

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 15 JANUARY 2015

Page	Application	Location	Item No.	Description
158	2012/01095/FUL	Llysworney Garage, Church Street, Llysworney	1.	Two letters of representation received from neighbours.
203	2013/01095/FUL	Llanerch Vineyard, Hensol	2.	Natural Resources Wales confirms no objection.
235	2014/00242/FUL	Land to the rear of St. David's Primary School, Colwinston	3.	Amendment to Condition No.2 following submission of additional plan.
			4.	Comments of Council's Highway Engineer confirming no highway objections.
			5.	Comments of Welsh Water and Council's Drainage Engineer confirming no objections subject to conditions and Legal Agreement, additional condition No.26 and amendment to condition No.23, and confirmation that the reference to "sold or occupied" is changed to "occupied".
			6.	Comments of applicants agent concerned at the proposed condition No.26 suggested by Welsh Water requesting that "unless otherwise agreed in writing" is added to condition No.26 and condition No.3 requiring finished levels is removed.
			7.	Comments of Jane Hutt AM drawing Councils attention to a drainage report commissioned by local residents.
			8.	Comments of local resident and response of Council's Planning Officer.
			9.	Further twenty one letters from local residents (five from one resident), raising issues with regard application and comments of Council's Planning Officer regarding comments made are included.
286	2014/00465/FUL	Cruiskeen Lawn, Love Lane, Llanbethian, Cowbridge	10.	Amendment to condition No. 4.

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327	2014/01186/FUL	Coed y Colwen Barn, Llancarfan	11.	Comments of applicant's agent and officer's response with regard to comments.
356	2014/01237/FUL	Vacant land, The Limes, Cowbridge	12.	One letter objecting to design of development.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2012/01095/FUL	Case Officer: Mr. Robert Lankshear
Location: Llysworney Garage, Church Street, Llysworney	
Proposal: Proposed demolition of existing garage and proposed three dwellings	

From: Two letters of representation from Mr Gavin Birt (letter 1) and Mr Tony Blake (occupier of the Long Room – letter 2)

Summary of Comments:

Letter 1

- Welcome reduced density and development of the site should garage cease to function
- Query whether design preserves or enhanced character of the Conservation Area, particularly external fabric, loss of stone walling from original submission and poor arrangement of fenestration.
- Level of parking adequate

Letter 2

- Close proximity of the proposed house next to the Long Room would prevent maintenance of gable end of neighbouring property and result in a terracing effect
- Overlooking, loss of privacy and overshadowing
- Design of the proposals would detract from the appearance of the cottages and decrease property values

Officer response

It is considered that issues of design, parking and impact upon amenity have been addressed within the submitted report. Loss of value of property resulting from development is not considered to be a planning matter whilst issues relating to maintenance of neighbouring properties represents a civil matter.

From: [REDACTED]
Sent: 23 December 2014 16:39
To: Planning & Transportation (Customer Care)
Subject: FAO Mr R. Lankshear Application No. 2012/01095/FUL/RL

Dear Mr Lankshear

Re
Town and Country Planning Act, 1990 (as amended)
Application No. 2012/01095/FUL/RL
Location ; Llysworney Garage, Church Street, Llysworney
Proposal : Proposed demolition of existing garage and proposed three dwellings

Thank you for your letter of 10 December regarding the above. I welcome the reduced density to the scheme together with amended parking provision although I query whether the parking provision satisfies your policy in terms of bedroom numbers to each dwelling.

As I stated previously in writing I am in favour of the development should the garage business cease to function. However, I feel strongly that this prominent corner site in the village should be designed to the highest possible standards. In reference to policy ENV20 I query whether the design preserves or enhances the character of the conservation area. The withdrawn application proposed elements of natural stone walling, not only in the boundary road treatment but also in the buildings' elevation design. I feel that the current proposal does not express a high enough level of design to the external fabric. The detailing is minimal and the elevation to the B4268 has a poor fenestration arrangement.

Can the applicant not reconsider the design details and materials used so that the proposal complements the surrounding historic properties?

Gavin Birt

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D.E.E.H
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ACTION BY: IR RL
NO: 16
ACK:

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From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 31 December 2014 16:12
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2012/01095/FUL

New comments have been received for application 2012/01095/FUL at site address: Llysworney Garage, Church Street, Llysworney

from Mr Tony Blake

Address:
The Long Room, Llysworney, Cowbridge, CF71 7NQ

Comments:

The close proximity of the proposed house next to The Long Room would prevent me carrying out maintenance to the gable end of our property. Also, it would result in our house appearing to be part of a terrace.

We are concerned that we will be overlooked, and our privacy will be compromised. We are also concerned that the house and garden will be in the shade most of the day - which is not the case now.

We think that the design of the proposed development will detract from the appearance of the cottages on the main road and as a consequence will devalue our cottage.

Case Officer:
Mr. Robert Lankshear

Area:
South

D.E.E.R
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ACTION BY: <i>IRRL</i>
NO: <i>5</i>
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2.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No: 2013/01095/FUL	Case Officer: Mr. Steven Rennie
Location: Llanerch Vineyard, Hensol	
Proposal: Proposed additional 19 No bedrooms including undercover walkway with drop off point to link farmhouse, cookery school/machinery store and accommodation	

From: Ms R Evans (Natural Resourced Wales)

Summary of Comments:

States that there is a greater risk to the environment from private sewerage treatment though accepts the site is outside of Welsh Water sewage catchment. Provides a website link for the applicant to provide information on environmental protection with private sewerage treatment and states that they are happy for drainage details to be conditioned.

[REDACTED]

From: Evans, Ruth [REDACTED]
Sent: 07 January 2015 15:16
To: Rennie, Steven
Subject: RE: Llanerch Vineyard - NRW Advice

Hi Steve,

As you are aware the installation of private sewage treatment facilities is not normally considered environmentally acceptable because of the greater risks of failures leading to pollution of the water environment compared to publically sewered areas.

However we understand that the development site lies some distance from the Dwr Cymru / Welsh Water (DCWW) sewage catchment, therefore we recommend that the applicant refer to the following pollution prevention guidance on the treatment and disposal of sewage where no foul sewer is available, guidance is available at the following link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290141/pmho0706bjgl-e-e.pdf

We are happy for details of drainage to be conditioned. In preparing these details I would advise that the applicant discusses the proposed foul drainage arrangements and permitting requirements for a septic tank further with our Environment Management Team on 02920 245 396.

Many thanks

Ruth

Ruth Evans

Ymgynghorydd Cynllunio Datblygu - Caerdydd a Bro Morgannwg / Development Planning Advisor – Cardiff and the Vale of Glamorgan

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffon / Tel: 03000 653188

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu gwella a'u defnyddio yn gynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.

From: Rennie, Steven [<mailto:srennie@valeofglamorgan.gov.uk>]
Sent: 16 December 2014 14:11
To: Evans, Ruth
Subject: Llanerch Vineyard

2013/01095/FUL

Hi Ruth

I have an old application for a 19 bed accommodation block at Llanerch Vineyard, where they hold weddings etc. We are set to take it to Committee in January but I wanted to check whether you would have any issues with non-mains drainage. There are no sewers in the area and I am trying to find out what type of foul drainage they propose – septic tank I think. The NRW comments were just standard guidance and as such are you happy if we condition details of drainage and send you the details when received?

Thanks

Regards

Steven Rennie
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704653
e-mail / e-bost: srennie@valeofglamorgan.gov.uk

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LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2014/00242/FUL	Case Officer: Mr. Robert Lankshear
Location: Land to the rear of St David's Primary School, Colwinston	
Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works	

From: The applicant's Agent

Summary of Comments:

An amended site layout plan has been submitted, which includes the following minor changes:

- Realignment of a stone column at the traffic calming point adjacent to the shared surface area.
- The layout plan now ties in with the landscaping strategy plan.
- Junction markings to show priority at the main junction.

