

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 26 OCTOBER, 2023

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MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 26 October 2023

Application No.: 2020/01218/HYB	Case Officer: Mr. Robert Lankshear
Location: Leckwith Quay, Leckwith Road, Leckwith	
Proposal: Hybrid planning application for residential development for up to 228 dwellings (submitted in OUTLINE), associated highway and bridge improvement / realignment works (submitted in FULL). Development involves the demolition of all buildings on site and of the existing B4267 Leckwith Road Bridge	

From: Councillor Ian Johnson

Summary of Comments:

Email received raises some queries with regard to the proposals, inclusive of pedestrian infrastructure; education/healthcare; viability and highways matters. These queries and the officers response provided by email are provided below:

Firstly, what are the proposals for improving pedestrian access from the suggested new estate to link with the retail park etc on the other side of the main road? It might fairly close as the crow flies, but how will this operate in practice?

Within the proposals themselves the new road will benefit from improved pedestrian facilities inclusive of widened footway/cycleway and will provide a dedicated bridge for pedestrians and cyclists across the listed bridge. The existing roundabout at Leckwith is served by controlled pedestrian crossings providing safe pedestrian access to the facilities at Leckwith Retail Park and beyond, inclusive of bus services and Ninian Park railway station. Works to the highway within the Cardiff administrative area (to the north-western side of the River Ely) tie in with the improved footways and show enhanced connections with the River Ely footway/cycleway.

Secondly, as this is clearly designed to be the growth of Cardiff across the local authority boundary, what conversations have taken place regarding school catchment and health delivery availability on the other side of the boundary (see above point regarding distance and accessibility to facilities from Leckwith Quay to services in Cardiff)?

It is acknowledged that the site falls on the administrative boundary between the Vale and Cardiff Councils and owing to the viability considerations detailed within the report will not provide the full amount towards education provision and other planning obligations.

No extensive discussions have taken place between planners for Cardiff Council and the Vale of Glamorgan with particular regard to education provision, although no objection has been raised by Cardiff Council as Local Planning Authority in response to the application. I am also unaware of any such discussions between the respective Councils' Education sections.

Notwithstanding this, the administrative boundary is not necessarily considered to represent a barrier to education provision of future occupiers. The site falls within the catchment for Llandough Primary, Ysgol Pen Y Garth (Welsh) and St Andrews and St Josephs (denominational) for primary education provision; and St Cyres and Ysgol Gymraeg Bro Morgannwg (Welsh) for secondary provision that could cater for future education needs whilst services within Cardiff inclusive of Fitzalan High and Kitchener Primary Schools are within 1.2km of the site within the Cardiff administrative area that could serve the development. This would be similar in relationship to those properties within the Cardiff side of the wider Penarth marina/International Sports Village that could access education facilities within the Vale.

In terms of healthcare provision, Cardiff and Vale Health Board note issues within their response with regard to capacity issues within the Eastern Vale Cluster with regard to GP provision and challenges with regard to the delivery of the Wellbeing Hub at Penarth Leisure Centre, in addition to lack of capacity for dentistry and optometry provision. However, they do not object to the proposals on this basis and make no recommendations in this regard. The service-wide issues are acknowledged, however in the absence of an objection from the Health Board and noting that these are generally systemic issues across the whole of the NHS, it is considered that this does not represent a reason to delay or refuse planning permission in this instance.

Third, one of the issues which arose in Culverhouse Cross, if I remember correctly, was that, without a natural community from the area, there was limited interest in public sector housing there. How will this work in Leckwith Quay? Given that the development is so close to Cardiff, I want some reassurance that any s106 development will meet the needs of the Vale. Do we have the waiting list numbers available for the Llandough ward as well as Dinas Powys?

The waiting list numbers for Llandough Ward are shown below for reference:

LLANDOUGH	
1 bed	112
2 bed	55
3 bed	27
4 bed	5
5 bed	1
6 bed	1
	201

This coupled with the need identified within Dinas Powys as detailed within the report, demonstrates that there is a need for affordable housing within the wards. Therefore it is considered that the 10% provision of affordable housing within the site would assist in meeting the needs of the Vale.

Fourthly, what is the situation about seeing the viability assessment for this development? What is the level of responsibility which the Vale has for maintenance of the road traffic bridge?

The viability assessment and associated appraisal are available to view on the planning register as required. From discussion with highway colleagues, it is my understanding that the Vale are fully responsible for the road bridge and viaduct and would be for the new structure also.

From: [Lankshear, Robert](#)
To: [Robinson, Ian](#); [Johnson, Ian \(Cllr\)](#)
Cc: [Cowpe, Marianne \(Cllr\)](#); [Jones, Liam D](#)
Subject: RE: 2020/01218/HYB Leckwith Quay
Date: 25 October 2023 12:36:00

Good afternoon all,

Please see below responses in red to the queries raised by Councillor Johnson.

