

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 8 FEBRUARY, 2018

Page	Application	Location	Item No.	Description
P.95	2017/01136/HYB	Former St. Cyres Lower School, Murch Road, Dinas Powys	1.	8 No. letters of representations from neighbours.
P.173	2017/00066/FUL	Tathan Hall, St. Athan	2.	Additional computer generated drawings showing visual representations of the proposed development.
P.205	2017/00497/FUL	Bryneithin Home for the Elderly, St. Andrews Road, Dinas Powys	3.	Amended plans received relating to traffic calming. Amended wording to Conditions 1 and 7.
P.230	2017/01229/FUL	Church Cottage, Aberthin Lane, Aberthin	4.	Comments from the Council's Conservation Officer raising no objection to the proposal.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 8 February 2018

1.

Application No. 2017/01136/HYB	Case Officer: Mrs Y J Prichard
Location: Former St. Cyres Lower School, Murch Road, Dinas Powys Proposal: Hybrid application comprising Full application for residential development for 215 units, highways and drainage infrastructure and associated landscaping; and Outline application in respect of the community and recreational use zone.	

From: Representations from 8 No. residents of Dinas Powys.

Summary of Comments:

Concerns over:-

- Highways with increase in traffic and highway safety issues.
- Site should not be developed before a by-pass.
- Should be refused as improvements to Cardiff Road/Murch Road junction cannot be made.
- Consideration should be given to a secondary access.
- Problems with drainage foul and surface water.
- Lack of infrastructure at Dinas Powys.
- Air pollution.
- Construction problems including traffic and noise.

Officer Response:

Issues have already been raised and considered in the Committee report

Action required:

None.

From: Planning
Sent: 06 February 2018 23:50
To: Planning
Subject: New comments for application 2017/01136/HYB

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Miss Karen Rogers [REDACTED]

Address:
3 Brookside, CF64 4LA

Comment type:
Objection

Comments:

Other type details: Local resident, .

Comment: Water does not flow uphill using gravity only.

The drainage system would need to be very deep, at some point in the near future the system will start to silt up and the Council will have to pay to maintain them.

If these are not maintained can local residence claim against the council for flooding as TAN15 states that new developments should not increase flood risk to existing properties.

Case Officer:
Mrs. Y. J. Prichard

From: Planning
Sent: 07 February 2018 07:58
To: Planning
Subject: New comments for application 2017/01136/HYB
Attachments: sewerage objection.pdf

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Mrs Karen Rogers [REDACTED]

Address:
3, Brookside, Dinas Powys, CF64 4LA

Comment type:
Objection

Comments:
Please see attached

The following files have been uploaded:
sewerage objection.pdf

Case Officer:
Mrs. Y. J. Prichard



Sunday

22nd January 2018 after heavy rainfall.

Raw sewage on the junction of Murch Road and Castle Drive, outside private residence and a Dentist, opposite Tesco, next to a Primary School crossing.

As planning has already been passed for 50 houses on Caerleon this will become a regular problem during heavy rainfall until the sewerage system is upgraded.

To say the increase in sewerage from 215 houses will not be significantly increased from when the site was a school is ridiculous.

From: Planning
Sent: 07 February 2018 08:50
To: Planning
Subject: New comments for application 2017/01136/HYB

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Mrs Melanie Jackson [REDACTED]

Address:
16 Brookside, Dinas Powys, CF64 4LA

Comment type:
Objection

Comments:

Current roads cannot take additional traffic, there will undoubtedly be pedestrian/car accidents, particularly at school times. I suggest committee have a site visit rather than take any traffic surveys at face value, particularly between 8 & 9.15 when kids are starting either breakfast club or normal school time. Also where will these children go to school, i havent seen anything indicating a new school or expanding the current admission.

Case Officer:
Mrs. Y. J. Prichard

From: Planning
Sent: 07 February 2018 09:18
To: Planning
Subject: New comments for application 2017/01136/HYB

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Mrs Melanie Asthenidis-dawson [REDACTED]

Address:
1 caer odyn ,Southra Park,Dinas powys,Cf644uf

Comment type:
Objection

Comments:

We live on southra Park and the logistical nightmare of getting in and out of dinas powys is crazy. Road works in sully for the last few week highlight this. Dinas powys does not have the infer structure to deal with more houses and more cars. It's a fact. My house backs onto Cardiff road and shakes every day due to hgv's passing. I could go on and on but feel free to come and live our life for a day. This is going to be a nightmare for everyone in this area and will affect lifestyle's in a very negative way.