Consequently condition 2 is amended to substitute in the new plan reference, so that it now reads as follows:

This consent shall only relate to the amended plans reference 14-007-05 received 12 December 2014, 14-008-002-C, 14-007-003, 14-007-004, 3946-15-06-001-03 C received 15 December 2014 and 14-008-006A, 14-008-007A, 14-008-009A, 14-008-010A, 14-008-011A, 14-008-012A, 14-008-013A, 14-008-014A, 14-008-015A, 14-008-016A, 14-008-017A, 14-008-018A, 14-008-019A, 14-008-020A, 14-008-021A, 14-008-022A, 14-008-23A, 14-008-024A, 14-008-025A, 14-008-0 A, 14-008-027A received on 17 December 2014 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

From: Lankshear, Robert F
Sent: 09 January 2015 09:25
To: Planning & Transportation (Customer Care)
Subject: FW: Colwinston Colour Layout Plan [NLP-DMS.FID258561]
Attachments: mod 14-007-002-B - Coloured Planning Layout - 070115pdf

Please log and print the attached

Robert Lankshear
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rlankshear@valeofglamorgan.gov.uk

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NO: <i>3</i>
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From: Lewis Conde [<mailto:lconde@nlplanning.com>]
Sent: 08 January 2015 16:46
To: Lankshear, Robert F
Subject: Colwinston Colour Layout Plan [NLP-DMS.FID258561]

Hi Rob,

Further to our conversation earlier today, please find attached a revised colour version of the layout plan for Colwinston. This incorporates the junction markings as previously discuss, but there are also further slight amendments:

- Small re-alignment of the stone column at the traffic calming point on the main spine road – due to an error in the previous layout drawing
- The layout drawing has now been co-ordinated with the landscaping strategy
- Introduction of legend relating to existing trees to be retained etc.

As requested, we are also having colour streetscene drawings prepared to aid the Councillor's understanding of the visual appearance of the scheme. We expect these drawings to be with you either tomorrow or Monday and understand that, as with the layout plan, these can be presented as late representations to the committee.

Please give me a call should there be any issues.

Kind regards

Lewis

Lewis Conde
Planner
Nathaniel Lichfield & Partners, Belmont House, Churchill Way, Cardiff CF10 2HE
T 029 2043 5880 / E lconde@nlplanning.com

Schedule of Accommodation

Open Market Housing			
Cambridge	4 bed house	1382 sqft	11 No
Stratford	4 bed house	1173 sqft	01 No
Worcester +	3 bed house	1274 sqft	04 No
Marlow +	4 bed house	1289 sqft	04 No
Warwick	3 bed house	1059 sqft	08 No
Shattsbury	4 bed house	1410 sqft	05 No
Sunningdale +	4 bed house	1621 sqft	06 No
Canterbury +	4 bed house	1408 sqft	01 No
Hanley +	4 bed house	1769 sqft	05 No
Marlborough +	5 bed house	1963 sqft	03 No
Sub Total			48 No
Affordable housing			
Evesham	2 bed house	699 sqft	03 No
2.1.2	1 bed apartment	550 sqft	02 No
2.1.3	1 bed apartment	550 sqft	04 No
4.2.2	2 bed house	833 sqft	05 No
5.3.1	3 bed house	952 sqft	02 No
Sub Total			16 No
Total overall site			64 No



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KEY

- Existing trees retained
- Existing trees removed
- Proposed tree planting
- Existing hedgerow retained
- Proposed hedge planting
- Proposed paths
- Proposed bollards (Undefined)
- Proposed block paving
- POS Public Open Space



Rev	Description	Date	Drawn
C	Minor revisions to front paths. Planting revised & added in line with landscaping strategy	06.01.15	PNW
B	Minor revisions to site layout	23.12.14	PNW
A	Traffic priority arrangement added to road junction within the site	22.12.14	PNW
Rev	Description	Date	Drawn

COLWINSTON

51°03° Design & Planning Ltd
 118A Bishopston Road, Bishopston, Swansea, SA3 3EU
 T: 01792 927358 E: info@5103.co.uk www.5103.co.uk

Project :	Colwinston	Scale :	1:500@A1
Title :	Planning layout	Date :	08.12.14
		Drawing No.:	14-007-002 - C

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2014/00242/FUL	Case Officer: Mr. Robert Lankshear
Location: Land to the rear of St David's Primary School, Colwinston	
Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works	

From: the Council's Highways Development Engineer

Summary of Comments:

The Engineer has advised of no objection subject to a series of conditions relating to issues including engineering details, vision splays, the alignment of the junction, carriageway widths, parking, surface materials and construction traffic.

The assessment of highways issues is provided in the report and it is considered that the proposed layout would not cause demonstrable harm to highway or pedestrian safety. In particular, Members' attention is drawn to the priority t junction within the site, which has been inserted at the request of the Council's Highways Section.

Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2014/00242/FUL
Observations By:	Mr Lee M Howells
Date:	8 th January 2015
Location:	Land to the rear of St David's Primary School Colwinston
Proposal:	Development of 62 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works
Case Officer:	Mr. Robert Lankshear

The Highway Development Group would inform the Planning Authority that the application site is located within the Village of Colwinston located to the South of the A48 situated between Cowbridge to the East and Bridgend to the West.

The Highway Development Group would advise that the Councils Traffic Section have also Provided separate comments to the Planning Authority in relation to reviewing both the Transport Assessment submitted by the developer and the independent Transport Assessment commissioned by the Community Council.

The Highway Development Group would advise that there are no objections to the proposals in principle, the Highway Authority would inform the Planning Authority will require alterations as part of the requirement for submission of Full Engineering details in order to provide the correct width of carriageway, footway fronting the proposed dwellings, margin on the opposite site the carriageway , appropriate sized vehicular turning facility to cater for a standard three axle refuse wagon, appropriate parking provisions within the confines of the individual plots and good commodious pedestrian links with the surrounding areas.

No Highway objections subject to the following conditions being satisfied in the interest of highway and public safety and the free flow of traffic along the highway network :-

1. Notwithstanding the submitted plans, no works whatsoever shall commence on the development until full Engineering details of the highway improvements incorporating

the proposed vehicular / pedestrian access to the development inclusive of vision splays and improvements to existing sustainable transport infrastructure within the vicinity of the site required by the Local Highway / Planning Authority have been submitted and approved by the Local Planning Authority.

Reason :- In the interest of highway / Public Safety.

2. The Highway Authority will require the developer to enter into a legally binding Agreement including bond for a development of greater than 5 units to secure the proposer implementation of the highway works to be included with the full engineering details.

Reason :- To ensure a minimum standard of construction in the interests of highway / public safety.

3. No works whatsoever shall commence on site until the design calculations, duly certified by a Professional Engineer, and full Engineering details of any structures, water culverts etc abutting or within close proximity to the proposed highway have been submitted to and approved by the Local Planning Authority.

Reason :- To ensure a minimum standard of construction in the interests of highway / public safety.

4. The proposed new junction shall incorporate in both directions minimum visibility splays of 43m x 3m which shall clear of all obstructions inclusive of planting and must be within land within the ownership control of the developer or land forming part of the adopted highway and not over third party land.

Reason :- In the interest of highway / Public Safety

5. The proposed new junction serving the development shall be set out at right angle to the adjacent adopted highway.

Reason :- In the interest of highway / Public Safety

6. The proposed new vehicular access serving the proposed development shall be laid out and constructed in abound material to adoptable standard with a minimum kerb radii of 10.5m.

Reason :- To ensure a minimum standard of construction in the interests of highway safety.

7. The carriageway within the site shall have a minimum width of 5.5m with 2m wide footways on either side and incorporate a vehicular turning facility at the end of the proposed cul de sac suitable of facilitating the safe turning maneuver of a 3 axle waste collection vehicle.

Reason :- To ensure a minimum standard of construction in the interests of highway safety.

8. The proposed shared surface element of the development shall have an absolute minimum width of 6m.

Reason :- To ensure a minimum standard of construction in the interests of highway safety.

9. The proposed off site footway linking the application site and existing pedestrian infrastructure to the North and South of the site shall have a minimum width of 2m and be constructed in accordance with the Vale of Glamorgan Council's Specifications for adoption inclusive of illumination and be completed prior to beneficial occupation of the dwelling.

Reason :- In the interests of highway safety, accessibility by sustainable transport modes and to minimise potential hazards.

10. Provide within existing highway limits within land outlined in " Red " on the Western site of the existing adopted highway, parallel on-street parking facilities to be constructed in accordance with the Vale of Glamorgan Council's Specifications for adoption which shall be completed prior to beneficial occupation of the dwelling.

Reason :- In the interests of highway safety.

11. All land with the ownership / control of the applicant / owner required to provide the required highway infrastructure, any highway improvements and the required visibility splays as part of the Full Engineering drawings shall dedicate to the Council for highway purposes.

The areas required for dedication shall be transferred on issuing of a Final Certificate by the Council as Highway Authority under the terms of the Legal agreement required for the proposer implementation of the highway works.

Reason :- In the interest of Highway / Public Safety.

12. The developer shall provide and maintain within the confines of the individual plots onsite parking for residents and visitors In accordance with the Councils Parking which shall be surfaced in a bound material to be agreed by the Local Planning Authority and be completed PRIOR to beneficial occupation.