Firstly, what are the proposals for improving pedestrian access from the suggested new estate to link with the retail park etc on the other side of the main road? It might fairly close as the crow flies, but how will this operate in practice? Within the proposals themselves the new road will benefit from improved pedestrian facilities inclusive of widened footway/cycleway and will provide a dedicated bridge for pedestrians and cyclists across the listed bridge. The existing roundabout at Leckwith is served by controlled pedestrian crossings providing safe pedestrian access to the facilities at Leckwith Retail Park and beyond, inclusive of bus services and Ninian Park railway station. Works to the highway within the Cardiff administrative area (to the north-western side of the River Ely) tie in with the improved footways and show enhanced connections with the River Ely footway/cycleway.

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Notwithstanding this, the administrative boundary is not necessarily considered to represent a barrier to education provision of future occupiers. The site falls within the catchment for Llandough Primary, Ysgol Pen Y Garth (Welsh) and St Andrews and St Josephs (denominational) for primary education provision; and St Cyres and Ysgol Gymraeg Bro Morgannwg (Welsh) for secondary provision that could cater for future education needs whilst services within Cardiff inclusive of Fitzalan High and Kitchener Primary Schools are within 1.2km of the site within the Cardiff administrative area that could serve the development. This would be similar in relationship to those properties within the Cardiff side of the wider Penarth marina/International Sports Village that could access education facilities within the Vale.

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Fourthly, what is the situation about seeing the viability assessment for this development? What is the level of responsibility which the Vale has for maintenance of the road traffic bridge? The viability assessment and associated appraisal are available to view on the planning register as required. From discussion with highway colleagues, it is my understanding that the Vale are fully responsible for the road bridge and viaduct and would be for the new structure also.

I hope this is of assistance.

Kind regards

Robert Lankshear
Principal Planner / Prif Gynllunydd Ceisiadau
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg



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

From: Robinson, Ian <[REDACTED]>
Sent: Tuesday, October 24, 2023 1:45 PM
To: Johnson, Ian (Cllr) <[REDACTED]>; Lankshear, Robert <[REDACTED]>
Cc: Cowpe, Marianne (Cllr) <[REDACTED]>; Jones, Liam D <[REDACTED]>
Subject: RE: 2020/01218/HYB Leckwith Quay

Good afternoon,

If it's ok with you, I'll ask Rob to confirm these points to you, as officer with the detailed knowledge of the scheme.

Thank you for raising these queries in advance of the meeting to allow us to look into these matters.

Ian

Ian Robinson
Head of Sustainable Development / Prif Gynllunydd Ceisiadau
Directorate of Place / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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From: Johnson, Ian (Cllr) <[REDACTED]>
Sent: 24 October 2023 12:57
To: Robinson, Ian <[REDACTED]>
Cc: Cowpe, Marianne (Cllr) <[REDACTED]>
Subject: 2020/01218/HYB Leckwith Quay

Hi Ian

(cc: Marianne as local member on the Planning Cttee)

I hope you're well. I was looking to be pointed in the right direction with some queries regarding the Leckwith Quay application for Planning on Thursday.

Firstly, what are the proposals for improving pedestrian access from the suggested new estate to

link with the retail park etc on the other side of the main road? It might fairly close as the crow flies, but how will this operate in practice?

Secondly, as this is clearly designed to be the growth of Cardiff across the local authority boundary, what conversations have taken place regarding school catchment and health delivery availability on the other side of the boundary (see above point regarding distance and accessibility to facilities from Leckwith Quay to services in Cardiff)?

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Fourthly, what is the situation about seeing the viability assessment for this development? What is the level of responsibility which the Vale has for maintenance of the road traffic bridge?

Many thanks in advance

Cynghorydd / Councillor Ian Johnson

Cynghorydd Ward Buttrills Ward Councillor
Plaid Cymru – the Party of Wales
Cyngor Bro Morgannwg / Vale of Glamorgan Council



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MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE :

Application No.: 2021/01046/RG3	Case Officer: Mr William Groom
Location: 10, Dyffryn Close, St. Nicholas Proposal: Retrospective application for the reinstatement of chimney stack and replacement roof tiles	

From:

St. Nicholas & Bonvilston Community Council

Summary of Comments:

- The Community Council **approves** of the reinstatement of chimney stacks in the Conservation Area as proposed.
- The Community Council **objects** to the change of roof tiles on the linked properties in the Conservation Area, and a grouping of buildings that qualified for local listing due to its award-winning architecture and uniformity.