Case Officer:
Mrs. Y. J. Prichard

From: Planning
Sent: 07 February 2018 09:31
To: Planning
Subject: New comments for application 2017/01136/HYB

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Mrs Janet Blackman [REDACTED]

Address:
39 Caer Odyn, Dinas powys, CF64 4UF

Comment type:
Objection

Comments:

Other type details: Village resident.

Comment: Although housing is needed , there is not suitable infrastructure transport wise to service this site.

1. Building site lorries access via march road, noise and impact on traffic to health centre.
2. Domestic traffic from the site. If these homes are aimed at young families, the climb back up the hill from the schools at the end of the day is likely to dictate the use of cars to collect children. This is the same with suggesting the use of public traffic. It is fine going down hill to the station, but load with shopping and at the end of a busy day, it is likely the option would be to use your car.
3. Site should not be developed until there is a suitable road ie Dinas Powys bye pass route that traffic and residents can use therefore alleviating traffic congestion at the march Cardiff road junction.
4. Will need a bus route,

Case Officer:
Mrs. Y. J. Prichard

From: Planning
Sent: 07 February 2018 09:33
To: Planning
Subject: New comments for application 2017/01136/HYB

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Mr Chris Franks [REDACTED]

Address:
41, HIGHWALLS AVENUE, DINAS POWYS, CF64 4AQ

Comment type:
Objection

Comments:

Other type details: local resident.

Comment: I will only focus on one of the many objections to this development. Namely; The failure to ensure that the Murch Road/Cardiff Road/Millbrook Road junction is improved to improve capacity. The need for such work has been highlighted in the Local Development Plan. The reality is that it is not possible to improve capacity at this location therefore the application should be rejected on the grounds of non compliance with the approved Local Development Plan.

This junction cannot cope with the additional traffic generated from this development.

Case Officer:
Mrs. Y. J. Prichard

From: Planning
Sent: 07 February 2018 09:58
To: Planning
Subject: New comments for application 2017/01136/HYB

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Mr Thomas Maitland-Evans [REDACTED]

Address:
2 Croffta, Dinas Powys,, CF64 4UN

Comment type:
Objection

Comments:

Other type details: Local Resident.

Comment: There are already well known and well document transport and infrastructure issues within Dinas Powys (constant traffic congestion and regular drainage flooding) an additional 215 (minimum) properties which would generate conservatively another 350 cars accessing Cardiff Road will only exacerbate these problems. The access route to the development past a primary school (which my 3 children attend) is not suitable either for construction vehicles or the additional traffic this will generate. In addition, this development will almost certainly put an end to any possible construction of a bypass, something local residents have been calling for, for decades. Although the site has potential for development I would strongly recommend consideration for fewer houses (around half) and a secondary access route from the rear of the site into Sully or Penarth or alleviate traffic congestion.

Case Officer:
Mrs. Y. J. Prichard

From: Planning
Sent: 07 February 2018 10:07
To: Planning
Subject: New comments for application 2017/01136/HYB

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Mr Doug Reed [REDACTED]

Address:
Millfield Lodge, Lengthy pike road, Dinas powys, Cf644hh

Comment type:
Objection

Comments:
The application has failed to address sufficiently concerns regarding traffic congestion and consequential air pollution of static traffic, Approval would also prevent a by pass solution to existing road traffic issues and community concern

Case Officer:
Mrs. Y. J. Prichard

From: Planning
Sent: 07 February 2018 10:46
To: Planning
Subject: New comments for application 2017/01136/HYB
Attachments: Planning objection notes.docx

New comments have been received for application 2017/01136/HYB at site address: Former St. Cyres Lower School, Murch Road, Dinas Powys

from Mrs Alexandra Pearson [REDACTED]

Address:
32 Nightingale Place, Dinas Powys, VOG ,CF64 4RB

Comment type:
Objection

Comments:
See attachment

The following files have been uploaded:
Planning objection notes.docx

Case Officer:
Mrs. Y. J. Prichard

I am most concerned about the pressure on the sewerage and drain systems that barely cope in our streets directly below the site at present let alone with further development (Given that even the most recent rainfall caused all the drains to boil and overflow and there has been a burst main in the estates below this week) There are crucial safety issues on the road which will access the planned estate with on road parking already causing dangerous blind spot areas for road crossing (at points used by hundreds of school children) without the increase of what is potentially over 600 more vehicles accessing the development, let alone heavy vehicles for house building (Including the rear of the site at Plas Esyllt where there is proposed heavy vehicle access on roads already ruined by motor vehicles and little space to accommodate the heavy vehicles needed for this type of project) The area around Castle Drive shops is an accident waiting to happen without increased traffic and in addition the school parking and queuing every morning will make leaving the Murch area even more impossible. If the bypass were agreed maybe there would not be such a strain on the local infrastructure but at present anyone who spent any time at the stretch between Camms corner and the Cardiff Road traffic lights would see that an increase of traffic has the potential to cause a fatal accident at the very least.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 8 February 2018