Reason :- To ensure a minimum standard of parking are made within the site in the interest of for Highway Safety and the free flow of traffic along the adopted highway.

13. The proposed parking areas shall be surfaced in a bound material approved by the Local Planning Authority and be completed before the development is occupied / brought into use.

Reason :- To ensure a minimum standard of construction in the interests of highway safety.

14. Unless otherwise agreed with the Local Planning Authority the gradient of any proposed vehicular access / driveways serving the individual plots shall not exceed 5 % (1:20 for the first 6m and thereafter shall not be steeper than 12.5% (1 in 8).
- Reason :- To ensure design standards are achieved in the interests of highway / public safety.
15. The provision of new and the upgrading of existing pedestrian crossing facilities linking the site and the surrounding areas and public facilities and schools.
- Reason :- In the interest of highway / public safety, accessibility to Sustainable Transport Modes, to minimize potential hazards and to aid in the delivery of sustainable Transport objectives and to support Local Transport Plan Policies.
16. The applicant / developer to prevent surface water / roof water or other deleterious material from the site discharging onto the highway shall be submitted to the Local Planning Authority for approval prior to the development being commenced. Any approved works shall be maintained operational thereafter.
- Reason :- In the interest of highway Safety and Environmental management.
17. No gates whatsoever shall be located and fitted to open out over the adopted highway in the interest of highway / public safety. (All gates shall open inwards).
- Reason :- In the interest of highway / Public Safety.
18. The provision of a construction / haulage route plan to be submitted to and approved by the Local Planning Authority prior to commencing any works within the confines of the site .
- Reason :- In the interest of highway / Public Safety and the free flow of traffic along the adopted highway network.
19. No Lorries shall deliver / leave the site during the peak am / pm hours and half hour either side of the times school commencing and ending to minimize the congestion to surrounding highway network and conflicts between site traffic.
- Reason :- In the interest of highway / Public Safety and the free flow of traffic along the adopted highway network.
20. Provide and maintain facilities for wheel cleansing shall be provided for the duration of the works to be approved by the Local Planning Authority prior to any construction works commencing on site.
- Reason :- In the interest of highway / Public Safety and the free flow of traffic along the adopted highway.

21. No materials whatsoever shall be deposited or stored within the limits of the adopted highway in the interest of highway / Public Safety and the free flow of traffic along the adopted highway.

Reason :- In the interest of highway / Public Safety and the free flow of traffic along the adopted highway.

Lee M Howells – 8th January 2015
Principal Engineer
Highway Development

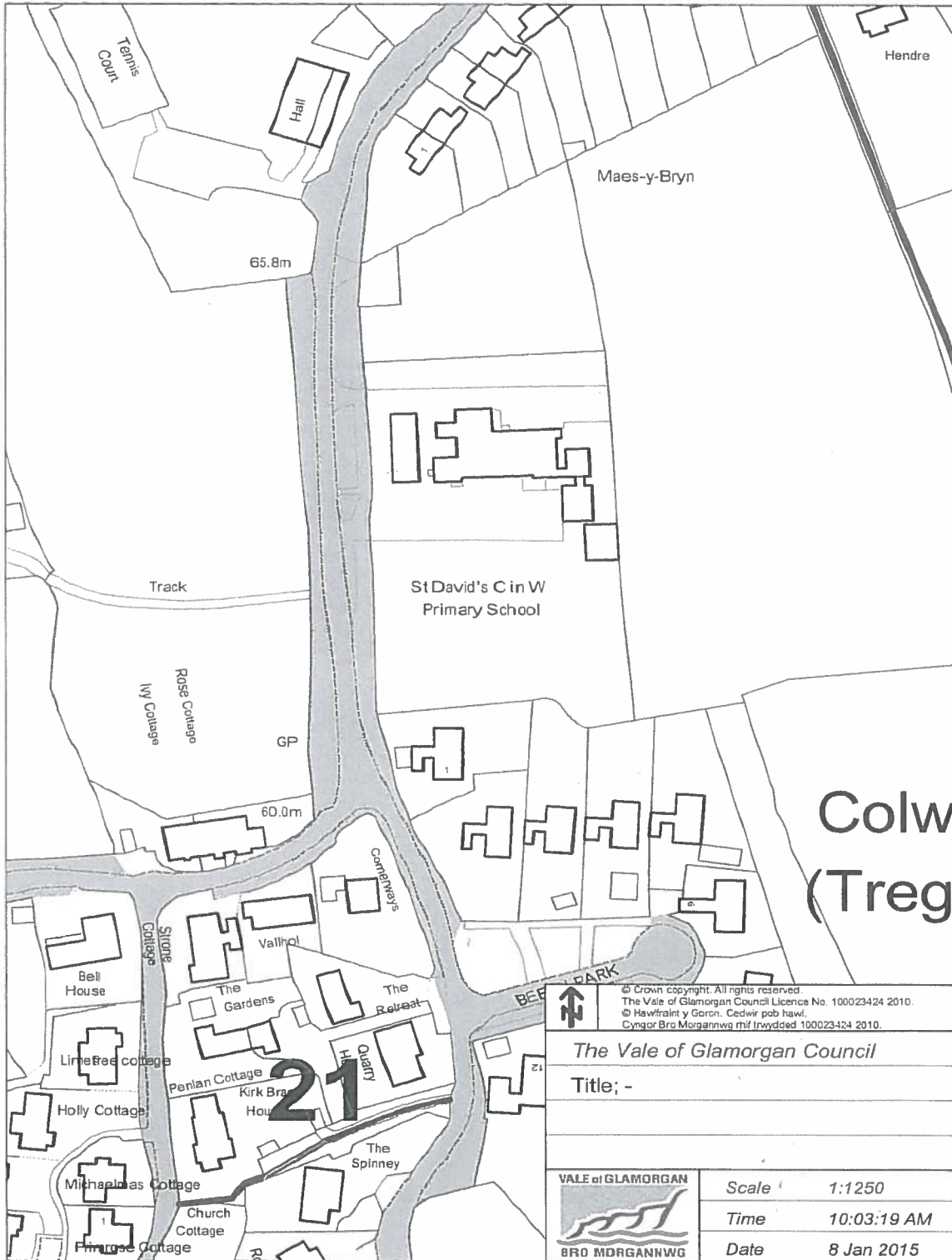
Enclosed :- Highway Advisory Notes
Extract of Highway Adoption Records
Comments received from Traffic Section

ADVISORY INFORMATION

- (a) The applicant is advised that all highway improvement shall must be provided at the applicants / developers expense and not the Vale of Glamorgan Council.
- (b) The applicant is advised to contact Mr Lee Howells, Principal Engineer Highway Development on 01446 – 704619 to discuss the required / correct width of carriageway, footway fronting the proposed dwellings, margin on the opposite site the carriageway , appropriate sized vehicular turning facility to cater for a standard three axle refuse wagon, appropriate parking provisions within the confines of the individual plots and good commodious pedestrian links with the surrounding areas prior to submitting revised Details & Full Engineering Details.
- (c) The applicant is advised that areas of land required for visibility spays shall be with land within the ownership / control of the applicant or forming part of the adopted highway network and **not** across third party land.
- (d) The applicant is to be advised by the Local Planning Authority that any works immediately adjacent to or within the limits of the adopted highway will require authorisation from the Local Highway Authority.

The applicant is required to contact Mr Peter Coughlan on 02920 – 673051 for permission to work within the limits of the adopted Highway and to agree the precise location of the vehicular crossover and to agree construction details.

- (e) The applicant is to be advised that the minimum internal dimensions of single garage to be considered as an onsite parking facility shall be 6m by 3m in accordance with Councils Parking Standards / recommendations within “ *Manual for Streets* “,(*item 8.3.41*) *and shall incorporate a driveway of minimum length of 6m and width of 3.6m for when the garage is not in use.*



Extract from Vale of Glamorgan Councils Highway Adoption Records

[REDACTED]

From: Arthur, Steven
Sent: 06 January 2015 10:16
To: Lankshear, Robert F
Cc: Goldsworthy, Marcus J; Clogg, Michael T; Howells, Lee M
Subject: RE: Proposed development by Redrow in Colwinston: 2014/00242/FUL

Rob

We (Traffic) provided comments in relation to the TA a while back. I assume Tom or Lee will be co-ordinating and providing you with a formal Highways response (if they haven't already).

With regards to the independent report commissioned by the Community Council. The first part of the report focuses on national and local policies, in relation to the suitability of the site from a sustainable travel point of view. The points raised will need to be considered by others in Planning & Transportation. It questions Public Transport, Walking/Cycling and the LDP, and is not really my place to comment.

