential of our home.

The back log of traffic which would be created as there is limited widening of Pendoylan Lane. This is a significant concern as it is already overcrowded at peak times. The X2 bus service would struggle to accommodate further commuters into Cardiff.

A lack of infrastructure and employment within Bonvilston to support a major increase in population.

The development appears cramped and will no doubt create a lot of noise close to my house (block of flats is at the end of my garden).

The area at the back of my house was environmentally protected. Alternative sites should be considered to protect the environment. Other plans for houses have been rejected by the council due to th

Case Officer:
 Mrs. Y. J. Prichard

| |
|------------------------------|
| RECEIVED |
| 1 FEB 2017 |
| Regeneration and Planning |

| |
|---------------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: <i>YPL/SDB</i> |
| NO: <i>23</i> |
| ACK: |



From: Planning
Sent: 31 January 2017 15:21
To: Planning
Subject: New comments for application 2015/00960/FUL

New comments have been received for application 2015/00960/FUL at site address: Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston

from Mr Daniel Moore 

Address:
 15 Village Farm, ,Bonvilston,CF5 6TY

Comments:

The proposed development:

1. is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing Bonvilston Village.
2. has a unacceptably high density / overdevelopment of the site and will more than double the size of the village.
3. will increase the amount of traffic on Pendoylan Lane and will cause numerous backlogs throughout Pendoylan Lane.
4. will significantly increase the traffic at Sycamore Cross which already is overloaded / at a standstill at peak times.
5. doesn't provide any new infrastructure / employment to Bonvilston and will therefore require new residents to travel in and out of the village each day for daily life commitments e.g. work, shopping etc...
6. will adversely affect the character of the neighbourhood
7. would be built on environmentally sensitive land.

Case Officer:
 Mrs. Y. J. Prichard

RECEIVED
 31 JAN 2017
 Regeneration
 and Planning

D.E.E.R
 RECEIVED
 ACTION BY: YPLSDB
 NO: 10
 ACK:

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 2 February 2017

| | |
|---|---|
| Application No.: 2016/00115/OUT | Case Officer: Mr. Robert Lankshear |
| Location: Land at Cogan Hill, Penarth | |
| Proposal: Ground plus 4 storey new build proposal to provide 44 affordable housing units | |

From: Penarth Town Council

Summary of Comments: Support the application with concerns over air pollution, air quality, road safety and necessity of planning to mitigate air issue and soften design.' The Council also wishes to be engaged in discussions over section 106 monies. They also reiterated previous comments made on 08 May 2016.

Officer Response: It is considered that the issues raised within the Town Council's comments have been adequately addressed within the Committee Report provided. With regard to S106 monies, this is also discussed within the report and consultation was undertaken with ward members in this regard, although no comments received.

Action required: None further

Penarth Town Council

Mrs V.L. Robinson - Oper. Man. Develop & Build. Control
Vale of Glamorgan Council
The Dock Office
Barry Dock
Barry
CF63 4RT

Emma Boylan - Town Clerk
West House
Stanwell Road
Penarth
CF64 2YG

Telephone [Redacted]
Fax [Redacted]

Case Officer : Mr. Robert Lankshear

Date 27/01/2017

Application No :16/00115/OUT

Status : 0 New Application

Date Received :09/01/2017

Applicant : Jenkins Mr. G.
c/o Agent

Agent/Architect : Mr. J. Wotton
Greyfriars Road
CARDIFF

D. E. E. R. OUT
RECEIVED
ACTION BY: SOB/R/L
NO:
ACK:

Location : Land at Cogan Hill
Cogan Hill
PENARTH

Parish :
N.G.R. :

Road Class :

RECEIVED
30 JAN 2017
Regeneration
and Planning

Proposal : Ground plus 4 storey new build proposal to provide 44 affordable housing units.

APPLICATION RECEIVED : 19/04/2016

AMMEDNDED PLANS RECEIVED : 09/01/2017

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Penarth Town Council have considered the Application No 16/00115/OUT and observations thereon are as follows :

SUPPORTED, with concerns over air pollution, air quality, road safety and necessity of planning to mitigate air issue and soften design.