Application No.: 2017/00066/FUL	Case Officer: Mr. Peter D.J. Thomas
Location: Tathan Hall, 6, Rectory Drive, St Athan	
Proposal: Refurbishment of existing Tathan Hall to provide seven flats, construction of nine dwellings and associated works	

From:

Steffan Harries – Applicant's Agent

Summary of Comments:

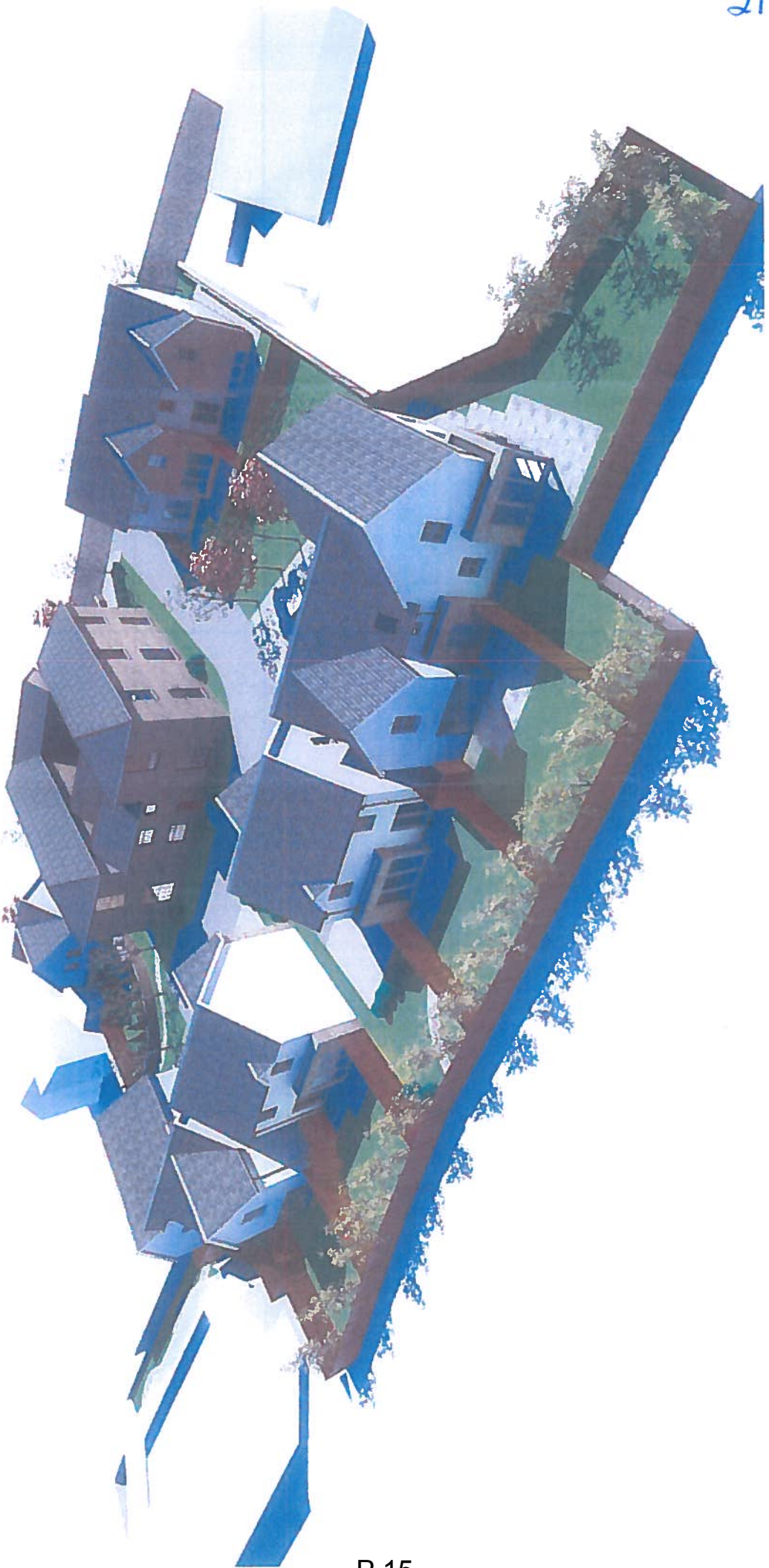
A series of visual representations of the proposed development.