The second part to the report is more technical and questions trip generation, vehicle swept paths and visibility. Again, Tom/Lee will provide comment the internal layout and design requirements. With regards to the wider network issues I am happy that the issues raised have already considered, or will be conditioned and addressed at the detailed stage.

In summary, although I accept the development is large in comparison to the size of Colwinston, the trip generation is actually relatively low. Although a rural lane network (single lane in places) it does have the capacity to cope with the additional traffic. It is not ideal, as it is a rural location and such roads were never intended to carry significant volumes of traffic. Improvements to junction visibility will be required where achievable to ensure road safety is not compromised.

Regards
Steve

Steven Arthur
Principal Engineer - Traffic Management
Visible Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 029 20673138
e-mail / e-bost: sarthur@valeofglamorgan.gov.uk

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From: Lankshear, Robert F
Sent: 05 January 2015 11:00
To: Clogg, Michael T; Arthur, Steven; Howells, Lee M
Cc: Goldsworthy, Marcus J
Subject: RE: Proposed development by Redrow in Colwinston: 2014/00242/FUL

Hi all,

1

Vale of Glamorgan Council's Traffic Comments

Sorry to hassle you on this but please could you confirm that there are no issues with this ASAP (hopefully by end of play today) as want to get this to Committee on 15th January if possible.

Thanks

Robert Lankshear
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rlankshear@valeofglamorgan.gov.uk

Visit our Website at www.valeofglamorgan.gov.uk
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From: Clogg, Michael T
Sent: 30 December 2014 19:03
To: Arthur, Steven; Bevan, Tom F
Cc: Lankshear, Robert F
Subject: RE: Proposed development by Redrow in Colwinston: 2014/00242/FUL

Both – where are we with this scheme – can you provide an update.

Thanks,

Michael Clogg
Operational Manager Highways and Engineering
Visible Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 029 20673200
e-mail / e-bost: MTCllogg@valeofglamorgan.gov.uk

Visit our Website at www.valeofglamorgan.gov.uk
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From: Lankshear, Robert F
Sent: 30 December 2014 10:01
To: Clogg, Michael T; Arthur, Steven; Bevan, Tom F
Subject: RE: Proposed development by Redrow in Colwinston: 2014/00242/FUL

Hi all,

Have you had a chance to look at the below email.

Thanks

Robert Lankshear
Senior Planner

2

Vale of Glamorgan Council's Traffic Comments

Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rflankshear@valeofglamorgan.gov.uk

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From: Lankshear, Robert F
Sent: 05 December 2014 10:17
To: Clogg, Michael T; Arthur, Steven; Bevan, Tom F
Subject: RE: Proposed development by Redrow in Colwinston: 2014/00242/FUL

Hi all,

See below. Can you confirm if any issues arose from this and if an audit of the submitted TA was carried out? I ask as we're hoping to report this application to Committee in January and I want to ensure that any consideration of highways is adequately robust.

Thanks

Robert Lankshear
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rflankshear@valeofglamorgan.gov.uk

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From: Clogg, Michael T
Sent: 04 June 2014 14:57
To: Arthur, Steven; Bevan, Tom F
Cc: Lankshear, Robert F; Hart, Neil GF
Subject: FW: Proposed development by Redrow in Colwinston: 2014/00242/FUL

Both,

Please note email below and attached document – I presume that we will be undertaking our own audit of the TA for the above development?

In the meantime, please can you ensure that the issues raised are considered, as appropriate.

I would be grateful for some feedback so that I can send a response in due course.

Thanks,

3

Vale of Glamorgan Council's Traffic Comments

Michael Clogg
Operational Manager Highways and Engineering
Visible Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 029 20673200
e-mail / e-bost: MTCloqq@valeofglamorgan.gov.uk

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From: EDWARD LEWIS [REDACTED]
Sent: 03 June 2014 11:50
To: Clogg, Michael T
Cc: Thomas, Ray (Cllr) (Home); jane.hutt@wales.gov.uk
Subject: Proposed development by Redrow in Colwinston: 2014/00242/FUL

Dear Mr Clogg,

Further to our conversation today, I attach a copy of a report commissioned by the Community Council relating to the traffic issues associated with the above planning proposal. The Community Council is concerned about the safety aspects of the development and this is highlighted by the Independent Consultant in his report.

I am also copying in Ms Jane Hutt AM because of her interest in this development.

Edward Lewis
Vice Chairman, Colwinston Community Council
+44 7785 905044

Vale of Glamorgan Council's Traffic Comments

Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2014/00242/FUL
Observations By:	Mr Lee M Howells
Date:	April 2014
Location:	Land to the rear of St David's Primary School Colwinston
Proposal:	Development of 62 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works
Case Officer:	Mr. Robert Lankshear

INTERIM COMMENTS ATTACHED

Lee M Howells – 15th April 2014
 Principal Engineer
 Highway Development

[REDACTED]

From: Howells, Lee M
Sent: 15 April 2014 16:18
To: Lankshear, Robert F
Cc: Hart, Neil GF; Bevan, Tom F; Arthur, Steven
Subject: 2014/00242/FUL - Land to the rear of St David's Primary School

Rob,

Further to our earlier conversation regarding the above application (Reserved Matters – Site Layout etc) , Neil Hart will be looking at the Internal road layout and links to the surrounding areas etc as I will be on leave for a week and im aware that you need to progress matters.

Neil has a quick look at the scheme as submitted and has a number of concerns with the current arrangement which will need alteration which he would like to discuss with yourself and the developer agent at an earliest convenience.

I would be grateful if you could give Neil a ring to discuss these issues asap.

Kind Regards

Lee

Lee Howells
Principal Engineer
Highway Development
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704619
e-mail / e-bost: LMHowells@valeofglamorgan.gov.uk

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Tom/Lee, we desperately need your comments today – can you at least confirm no objections in principal subject to the submission of a detailed engineering scheme.

Thanks

Marcus Goldsworthy
Operational Manager Development Control
Director's Office - Development Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704661
mob / sym: 07976112326
e-mail / e-bost: MJGoldsworthy@valeofglamorgan.gov.uk

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LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2014/00242/FUL	Case Officer: Mr. Robert Lankshear
Location: Land to the rear of St David's Primary School, Colwinston	
Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works	

From: Welsh Water and the Council's Drainage Engineer

Summary of Comments:

Further comments have been received from Dwr Cymru Welsh Water (DCWW), raising no objection in respect of foul sewerage, subject to a condition and/or legal agreement requiring the Cowbridge Waste Water Treatment Works to be upgraded. The proposed condition is as follows:

No dwellings hereby approved shall communicate with the public sewerage system until either;

a) The programmed upgrade of Cowbridge Waste water Treatment Works scheduled for completion by 1st April 2018 has been completed and confirmed in writing by the Local Planning Authority, or;

b) Necessary improvements to the Cowbridge Waste water Treatment Works to accommodate the foul flows from the development hereby approved (in accordance with the requirements as outlined in Dŵr Cymru's Feasibility Study (Reference P2163/20.3.1/011 issued in June 2014) have been completed and confirmed in writing by the Local Planning Authority.

Reason: To prevent the overloading of the local sewerage system and to ensure compliance with Policies ENV 7 and ENV 27 of the Unitary Development Plan.

The recommendation in the report contains a requirement for the legal agreement to require the Waste Water Treatment Works to be upgraded prior to any of the dwellings being sold or occupied. However, it is proposed to remove the requirement for the upgrade works to be carried out prior to any dwellings being *sold*, since restricting the occupation of the dwellings is considered to be sufficient. This part of the recommendation is therefore amended to read:

- The developer shall pay a contribution which will allow for the provision and completion of an upgrade to the Cowbridge Waste Water Treatment Works to accommodate all of the dwellings hereby approved and shall agree that none of the dwellings will be occupied until such time as the solution has been implemented.

DCWW have also confirmed that following in respect of potable water:

I can confirm that in regard to the supply of clean potable water, a hydraulic modelling assessment was undertaken to establish the impact of the proposed development upon the local network, and where necessary identify any improvements required to accommodate the site.

The assessment has been completed and concluded that the site can be adequately supplied with potable water without causing any detriment to existing customers. Accordingly, this development can be serviced by the existing network and therefore we have no further comments to make in regard to potable water supply.

Further comments have been received from the Council's Drainage Engineer, who has requested an amendment to Condition 23. Accordingly, it is proposed to amend Condition 23 to the following:

Notwithstanding the submitted Drainage Strategy, no development shall commence on site until the detailed design of the land and surface water drainage system has been submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be implemented prior to the first beneficial occupation of any of the dwellings and so maintained at all times thereafter.