Officer Response:

Whilst the concerns raised are noted in respect of replacement roof tiles, the impact of the change in the roof tiles have been fully considered and assessed within the committee report

Action required:

No action required.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE :

Application No.: 2021/01047/RG3	Case Officer: Mr William Groom
Location: 12, Dyffryn Close, St. Nicholas	
Proposal: Retrospective planning for the reinstatement of chimney stack and replacement roof tiles	

From:

St. Nicholas & Bonvilston Community Council

Summary of Comments:

- The Community Council **approves** of the reinstatement of chimney stacks in the Conservation Area as proposed.
- The Community Council **objects** to the change of roof tiles on the linked properties in the Conservation Area, and a grouping of buildings that qualified for local listing due to its award-winning architecture and uniformity.

Officer Response:

Whilst the concerns raised are noted in respect of replacement roof tiles, the impact of the change in the roof tiles have been fully considered and assessed within the committee report.

Action required:

No action required.

September 2023

Response to planning applications 2021/01046/RG3 and 2021/01047/RG3
10 and 12 Duffryn Close, St Nicholas - Retrospective planning for the reinstatement of chimney stack and replacement roof tiles

- The Community Council **approves** of the reinstatement of chimney stacks in the Conservation Area as proposed.
- The Community Council **objects** to the change of roof tiles on the linked properties in the Conservation Area, and a grouping of buildings that qualified for local listing due to its award-winning architecture and uniformity.

Members of the community volunteered considerable time to provide the information needed to nominate the award-winning development at Duffryn Close for local listing. The housing development is architecturally important to the community. The local listing strengthens the case for the retention of features of the development on top of the protections provided by the Conservation Area.

When notified of plans to reroof properties on Duffryn Close in 2016, the Community Council sought (November 2016), and received (December 2016) assurance from the Vale of Glamorgan Council that like-for-like roof tiles would be installed. The Community Council is immensely disappointed that promises were not kept by the applicant, the Vale of Glamorgan Council.

In 2009, numbers 7-10 Duffryn Close looked like this, with a single uniform roof across all 4 dwellings.



There are striking differences between the original double lapped tiles (left) and the cheaper single lap tiles (right at number 10).



Problems identified on the properties owned by the Vale of Glamorgan Council at Duffryn Close:

- 50 rows of tiles have been reduced to about 26 rows of tiles
- The continuous relationship between the roof tiles of the adjoining dwellings is a characteristic of the development that has been broken by the new roof tiles. The continuation between roof tiles was a factor given for the refusal for change of roof tile at 101 Port Road West, Barry.
- The new tiles are not in keeping with the character of the area.
- The contour of the new tiles is different
- Swept tile valleys are a feature of the original roofs that have been lost due to the replacement tile not being suitable for a swept valley.
- The sub-division of the roof across 7, 8, 9 and 10 would be apparent to anyone on the street. There is a significant visual impact.
- Black rainwater goods, fascias and soffits were replaced with white.

In July 2022, the Planning Committee was told that “uniformity contributes to pleasant character, positive to street-scene” in relation to 101 Port Road West

A single roof sweeping across 7, 8, 9 and 10 is a striking feature at the back of the development. At the Planning Committee meeting of July 2022 when 101 Port Road West was considered, Officers spoke about “street-scene”, and “matching uniformity” – **“Uniformity contributes to pleasant character... positive to street-scene”**. (32 minutes into the meeting). At 23 minutes, the Officers said that the tiles on 101 Port Road West are not in keeping with the character of the area – something that can be said of the Ashmore tiles currently on 10 and 12 Duffryn Close.



Roof tiles at 2 Duffryn Close were replaced by the Vale of Glamorgan Council in 2014 and subject to a retrospective planning application in 2021 (determined in July 2022) and subsequently, in August 2022, a “non-material amendment” because double lapped tiles that match the original had been installed.

As can be seen in the photographs below, the tiles on the roof that link numbers 2 and 3 Duffryn Close interlink and there is no distinguishable difference between the tiles on the separate dwellings, as intended by the architect.



This seamlessly interlocking of old and new roof tiles is what is expected of the tiles at 10 and 9 Duffryn Close.



The Ashmore tile that the applicant is seeking retrospective planning approval for is a single lapped tile, designed to look like two tiles:

ASHMORE

A single lap, interlocking double plain tile, with the engineered precision and ease of installation of an interlocking tile.



The original tiles were double-lapped like those shown below.



New double lapped tiles to match the original tiles were installed at 16 Duffryn Close in 2022.

In 2023, the Vale of Glamorgan Council installed double lapped tiles by Marley at Castle Green in St Georges that are a good replacement of the original tiles at Duffryn Close.