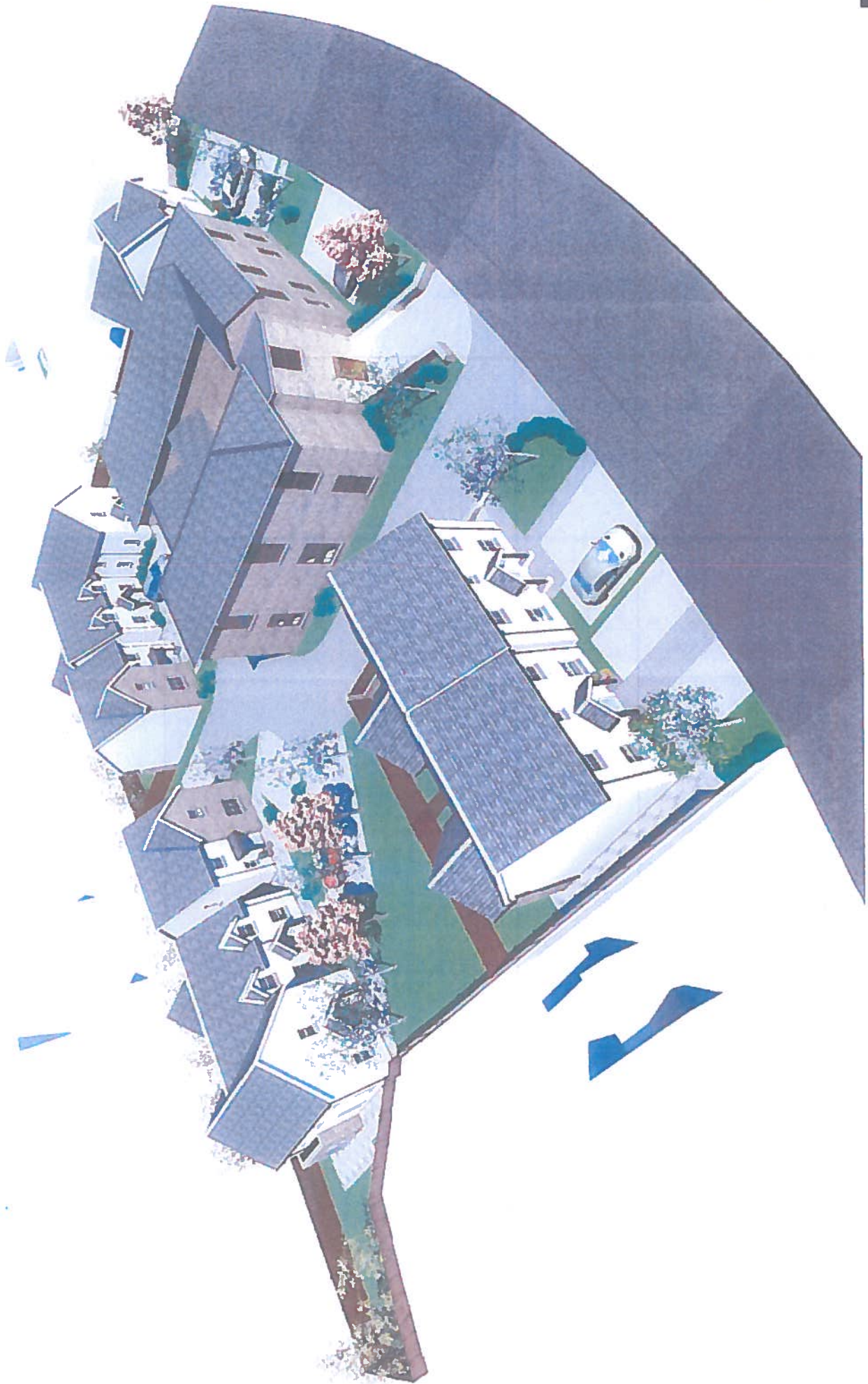
Officer Response:

Nil.

Action required:

For information.