Reason:

To ensure that adequate drainage facilities are in place to serve the development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

In respect of the independent review of the drainage strategy submitted by the Community Council, the Council's Drainage Engineer has advised that the development is not required to resolve existing overland flows, rather it needs to be demonstrated that the site can accommodate these flows and not exacerbate any existing flooding downstream. The Engineer is satisfied that the conditions referred to above and in the Officer's report will ensure that the development can be acceptably accommodated in this regard.

From: George Owain <Owain.George@dwrwymru.com>
Sent: 13 January 2015 17:09
To: Robinson, Ian
Subject: Site: Land to the rear of St David's Primary School, Colwinston - Potable Water Supply

Importance: High

Site: Land to the rear of St David's Primary School, Colwinston

Development: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works

Ian,

Further to our conversation I can confirm that in regard to the supply of clean potable water, a hydraulic modelling assessment was undertaken to establish the impact of the proposed development upon the local network, and where necessary identify any improvements required to accommodate the site.

The assessment has been completed and concluded that the site can be adequately supplied with potable water without causing any detriment to existing customers. Accordingly, this development can be serviced by the existing network and therefore we have no further comments to make in regard to potable water supply.

I trust the above is of assistance and provides clarity around our position.

Regards,



Owain George

Lead Development Control Officer | Developer Services | Dwr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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Company Name - DWR CYMRU CYFYNGEDIG. Registered Office, Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY Company No. 02366777

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Enw'r cwmni - DWR CYMRU CYFYNGEDIG. Swyddfa gofrestrdig - Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY Rhif y cwmni 02366777

[REDACTED]

From: Moon, Clive R
Sent: 13 January 2015 08:43
To: Lankshear, Robert F
Subject: RE: Planning Application 2014/00242/FUL Land to the Rear of St David's School Colwinston

Rob,

As discussed earlier, in addition to Conditions 23 and 24 relating to drainage I require a condition(s) requiring submission/approval of the detailed design and submission of as constructed drawings for the surface water system (should be part of the maintenance plan but want to be able to check designed to my satisfaction). Draft condition suggested below:

No.) Notwithstanding condition 23, no development shall commence on site until the detailed design of the land and surface water drainage system is submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial occupation. Any changes to this design must be agreed with the LPA and reflected in as-built drawings to be provided to the LPA within 2 months of completion of the drainage works. This is to ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere.

This will allow me to manage whether the proposed land drain from the field above is large enough and will subsequently fit within the properties as proposed etc. We have not had sufficient detail to demonstrate the form of headwalls which could in turn affect pipe gradients, system performance, etc.

I will review the independent review of the drainage strategy in due course to inform the approval process. In principle the development is not proposing to resolve the existing overland flows but the site must be able to accommodate these flows and not exacerbate the flooding downstream.

Regards,

Clive Moon
Principal Engineer (Coastal and Flood Risk Management)
Visible Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 029 20673277
e-mail / e-bost: crmoon@valeofglamorgan.gov.uk

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From: Lankshear, Robert F
Sent: 05 January 2015 11:02
To: Moon, Clive R
Subject: FW: Planning Application 2014/00242/FUL Land to the Rear of St David's School Colwinston

Hi Clive,

Hope you had a good break. Please see attached from Colwinston CC with regard to the revised drainage strategy, if you have any comments to make on this please let me know. Also further to my email last week if you can let me have any comments/conditions on the revised strategy that you note as acceptable, that would be much appreciated noting that I hope to get this to committee next week. If you can get them to me today that would be most appreciated.

Thanks

Robert Lankshear
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rflankshear@valeofglamorgan.gov.uk

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From: Lankshear, Robert F
Sent: 02 January 2015 15:44
To: Planning & Transportation (Customer Care)
Subject: FW: Planning Application 2014/00242/FUL Land to the Rear of St David's School Colwinston

Please log and print the attached

Robert Lankshear
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rflankshear@valeofglamorgan.gov.uk

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From: Yahoo! Inc. [REDACTED]
Sent: 02 January 2015 12:34
To: Lankshear, Robert F
Cc: Heather Maclehose; Edward Lewis; Brian Kennard; Colwinston CC; Christine Roach; Thomas, Ray (Cllr); Julie Horton; rob@planrltd.co.uk; Wyn Bellin
Subject: Planning Application 2014/00242/FUL Land to the Rear of St David's School Colwinston

Dear Mr Lankshear,

Please find attached two additional reports which form part of Colwinston Community Council's objection to this planning application.

Since the original submission by the Council, the following relevant information has also become available;

16

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2014/00242/FUL	Case Officer: Mr. Robert Lankshear
Location: Land to the rear of St David's Primary School, Colwinston	
Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works	

From: Gareth Williams, NLP (agent)

Summary of Comments:

The agent has raised concern with regard to the wording within the officer's report in relation to the Section 106 arrangements relating to upgrading of the Cowbridge Water Treatment Works, and the proposed Grampian condition to be presented to Committee.

Officer report:

It is considered that the wording of the condition proposed is appropriate and necessary to ensure that the proposed development cannot be occupied until such time as adequate infrastructure is in place to accommodate the development. Furthermore it is considered that the condition coupled with the required planning obligations will ensure that there is an adequate mechanism to ensure that these works are carried out and to prevent overloading of the public sewerage system.

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Nathaniel Lichfield
& Partners

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Rob Lankshear
Development Management
Vale of Glamorgan Council
Docks Office
Barry
CF63 4RT

Helmont House
Churchill Way
Cardiff CF10 2HE
029 2043 5880
cardiff@nlplanning.com
nlplanning.com

Date 14 January 2015
Our ref 31083/GW/8156650v3
Your ref

Dear Mr Lankshear

Representations to Committee – 2014/00242/FUL: Land to Rear of St Davids Primary School , Colwinston

Following our review of the committee report in relation to the above planning application and the indication from officers that a further Grampian Condition is to be recommended, we have late representations that we would be grateful could be presented to the Planning Committee.

Cowbridge Waste Water Treatment Works

We have concerns regarding the wording contained in the officer's report in relation to the recommended approach to the s.106 arrangements for providing an upgrade to Cowbridge Waste Water Treatment Works (CWWTW). In addition, there are concerns about the precise wording of any Grampian Condition that may be presented to the Planning Committee.

As the s.106 Heads of Terms are currently drafted in the officer's report, no dwellings can be sold or occupied until the waste treatment works have been implemented. We can understand and agree with the requirement that dwellings cannot be occupied, however deem that restricting the sale of dwellings until completion of the works is unnecessarily restrictive.

Redrow's positive discussions to date with Dwyer Cymru Welsh Water (DCWW) have resulted in DCWW agreeing to enter a s.106 agreement with the developer to facilitate the improvements to the CWWTW. In addition, DCWW has indicated that it would be willing to complete the improvements within 12 months of receipt of commuted sums from Redrow to finance the work. This is an approach that DCWW has also previously agreed to take in relation to a proposed development for 79 dwellings at land south of Primrose Hill, Cowbridge.

As such, we consider that the suggested s.106 terms that are put forward to Members should be revised as follows:



"The developer shall pay a contribution which will allow for the provision and completion of an upgrade to the Cowbridge Waste Water Treatment Works (CWWTW) to accommodate all of the dwellings hereby approved and shall agree that none of the dwellings will be occupied until such time as the solution has been implemented, or 12 months from payment of commuted sums from the developer to Dwr Cymru Welsh Water in order to facilitate the programmed improvements to the CWWTW".

This approach was recently considered and accepted by the Planning Inspector in relation to the development at Primrose Hill site (Appendix 1 contains an extract of the Appeal Ref: APP/Z6950/A/14/2213031). In this recent appeal decision (October 2014), the Inspector deemed that the principle of the Council's requirements for commencement of the proposed development to be delayed, until such time as the CWWTW improvements had been completed, was unnecessarily restrictive.

Instead, the Inspector endorsed a s.106 obligation that had been signed between the Vale of Glamorgan Council, the developer and DCWW, that specified that the development would not be occupied until the CWWTW improvements had been completed or 12 months after payment of the drainage contribution if the improvements were still not completed. With the Inspector considering this later approach to be:

"entirely appropriate as the first flows from the development to the WWTC would not take place until the first house was occupied"

The principle of the s.106 approach we are seeking is therefore clearly appropriate with the Vale of Glamorgan Council and DCWW both signing up to this method as recently as 1 October 2014 and the principle being found acceptable by the Inspector.