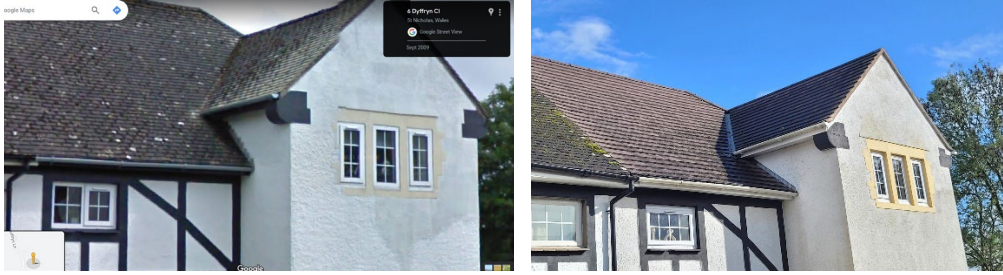


12 Duffryn Close is mirrored by 5 Duffryn Close. Number 5 retains the original roofing with a swept tile valley, whereas number 12 has a trough valley (pictured below).



Black fascias and guttering was replaced with white – 2009 vs 2023

Number 10:



Number 12:



“Where individual homeowners replace roof coverings in different materials from their neighbours this undermines the uniformity of the roofscape and harms the character and appearance of the Conservation Area.”



The original roof on the left has been fitted with a concrete granular faced plain, double lapped tile. The second (10 Duffryn Close) has a single lap, interlocking double plain tile.



Relevant Vale of Glamorgan Planning Policies

LDP POLICY MD8 -

HISTORIC ENVIRONMENT

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;
2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses.

LDP POLICY SP10 -

BUILT AND NATURAL ENVIRONMENT

Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:

1. The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings (County Treasures);

Supplementary Planning Guidance 'Conservation Areas In The Rural Vale' states:

“When roofs are replaced, traditional details should be recorded and replaced in the same way.” (5.2.13)

The **St. Nicholas Conservation Area Appraisal and Management Plan** makes the following recommendation:

The Council will encourage restoration of architectural detail/reversal of unsympathetic alterations especially timber windows, chimney stacks and **original roof covering**.



County Treasures SPG

6.1 Both the Adopted Unitary Development Plan (UDP) and the emerging Local Development Plan contain strategic policies that emphasise the value of 'local distinctiveness' in the environment of the Vale of Glamorgan. The recognition of locally important buildings and structures is thereby given an added dimension in the overall consideration of planning applications, with emphasis given to the need for justification for the loss or unsatisfactory alteration of such buildings and intervention in development proposals.

7.4 Entry on the County Treasures list confers a level of added status to the perceived value of a building (see para 6.1). This will be reflected in several further ways when considering planning applications which involve or affect a County Treasure:

- Applications for external alteration, extension and change of use of a building should take into account its special local interest in terms of appropriateness of design and use of materials.

Conservation Areas in the Rural Vale - SPG

3.6.1 DISTINCTIVE ROOF PATTERNS, RIDGELINES, AND LANDMARK BUILDINGS OR FEATURES WILL BE PROTECTED AND ENHANCED WHERE OPPORTUNITIES ARISE

5.2 Alterations and Extensions to Buildings in a Conservation Area

5.2.1 The character which justifies the designation of a conservation area can easily be damaged by the cumulative impact of minor alterations to buildings forming the historic core of many of the Vale's village conservation areas. This can include the replacement of windows, doors and **roofing materials** or the addition of domestic extensions.

5.2.13 **When roofs are replaced, traditional details should be recorded and replaced in the same way.** Roof edges (at eaves or verges) should follow the local tradition. Often roof slates will overhang the gable end of the wall, with vertical slates set under to protect the end rafter. Timber bargeboards and fascias should follow the original size and profile as should the materials and design of replacement rain water goods.



Planning Policy Wales 11

The Welsh Government's specific objectives (6.1.6) for the historic environment seek to:

- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;

Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place. (6.1.9)

There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. (6.1.14)

7.45 The preservation and enhancement of the historic environment, including the settings of historic assets, is a key aspect of the Council's wider responsibilities, and will **constitute a material consideration of significant weight when determining applications** affecting such assets



Old photos of Duffryn Close





In summary, the work carried out in replacing the roof tiles is harmful to the character and appearance of the street-scene, Conservation Area and Locally Listed development.

The Community Council requests that retrospective planning permission for the Ashmore roof tiles is declined and that tiles that are a like-for-like replacement of the original tiles are installed. Additionally, white guttering, down pipes, fascias and soffits should be replaced with black as intended by the architect.

Cllr A Harris

For and on behalf of St Nicholas with Bonvilston Community Council