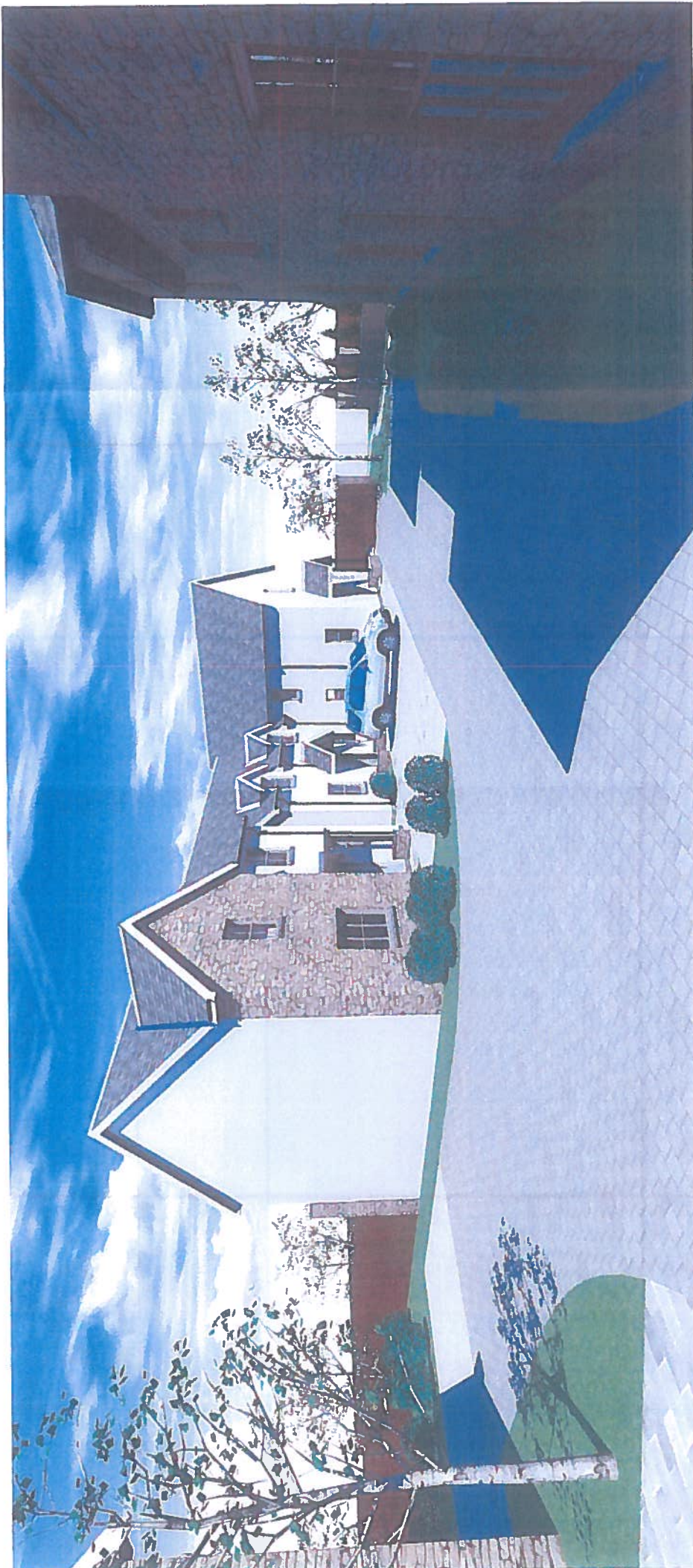






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