In addition to the legal agreement between the applicant and DCWW, we understand that the LPA may now seek to impose a Grampian Condition on the planning permission, in order to provide further reassurances that the improvements to CWWTW are undertaken to serve the development. We understand the proposed wording to be:

"No dwellings hereby approved shall communicate with the public sewerage system until either;

a) The programmed upgrade of Cowbridge Waste Water Treatment Works scheduled for completion by 1st April 2018 has been completed and confirmed in writing by the Local Planning Authority, or;

b) Necessary improvements to the Cowbridge Waste Water Treatment Works to accommodate the foul flows from the development hereby approved (in accordance with the requirements as outlined in Dŵr Cymru's Feasibility Study (Reference P2163/20.3.1/011 issued in June 2014) have been completed and confirmed in writing by the Local Planning Authority".

We are not adverse to the use of a Grampian Condition, however, the current proposed condition is unreasonable and is not acceptable to Redrow in that it provides no reassurances on timeframe for forward implementation of the CWTWW, despite Redrow being willing to forward fund these works. The Grampian Condition will clearly need to be consistent with the s.106, the purpose of which is not only to oblige Redrow to proportionately fund the necessary improvements but also to



oblige Welsh Water to undertake the works within an agreed reasonable timescale. As such we consider the following condition should instead be used:

"No dwelling hereby approved shall be brought into beneficial occupation until either:

- a) The improvements to Cowbridge Waste Water Treatment Works have been completed and fully commissioned; or*
- b) The expiration of 12 months from the date of payment of commuted sums from the developer to Dwr Cymru Welsh Water, in order to facilitate the programmed improvements to the Cowbridge Waste Water Treatment Works"*

Again the principles set out in the above condition were found to be acceptable by the Planning Inspector in relation to development at Primrose Hill and are entirely reasonable in this instance.

Notwithstanding the above, should Members decide to impose the Officer's proposed Grampian Condition, we require that the condition is slightly re-worded as below, to enable there to be some degree of flexibility to allow alternative options to be considered, subject to the LPA's consideration and agreement.

"Unless otherwise agreed in writing by the Local Planning Authority no dwellings hereby approved shall communicate with the public sewerage system until either;

- a) The programmed upgrade of Cowbridge Waste water Treatment Works scheduled for completion by 1st April 2018 has been completed and confirmed in writing by the Local Planning Authority, or;*
- b) Necessary improvements to the Cowbridge Waste water Treatment Works to accommodate the foul flows from the development hereby approved (in accordance with the requirements as outlined in Dŵr Cymru's Feasibility Study (Reference P2163/20.3.1/011 issued in June 2014) have been completed and confirmed in writing by the Local Planning Authority".*

Draft Conditions 2 & 3

In addition, to the above comments we also have some concerns with the following planning conditions as currently drafted and request that some minor amendments are made to the final version:

Condition 2 (list of plans to which the planning permission should relate) has slight inaccuracies. The first being that drawing Ref: 14-008-26A (Colwinston 2.1.3 house type plans/drawings) has not been listed. In addition, the layout plan should reflect the latest versions that have been submitted to the LPA (Ref: 14-007-002-C).

Condition 3 requires that details of the finished levels of the site and dwellings in relation to the existing ground levels shall be submitted to and approved by the LPA prior to commencement of construction of any dwellings. This information has already been submitted to the LPA and is detailed on the Engineering Layout Plan (Ref: 3946-15-06-001-03 C), which is listed as a plan the development should be carried out in accordance with under Condition 2. As such, we do not feel this Condition is necessary and request that it is removed.



Nathaniel Lichfield
& Partners

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We trust that the above representations will be presented to Committee Members and the necessary amendments made to the s.106 heads of terms and the planning conditions. In the meantime, should there be any queries on the scope of these representations, please do not hesitate to contact me or Lewis Conde.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Gareth Williams', written over a faint, illegible typed name.

Gareth Williams
Senior Director

Copy Marcus Goldsworthy – Vale of Glamorgan Council
 James Morgan – Redrow Homes

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2014/00242/FUL	Case Officer: Mr. Robert Lankshear
Location: Land to the rear of St David's Primary School, Colwinston	
Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works	

From: Jane Hutt AM

Summary of Comments:

Jane Hutt Am is drawing to the attention of the Local Planning Authority the concerns of neighbours with regards to flooding, which are explained in the Hydro GIS Ltd report, which is a response to the applicant's Drainage Strategy.

The report states that the strategy is inadequate and queries points including:

- Estimation of the natural catchment area.
- The method of estimating greenfield flows.
- Flood risk.
- The performance of the system.
- The validity of rainfall data.
- The performance of the infiltration basin.
- The increased risk of sewerage contamination.

The report has been forwarded to the Council's Drainage Engineer, however, this has not led the drainage engineer to conclude that the proposed drainage system would not perform as required, subject to the conditions in the report and within these late representations notes.

O'Keefe, Kevin T

From: Beaven, Camilla (AM Support Staff, Jane Hutt) <Camilla.Beaven@assembly.wales>
on behalf of Hutt, Jane (Assembly Member) <Jane.Hutt@assembly.wales>
12 January 2015 14:48

Sent: D.E.E.R
To: RECEIVED
Subject: ACTION BY: IRRL
Attachments: NO: 15
Importance: ACK: High

Planning & Transportation (Customer Care); Petherick, Mark
Hutt, Jane (Assembly Member); Haggarty, Kathy (AM Support Staff, Jane Hutt)
Colwinston Pumping Station/Redrow Development ref : 2014/00242/FUL
Revised drainage strategy final report Dec 2014.pdf

RECEIVED
13 JAN 2015

Good Afternoon

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Jane Hutt AM has been contacted by constituents with concerns regarding the above planning application, which I understand has been recommended for approval at Thursday's Planning Committee.

As you will be aware, objections to the Redrow housing development in Colwinston, have focussed on the adequacy of the local Pumping Station which is situated on the southern edge of the village, to meet the extra demand of a new housing development and the regular polluting that takes place of the roadside ditch from the runoff valve of this station.

Jane understands that the Colwinston Community Council commissioned an independent review of Redrow's drainage strategy for the proposed development-see attached report.

Some observations from the report have caused concern amongst residents:

p.6 "Overall the Revised Drainage Strategy report is still inadequate, poorly written and lacking in much important information as has been outlined in the review of the original drainage strategy. A summary of the main points in our review of the revised document is shown below:

An estimate of the natural catchment area at the site is given as 0.73 km², information from OS maps shows this to be an underestimate;
The IH Report 124 method has been used to estimate greenfield flows from the site, this method has been shown to be a considerable underestimate of the current flood risk at the site;
Environment Agency maps of surface water flood risk support the risk of flooding at the site;
No proper written description of the drainage strategy nor its testing using the Micro Drainage software is provided, therefore the performance of the system is questionable;
The Micro Drainage software used rainfall data as input from the 1970s, estimates which have since been replaced for flood estimation in the UK;
There is a substantial risk that the infiltration basin will not perform as intended due to being full of water on a regular basis and it will definitely not attenuate surface water runoff from the development at return periods even less than 1 in 20 years.
The drainage arrangement will increase the risk of sewage contaminated flooding to properties downstream from the development.
There is potential for increased infiltration at the site leading to groundwater flooding downstream."

Residents have told Jane that they feel Redrow's calculations are incorrect and would welcome a response to this from Vale Planners.

Jane would be grateful if this email could be considered ahead of the Planning Committee meeting this week

With many thanks

Yours faithfully

Camilla Beaven on behalf of Jane Hutt AM

Camilla Beaven

Office Manager to Jane Hutt AM (Vale of Glamorgan)

National Assembly for Wales

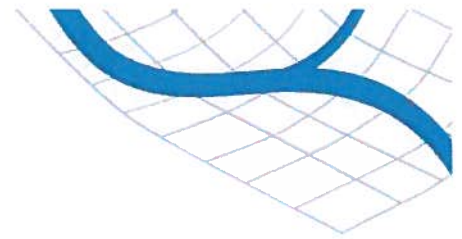
02920 898469

Any of the statements or comments made above should be regarded as personal and not necessarily those of the National Assembly for Wales, any constituent part or connected body.

Dyla'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan Gynulliad Cenedlaethol Cymru, unrhyw ran ohono neu unrhyw gorff sy'n gysylltiedig ag ef.