Penarth Town Council wishes to be engaged in discussions over section 106 to address issues above and discuss necessary replacement of community facility (in Cornerswell Ward)

COMMENTS SUBMITTED 08/05/2016 THAT the Planning & Transportation Committee favours a development on what is a gateway route into Penarth. However, the following points were raised on this particular application:-

- The proposal is dominant on a key entrance to Penarth.
- The building does not need to be as tall as it is planned.
- The building does not need to be so close to the road.

Therefore, a lower profiled building set back from the roadside would improve its dominant appearance at this key gateway. This would lend itself to having suitable landscaping to soften the edge and make the most of the key gateway site. The Committee does not believe that a reduction in the number of units proposed would be necessary on this basis.

The topography of the site lends itself to undercroft parking arrangements negating the need to have parking on the surrounding footprint of the building or alternatively the existing car parking should be at the front of the building (on Cogan Hill) to soften the structure as it stands.

The Committee also queried the boundary ownership of land opposite the Cogan Railway Station access road (NE on the plan).

The Committee is also not aware of buildings over three storeys high in Cogan therefore questions the point of valid planning. It is not a fair comparison to make against developments on Penarth Marina, for example.

Penarth Town Council

Mrs V.L. Robinson - Oper. Man. Develop & Build. Control
Vale of Glamorgan Council
The Dock Office
Barry Dock
Barry
CF63 4RT

Emma Boylan - Town Clerk
West House
Stanwell Road
Penarth
CF64 2YG

Telephone [REDACTED]
Fax [REDACTED]

Case Officer : Mr. Robert Lankshear

Date 27/01/2017

Signed

[REDACTED]

Town Clerk

Dated : 27/1/17

on behalf of Penarth Town Council

RECEIVED
30 JAN 2017
Regeneration
and Planning

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 2 February 2017

| | |
|---|---|
| Application No.: 2016/00115/OUT | Case Officer: Mr. Robert Lankshear |
| Location: Land at Cogan Hill, Penarth | |
| Proposal: Ground plus 4 storey new build proposal to provide 44 affordable housing units | |

From: Additional comments from the occupiers of 168 and 172 Windsor Road and from Mr M Puntis

Summary of Comments:

Further concerns raised in relation to:

- Design out of keeping with the area
- Impact upon Air Quality and adjacent Air Quality Management Area
- Inadequate car parking
- Highway safety issues associated with access and increases in traffic from the proposals

Officer Response:

These issues have been addressed in the report prepared for consideration by Committee Members and no further action/comment is required.

Comment for planning application 2016/00115/OUT

| | |
|---------------------------|---|
| Application Number | <input type="text" value="2016/00115/OUT"/> |
| Location | <input type="text" value="Land at Cogan Hill, Penarth"/> |
| Proposal | <input type="text" value="Ground plus 4 storey new build proposal to provide 44 affordable housing units"/> |
| Case Officer | <input type="text" value="Mr. Robert Lankshear"/> |
| Name | <input type="text" value="Mr Jonathan Thorne"/> |
| Address | <input type="text" value="168 Windsor Road, Penarth, CF64 1JG"/> |
| Type of Comment | <input type="text" value="Objection"/> |
| Type | <input type="text" value="Neighbour"/> |
| Comments | <input type="text" value="Comments/objevtion contained in attachment. Regards, Jonathan Thorne."/> |
| Received Date | <input type="text" value="30/01/2017 21:49:28"/> |
| Attachments | The following files have been uploaded: Vale of Glam _Objection 300117.docx |

Sirs, I would object to this proposal, initially on the grounds that there is not enough provision for parking at the site and there is no street parking available in the vicinity. The only on street parking is along the top of Andrew Road and a few spaces outside houses 166-172 Windsor Road. These areas are already inadequate for local residents. It is impossible to understand where cars from this new development will park if there is not enough parking at the site location.