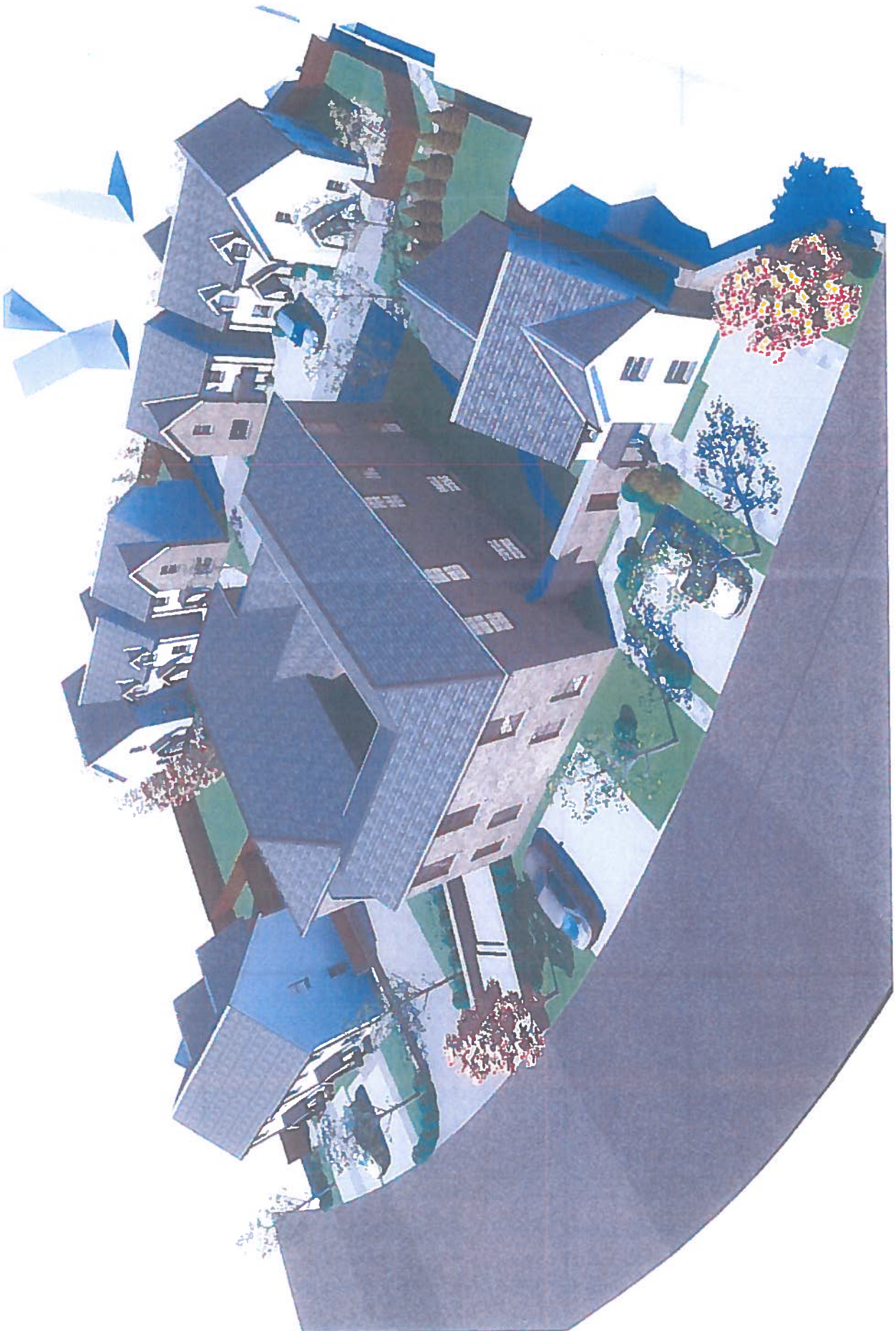
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2vi