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Hydro-GIS Ltd

10 Coles Lane, Chalgrove
Oxon OX44 7SY
tel/fax: +44 (0)1865 400675
info@hydro-gis.co.uk
www.hydro-gis.co.uk

Response to the Revised Drainage Strategy for the Proposed Development at Colwinston (2014/00242/FUL) on Behalf of Colwinston Community Council

Harvey J.E. Rodda *BSc, PhD, FRGS*
Director of Hydrology

F. Julian Smith *BSc MSc CEng MICE MCIWEM C.WEM*
Consultant Hydrologist

29th December 2014

Background

Hydro-GIS Ltd was engaged by Mr Rob Hathaway of Planr Ltd on behalf of Colwinston Community Council to review the revised drainage strategy as part of a planning application submitted by Redrow Homes for the development of land to the rear of St David's Primary School, Colwinston. The drainage strategy was dated September 2014 available from the Vale of Glamorgan website in December 2014. It represents a revision to the original drainage strategy, also reviewed by Hydro-GIS Ltd in April 2014. This short report provides a review of the revised drainage strategy in terms of dealing with the risk of flooding at the site and in particular discusses additional material which has been presented.

Submitted Document

The revised drainage strategy document consists of 66 pages, 12 pages of text and 54 pages of 10 appendices as follows:

- *Appendix 1*: Engineering layout as a 1 page colour drawing;
- *Appendix B*: Longitudinal section as a 1 page colour drawing;
- *Appendix C*: Site investigation permeability tests undertaken by Integral Geotechnique including a 2 page letter, 8 pages of test results and a 1 page map;

- *Appendix D:* Infiltration basin Micro Drainage calculations with 4 pages of output from the Micro Drainage computer software;
- *Appendix E:* Pre development catchment flows as a 1 page of output from the Micro Drainage computer software;
- *Appendix F:* Existing flood routing plan (1 page colour drawing)
- *Appendix G:* Post development catchment flows as a 1 page output from the Micro Drainage software:
- *Appendix H:* Proposed flood routing plan (1 page colour drawing);
- *Appendix I:* Infiltration basin Micro Drainage calculations as 20 pages of output from the Micro Drainage software:
- *Appendix J:* Welsh water sewer records as a 2 page letter and 1 page map.

Review of the Revised Drainage Strategy

The original submitted drainage strategy was criticised for lacking in any background information on the site location, topography, geology, hydrology and historical flooding. This is information which is essential for presenting an adequate assessment of the risk of flooding at a development site. The revised drainage strategy does not provide any additional information on these aspects and there is still no proper maps showing the site location and surrounding landscape. This raises the question as to whether the applicant is deliberately avoiding presenting such information as a larger map of the surrounding area would clearly show the site in a valley and geology maps from the British Geological Survey (BGS 2014) show the presence of alluvium, which demonstrate it is an area where water has flowed.

The revised report includes some information on the hydrology in that it identifies the area to be prone to surface water flooding and even provides an estimate of the catchment area as 73 ha (0.73 km²) is given. An initial inspection of the 1:25,000 map for the area would suggest a slightly larger area draining to the development site of 1.06 km² (Figure 1). Since no map of the catchment is presented in the revised drainage strategy nor the source of the information used to derive the catchment area, this value of 0.73 km² must be questioned.

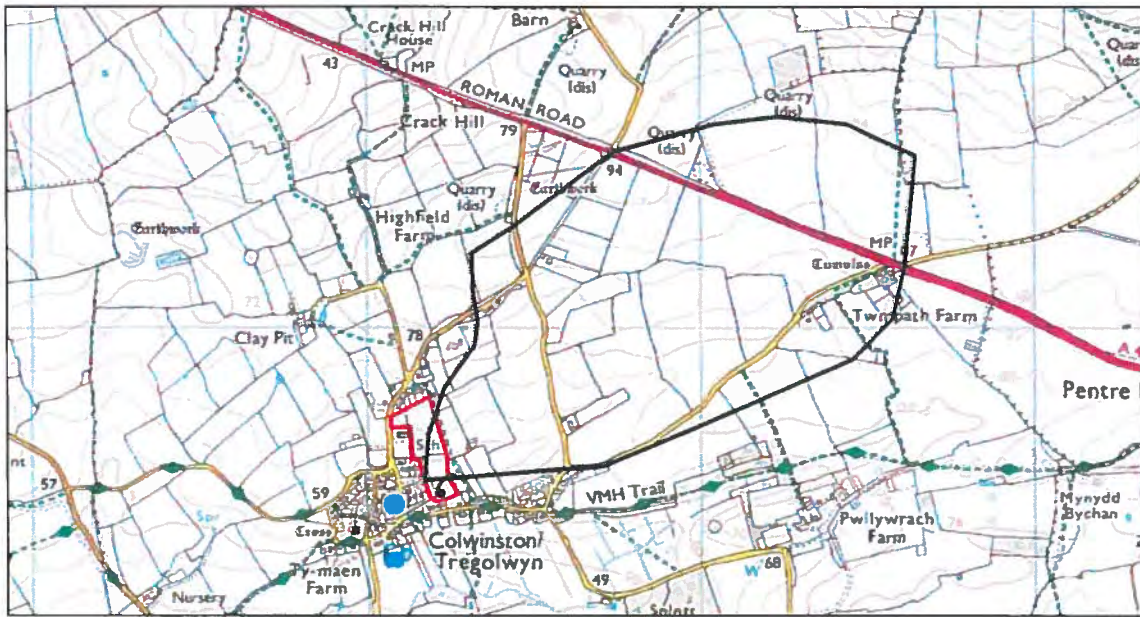


Figure 1. The catchment area (black) draining to the site (red) based on a 1:25,000 scale base map.

Greenfield (pre-development) flows for different return periods are presented which have been estimated using the IH Report 124 methodology for the 0.73 km² catchment. This method is known to be a significant underestimate (Rodda, 2012) and different methods for the development site greenfield flows should have been used given that the area is moderately sloping and the IH 124 method does not consider the influence of slope (i.e. the flow from a steeply sloping catchment would be exactly the same as that from a gentle sloping catchment). Alternative estimates using the Flood Estimation Handbook (FEH – Institute of Hydrology 1999), which is the standard approved method for estimating floods in the UK, and the ADAS 345 method (ADAS, 1981), both of which include the influence of slope are given in Table 1 for the development site catchment. This supports the IH 124 method as a significant underestimate.

The magnitude of the IH 124 estimates presented in the revised drainage strategy should be compared with the flooding which has frequently occurred at this site. For a flow of 100 l/s an area 1m wide and 0.1m deep needs to be flowing at 1m/s. This is not a significant amount of water and probably not even the magnitude of the flow photographed in the field and presented in the review of the original drainage strategy. To think that 106 l/s represents a value which would be exceeded on average just once every 100 years, this is hardly a significant volume of water. The frequent flooding of the site would support the 1 in 100 year flows to be closer to the ADAS and FEH estimates.

Area (km ²)	Flows (l/s)		
	IH 124	ADAS	FEH
0.73	106	606	1020
1.06	149	882	1470

Another weakness of the IH 124 method is that it does not give a duration for the flow, just a single peak flow, so it is not possible to calculate the total flow volume. The FEH estimates

mentioned as 420 m³ on one of the drawings. The overall drainage design including the infiltration basin is tested using the Micro Drainage software and presented as pages of printouts from this software without a proper written explanation. The applicant should have a simple description in terms of the overall volume of water flowing into the basin and that which is leaving the system through infiltration. As there is no adequate explanation of the Micro Drainage output, there are serious doubts as to whether the drainage design can properly alleviate the existing flooding and also accommodate the additional surface runoff from the development. One observation of the Micro Drainage output is that it has used rainfall from the Flood Studies Report. This was a report published in 1975 and techniques and data from this were used as the standard approach for flood estimation in the UK until 1999 when it was replaced by the FEH. The Micro Drainage simulations should use the more up-to-date FEH rainfall estimates as input.

Issues Relating to the Performance of the Infiltration Basin

The FEH-CDROM (Version 3) shows an SPRHOST (Standard Percentage Runoff) of 17.64% for the area upstream of the proposed development which normally indicates highly permeable geology. This is consistent with the permeable soils reported in the Drainage Strategy. However the geological details reported also show a very hard limestone stratum only 1m below existing ground level (trial pit SA2 in Integral Geotechnique's report). The permeability which matters for the performance of the basin is the overall permeability of the surrounding geological structures and clearly the vertical permeability of the base of the basin will be substantially less than the locally measured soil permeability, due to the solid rock stratum below.

The FEH-CDROM (Version 3) shows a SAAR (annual average rainfall) of 1118mm for the area. The potential evaporation rate is unlikely to exceed 600mm. This indicates that any depression without positive drainage provision is likely to retain standing water over much of the year, even without inflow from elsewhere.

Local observations of overland flow reported in "Colwinston News" (issue No. 9 from Feb. 1995; issue No. 55 from Dec. 1998), together with observations of ponded water in the area of the proposed infiltration basin already notified by the Community Council, confirm that the proposed infiltration basin is likely to be full of water on a regular basis and thus frequently ineffective as a runoff control measure. When the basin is full, the increased runoff from the newly urbanised area will pass uncontrolled into the area downstream clearly leading to a detriment to the downstream flood risk.