In addition to the parking issue I do not feel that the assessments of impact on pollution and vehicle flow through the bowl in Cogan is at all adequate. The reports have been compiled on behalf of the developer and therefore are not wholly independent. They rely on data no more recent than 2014 and when projecting increases in traffic flow rely on national averages. The impact on pollution from vehicles and the impact on the number of vehicles travelling through Cogan needs to be considered in line with the expectations for future additional traffic flow through Penarth given other developments in and around the town. The time line for that projection should be onward until a solution to Penarth's rush hour traffic problems are resolved or significantly improved.

Using national averages for the projection of traffic flow given the known problems that exist in Penarth and through Cogan can only lead to a very unreliable forecast and isn't something that the Council should be relying on. These inadequate forecasting methods have been used to support the proposal by a consultant being employed by the developer. The Council should treat the data in these reports with extreme caution as they do not reliably address the likelihood of increased pollution risks in Cogan.

Regards,

Jonathan Thorne.

Comment for planning application 2016/00115/OUT

| | |
|---------------------------|--|
| Application Number | 2016/00115/OUT |
| Location | Land at Cogan Hill, Penarth |
| Proposal | Ground plus 4 storey new build proposal to provide 44 affordable housing units |
| Case Officer | Mr. Robert Lankshear |
| Name | Mr Tiger McLeod |
| Address | 172 Windsor Road, Penarth, CF64 1Jg |
| Type of Comment | Objection |
| Type | Neighbour |
| Comments | I have new objections further to my comments to the original application received by yourself on 16/5/16. Please see attached. |
| Received Date | 30/01/2017 20:06:28 |
| Attachments | The following files have been uploaded: Car Parking.docx |

- **Car Parking** – After the initial plans were submitted, Network Rail responded by pointing out that the plans incorporated land that was owned by them and not the developer. Yet the developer has resubmitted revised plans for the same amount of affordable housing units on a considerably smaller plot with even more reduced parking spaces! 44 units offering parking for 31 vehicles and some of these units have two bedrooms. Where are the other vehicles going to park, let alone visitors? Please bare in mind the Vale of Glamorgan’s new parking imitative – ‘Park Tidy Campaign’ please see the Vale website for details. For example Sunday morning 29th the car park for the leisure centre was completely full in addition a bus replacement service operating from Cogan train station. So where are the current residents supposed to park should this development get the go ahead?
- **AQMA** – Regardless, whether or not this proposed development is within the designated AQMA the building of 44 units will affect those living within the current zone. Currently I am unable to open my street facing windows during heavily congested periods of traffic due to the fumes.
- **Design** – The design is completely out of place. Far too tall and blocky. NOTHING in the current area looks like this. Why has the staircase got to be covered in steel mesh? It’s not a prison. Is there a reason that the development has to be butted right up against the pavement? Apart from the developer wanting to gain as much financially from this project. Will the developer replace the trees etc. that will destroyed should this development get the go ahead and if so where?
- **Road access** – Currently it is very difficult road layout (Andrew Road and that of the entrance to the Railway station). The traffic lights had to be moved further along Windsor Road from their old position at the junction of Pill Street because of the amount of road traffic accidents. Will we have to have a box junction to prevent accidents therefore effecting the AQMA.

From: Malcolm Puntis [REDACTED]
Sent: 28 January 2017 13:27
To: Planning
Subject: Fwd: Planning application No. 2016/00116/OUT/JMC

Dear Mr Lanisher,

I phoned your office and spoke to your colleague who said that you would ring me back, you did not do this. My objections to this planning application remain the same and I attach a copy of my original email. All that seems to have changed is that the proposed building is now extremely ugly, do we really need such an eyesore at the entrance to Penarth?