2ix



2x



2xi



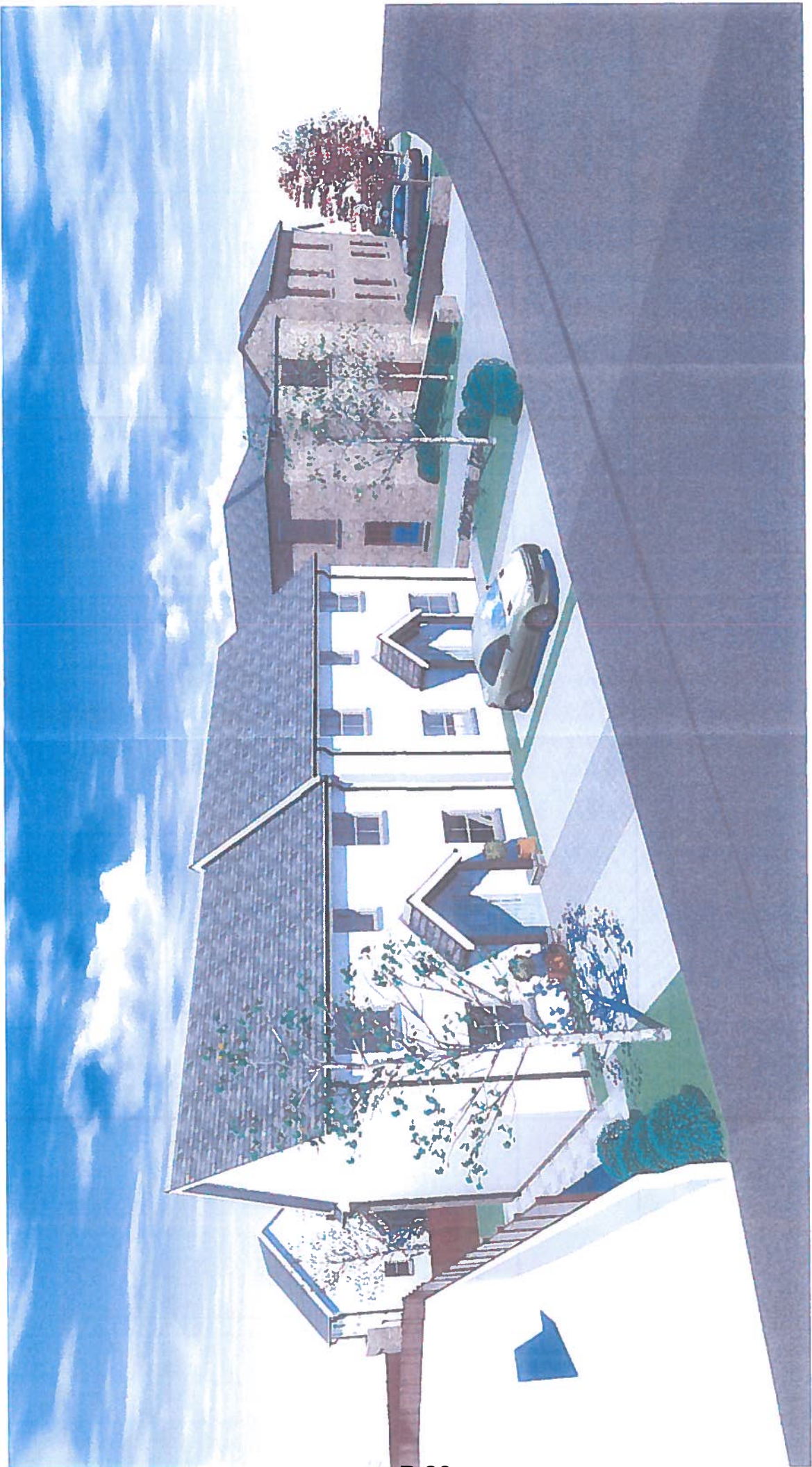
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MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 8 February 2018

Application No.: 2017/00497/FUL	Case Officer: Mrs. Justina M. Moss
Location: Bryneithin Home for the Elderly, St. Andrews Road, Dinas Powys Proposal: Retention of the development for 24 residential units granted planning permission by virtue of applications 2015/00954/FUL and 2016/00494/FUL with an amendment to the parking layout to serve that development	

From: Nigel Arnold (Agent)

Summary of Comments: Amended plans received relating to further additional details of traffic calming

Officer Response: Alterations to traffic calming features to serve the development

Action required:

Amended wording of Condition 1:

The development shall be completed in accordance with the following approved plans and documents:

- 39314:AP27 - Site Location Plan
- 39314:AP32 Rev B - Site Layout Plan
- 39314:AP19 - House Types
- 39314:AP20 - House Types
- 39314:AP21 - House Types
- 39314:AP24 - Rev B House Types
- BS5837 2012 Tree Information Report 1.2015 prepared by James Pinder
- BS 5837 Tree data plan dated 23/05/2016
- Tree Survey and Arboriculture Impact Assessment for Revised Parking dated 03/07/2017
- Tree Survey and Arboriculture Impact Assessment for Revised Parking dated 11/09/2017
- 39314:AP07 Rev. A. Plan to accompany Tree Survey and Arboriculture Impact Assessment for Revised Parking
- BS5837 Tree Data and document 'Tree Protection Fencing for rooting areas and CEZ'
- TDA.2204.01 Rev A - Landscaping Plan
- 'Texas Best Fence' and 'Si00:x Gallery' - Fencing Details
- Construction Environmental Management Plan dated May 2016
- Construction Traffic Management Plan dated 14/06/2016
- IN0020/LP-01/ - Site Logistics Plan
- Vehicle Wheel Cleaning / Washing During the Construction note

- Addendum to Site Logistics Plan - showing wheel washing area
- C15241 710 Rev T3 – Site Entrance Works
- 39314:AP25 – Details of Bat Boxes
- Wildlife Protection Plan dated April 2017
- C15241 505 C2 Drainage Construction Details Sheet 1
- C15241 506 C3 Drainage Construction Details Sheet 2
- C15241 507 C4 Drainage Construction Details Sheet 3
- C15241 508 C1 Drainage Construction Details Sheet 4
- C15241 Rep01 A SUDS Maintenance Strategy
- C15241 500 C3 Drainage Layout
- G/PC060/03 Approximate Location of Site Investigation Works
- PC006 Summary of rates of infiltration rates
- Micro Drainage Infiltration Details
- 39314:SITE/03 - Refuse Store

25/01/2018

- **C15241 703 C2 External Works Construction Details**

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

Amended wording of Condition 7:

Prior to the occupation of the development hereby approved, the traffic calming close to the entrance of the site shall be completed in accordance with drawing number C15241 710 Rev T3 **and C15241 703 Rev C2** and shall thereafter be retained in perpetuity.

Reason:

In the interest of highway safety, including that within the site, to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 8 February 2018

Application No.: 2017/01229/FUL	Case Officer: Mr. Robert Lankshear
Location: Church Cottage, Aberthin Lane, Aberthin	
Proposal: Proposed demolition of existing dwelling and outbuildings. Construction of 2 new detached dwellings with improved site access	

From: Peter Thomas, Conservation Officer, Planning Department

Summary of Comments: The Conservation Officer is mindful of the recent planning history relating to this site, in particular application 2017/00044/FUL.

The current proposal is substantially similar to the above approval. On this basis they raise no objection to the proposal.

Action required: None

MEMORANDUM / COFNOD

The Vale of Glamorgan Council
Development Services
Dock Office, Barry Docks, Barry, CF63 4RT



To / I:	Rob Lankshear	From / Oddi Wrth:	Conservation and Design
Dept / Adran:	Development Management	My Ref / Fy Cyf:	
Date / Dyddiad:	26 January 2017	Tel / Ffôn:	(01446) 704628
Your Ref / Eich Cyf:	2017/01229/FUL	Fax / Ffacs:	(01446) 421392

Subject / Testyn: **Planning Application No. 2017/01229/FUL**
Location : Church Cottage, Aberthin Lane, Aberthin
Proposal : Proposed demolition of existing dwelling and outbuildings. Construction of two new detached dwellings with improved site access

NO OBJECTION

LEGISLATION AND POLICY

The Planning (Listed Buildings and Conservation Areas) Act (1990)

The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) sets out the principal statutory instruments which must be considered in the determination of any application affecting either listed buildings or conservation areas.

Section 69 of the Act enables Local Planning Authorities to designate conservation areas. Conservation areas are those areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Section 72 of the Act requires that in the exercise of planning duties special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The Courts have made it clear that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm to a designated asset (listed building or conservation area) and its setting, the decision maker should give particular weight to the desirability of avoiding that harm. There is still a requirement for a planning balance, but it must be informed by the need to give weight to the desirability of preserving the asset and its setting.

Historic Environment (Wales) Act 2016

The Historic Environment (Wales) Act 2016 received Royal Assent on 21 March 2016. Whilst the Act has introduced a number of provisions none of these are directly relevant to the proposal being considered.

Planning Policy Wales

Chapter 6 of Planning Policy Wales (PPW) sets out the Welsh Government's planning guidance on the conservation and enhancement of the historic environment.

Para 6.5.21 states "There will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on the grounds of some other public interest. Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed".

Technical Advice Note 24: The Historic Environment (TAN 24)

TAN 24 provides guidance on various aspects of the historic environment that should be taken in to account in decision making on planning and listed building consent applications. It supplements national policy contained in Planning Policy Wales.

Managing Conservation Areas in Wales

This document sets out the policy context for the designation and management of conservation areas and the duties of local planning authorities.

Conservation Principles

Cadw's Conservation Principles sets out six guiding principles governing the approach to decision making. The document also includes a section on understanding heritage values and assessing significance. This defines four heritage values (evidential, historical, aesthetic and communal) that make up the significance of a building or place, the document sets out how then to manage impacts on significance.

Supplementary Planning Guidance

The Aberthyn Conservation Area Appraisal and Management Plan identifies the qualities of the conservation area. Whilst the conservation area is an area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance, this does not mean that it is automatically of high sensitivity to all forms or scales of development or that parts of it are uniformly of the same value and sensitivity.

The CAAMP is not prescriptive about which areas may be suitable for development but is guidance on general principles. It provides more detail than the Unitary Development Plan and is the preferred guidance for assessing the impact of the proposed scheme.

ASSESSMENT OF PROPOSAL

I am mindful of the recent planning history relating to this site, in particular application 2017/00044/FUL.

The current proposal is substantially similar to the above approval. On this basis I raise no objection to the proposal.



Peter Thomas
Senior Planner (Conservation and Design)