Malcolm Puntis
 [REDACTED]

RECEIVED

30 JAN 2017

Regeneration
and Planning

Begin forwarded message:

From: Malcolm Puntis [REDACTED]
Subject: Planning application No. 2016/00116/OUT/JMC
Date: 2 June 2016 at 14:40:54 BST
To: Planning@valeofglamorgan.gov.uk

D.E.E.R

RECEIVED

ACTION BY: *RUSDB*

NO: *14*

ACK:

Planning application No. 2016/00116/OUT/JMC

Location: Land at Cogan Hill, Penarth

Dear Mrs Crofts,

We are pleased to see that some affordable housing is being built in Penarth, we read in the press that there is a real need for such housing. We do however have reservations about whether the site on Cogan Hill is appropriate for such a large development, for the following reasons:

- Car parking: Penarth and Cogan is desperately short of car parking spaces and I understand from my conversation with you that this planning application includes less than one space per unit. Additional cars will therefore be parked on the already crowded streets, the station carpark (which is limited to train ticket holders with the threat of penalties) or the leisure centre carpark; all of which are clearly unsatisfactory options.
- Traffic: Windsor Road is an extremely busy road and in the mornings traffic jams can extend beyond the roundabout adjacent to Holy Nativity Church, there is similar congestion in the opposite direction in the evenings. Hopefully many of the intended occupants of these units will have jobs and will need to travel to work by car making the traffic situation worse as they struggle to get out onto Windsor Road. I am sure the highways people will apply various calculations and formulae to assessing the traffic, but this leaves aside the human aspects of noise, fumes and pollution in the neighbourhood from these extra cars.
- Medical facilities: GP services would seem to be at breaking point in Penarth when patients have to wait at least a month for an appointment with their own GP. What additional medical services are proposed to provide for the occupants of this development? I understand from what you told me that

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 2 February 2017

| | |
|---|--|
| Application No.: 2016/01236/OUT | Case Officer: Mrs. Y. J. Prichard |
| Location: Land rear of 6, Salmons Wood, Graig Penllyn | |
| Proposal: Erection of two dwellings including access and parking | |

From: Agent R Hathway

Summary of Comments:

Question a number of points in the Committee report, including:-

P262 Executive summary- suggests highway safety issues supported by highway objections, which is not the case.

P263 – Question accuracy of noted distance of plot 1 from the settlement boundary, being 8m not 28m.

P270 – summary suggests highway issues when not.

P274 – reason for refusal re: agricultural land classification not valid.

P275 & 276 – impact on landscape character conclusions do not accept their professional landscape architects conclusion.

Officer Response:

Do not agree:-

P262 - The reference to highway matters being an issue of consideration does not suggest that there are highway objections, rather it is a matter of examination.

P263 – The report statement is correct as the position of plot 1 is around 28m distant from the defined settlement boundary to the south of Salmons Wood.

P270 – again do not agree there is no highway reason for refusal.

P274 – Have not provided any survey evidence to show actual land quality.

P275 & 276 – An assessment of the landscape impact has been made with full consideration to the information submitted by the applicants appointed landscape architect.

Action required:

None.

Y Pritchard

VOG Planning Division

Dock Offices

Barry

Jan 31 2017

Dear Yvonne

Late Letter - Ref 2016/01236/OUT

In relation to the Committee report we would like the following matters brought to the attention of the Committee members.

Executive Summary Pg 262 Para 5

This summary paragraph would appear to indicate to members that there are issues of highway safety supported by highway objections. This is not the case.

Pg 263 para 3

Plot 1 is approximately 8m from the settlement boundary not 28m. In other portions of the report you acknowledge that the application site is immediately adjacent to the settlement boundary ie along the western boundary and part of the southern boundary. The UDP does not state that all of the boundary needs to be immediately adjacent.

Pg 270

Again this summary paragraph would appear to indicate to members that there are issues of highway safety supported by highway objections. This is not the case.

Pg 274 and Reason for Refusal Agricultural Land Quality

The applicant has had confirmation from John Homfray at Penllyne Estate (from whom the land was bought) that the land is 3b. No crops have been planted on the site for over 40 years. This affects the reason for refusal.

Page 275 and 276

You do not agree with the scale of impact of landscape character change. You provide no evidence for not accepting the view of a qualified professional other than an un-evidenced statement that the footpath is better used than the applicant claims plus a view that the benefits of mitigatory planting are exaggerated. You seem to be willing to accept the assessment of a neighbour rather than that of a qualified landscape architect. The client who has lived in the house for decades stands by their view that the footpath is rarely used and any walkers already walk to the rear of the gardens and so their view is affected by existing houses in Salmon Wood.

R Hathaway

Plan R Ltd