The observed underlying solid geology is consistent with sustained local perched groundwater levels leading to excessive infiltration into the sewer system in the area downstream, as considered to be a risk in our initial assessment.

The updated flood strategy accepts that the proposed basin will be overtopped in flood events of less than 1 in 20 years return period. Under existing conditions it is acknowledged that flood water will be expected to pass unobstructed. However, this is relatively healthy water, being chiefly runoff from agricultural land plus flow passing through the permeable geology. If the proposed development is carried out, the new foul drainage will also flow towards the infiltration basin and it is at times of flood when foul water pumping systems become overloaded and/or fail to operate properly, leading to sewage spills. Downstream property

currently at risk from surface water flooding would therefore, in future, also be at risk of flooding by contaminated water

Increased infiltration encouraged by the basin could give rise to increasingly sustained perched groundwater levels in the area immediately downstream from the development giving rise to increased potential for groundwater flooding in that area.

Summary

Overall the Revised Drainage Strategy report is still inadequate, poorly written and lacking in much important information as has been outlined in the review of the original drainage strategy. A summary of the main points in our review of the revised document is shown below:

- An estimate of the natural catchment area at the site is given as 0.73 km², information from OS maps shows this to be an underestimate;
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References

Agricultural Development and Advisory Service (ADAS) 1981. The design of field drainage pipe systems. Ministry of Agriculture Fisheries and Food Report 345.

BGS 2014. Geology of Britain viewer:

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Institute of Hydrology (IH) 1999. Flood Estimation Handbook, Wallingford, Oxfordshire.

Rodda, H.J.E. and Hawkins, J. 2012. Testing Greenfield run-off estimation techniques using high resolution field observations. Journal of Flood Risk Management Vol. 5, 366-375.

From: Beaven, Camilla (AM Support Staff, Jane Hutt) <Camilla.Beaven@assembly.wales>
on behalf of Hutt, Jane (Assembly Member) <Jane.Hutt@assembly.wales>
Sent: 13 January 2015 14:23
To: Planning & Transportation (Customer Care)
Cc: Petherick, Mark; Hutt, Jane (Assembly Member)
Subject: URGENT Colwinston Pumping Station/Redrow Development ref : 2014/00242/FUL
Attachments: Revised drainage strategy final report Dec 2014.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Fao: Development Control

Good afternoon,

Further to the email below, please could you confirm safe receipt ahead of the Planning Committee **this Thursday**.

Many thanks and best wishes

Camilla Beaven on behalf of Jane Hutt AM

Camilla Beaven

**Office Manager to Jane Hutt AM (Vale of Glamorgan)
National Assembly for Wales
02920 898469**

Any of the statements or comments made above should be regarded as personal and not necessarily those of the National Assembly for Wales, any constituent part or connected body.

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From: Beaven, Camilla (AM Support Staff, Jane Hutt) **On Behalf Of** Hutt, Jane (Assembly Member)
Sent: 12 January 2015 14:48
To: developmentcontrol@valeofglamorgan.gov.uk; MPetherick@valeofglamorgan.gov.uk
Cc: Hutt, Jane (Assembly Member); Haggarty, Kathy (AM Support Staff, Jane Hutt)
Subject: Colwinston Pumping Station/Redrow Development ref : 2014/00242/FUL
Importance: High

Good Afternoon

Jane Hutt AM has been contacted by constituents with concerns regarding the above planning application, which I understand has been recommended for approval at Thursday's Planning Committee.

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Yours faithfully

Camilla Beaven on behalf of Jane Hutt AM

Camilla Beaven

**Office Manager to Jane Hutt AM (Vale of Glamorgan)
National Assembly for Wales
02920 898469**

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LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2014/00242/FUL	Case Officer: Mr. Robert Lankshear
Location: Land to the rear of St David's Primary School, Colwinston	
Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works	

From: A neighbouring resident- Robert Ryder.

Summary of Comments:

Further objections are made on the following grounds:

- The Officer's report does not make adequate reference to relevant legislation and policy affecting the consideration of the application, specifically in terms of impact on the conservation area and landscape setting.
- Only cursory reference is made to the Colwinston Conservation Areas Appraisal and Management Plan (CAAMP)
- A report submitted by Richard Dean is largely ignored in terms of addressing impact on the conservation area.
- There is no mention by the officer of the impact of the proposal on the historic shape of the village or coalescence.
- The application has not been brought before the Council's Conservation Area Advisory Group (CAAG)

In response to the above points, it is considered that the officer's report provides a comprehensive assessment of the impact of the proposal on the character of the conservation area. It is considered that sufficient reference is made to the CAAMP insofar as the report clearly provides the relevant context set out by the CAAMP and assesses the proposal in that context.

While Section 72(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 is not referenced by title, fundamentally an assessment of whether the proposed development would be harmful to the character of the conservation area is included in the report, and the report concludes that the proposal would not be harmful to the character of the conservation area. Consequently, and for the avoidance of doubt, in accordance with the requirements of The Planning (Listed Buildings and Conservation Areas) Act 1990, Members are advised that officers are of the view that the proposed development would not cause demonstrable harm to the character of the conservation area, thereby preserving its character.

The report makes reference to extracts from Planning Policy Wales, however, it is considered that it is not reasonable to expect the officer's report to include a replication of all of the paragraphs and sections of PPW. While paragraph 6.5.17 is not specifically listed, it is clear that the report has regard to its requirements, since an assessment of the

impacts on the character of the conservation area is contained in the report. For the avoidance of doubt, this paragraph reads as follows:

6.5.17 Should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission. In exceptional cases the presumption may be overridden in favour of development deemed desirable on the grounds of some other public interest. The Courts have held that the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

Given that the development is considered to preserve the character of the conservation area, there is no such presumption against development and it is considered that the recommendation does not conflict with this section of PPW.

In response to the objections relating to the 'shape of the village', the report provides an assessment of the village shape, noting its predominantly linear form. While the report does not use the words 'the shape of the village', it is clear that the shape of the village and the visual impact of the development in the context of the existing village have been fully considered.

It is considered that there is clearly no prospect of the proposed development resulting in coalescence with another settlement, such that it is not unreasonable for the report not to specifically refer to this- in the same way that the report doesn't refer to many other potential forms of harm that the proposal would not result in. If the reference to coalescence is made in respect of the small pocket of dwellings to the north, it is considered that this also does not render the development unacceptable, simply because those dwellings would be more consolidated and physically linked to the form of the existing village.

From: R RYDER [REDACTED]
Sent: 13 January 2015 09:41
To: Planning & Transportation (Customer Care)
Subject: Planning application/ /FUL Land to the rear of St David's school, Colwinston

FAO Marcus Goldsworthy

Dear Mr Goldsworthy

I am contacting you directly as I have the following serious concerns about the Planning Officer's report prepared for the meeting of the Planning Committee on Thursday.

Redrow seek permission to build 64 houses on approximately 2.5 hectares of land adjacent to the Colwinston conservation area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area. Section 6.5.17 of the current (7th) Edition of Planning Policy Wales supports this statutory provision and includes a strong presumption against the granting of planning permission where a proposal fails to preserve or enhance a conservation area or its setting. Inexplicably, no reference is made in the Planning Officer's report to either of these provisions.

The report makes only cursory reference to the Colwinston Conservation Area Appraisal and Management Plan of March 2009. (CCAAMP). The Plan states that the Council will resist development which impacts in a detrimental way on the immediate setting of a conservation area or which involves change on the edges of a conservation area which would have a detrimental effect on its setting. No mention of this in the Officer's report although the report does express a view that there is no detrimental effect in this case.

The appendix to the Planning Officer's report includes a copy of a 23 page report prepared by Richard Dean, an expert in conservation with over 35 years experience. Mr Dean's report sets out a detailed and reasoned submission in support of a conclusion that the proposed development fails to meet the statutory requirements outlined above. His report has been largely ignored by the Planning Officer. For example there is no mention by the Planning Officer of the effect of the development on the historic shape of the village or the question of coalescence.

Finally, it appears that the Council's Conservation Area Advisory Group has not been consulted in accordance with the guidance in the CCAAMP referred to above. If it has been consulted details of its response have not been included in the Planning Officer's report. If it has not been consulted this should be rectified and the application should not be put before the Planning Committee until it has had an opportunity to consider and respond to the Redrow's proposal.

Yours sincerely

Robert Ryder
Ash Cottage
Colwinston

D.E.E.R
RECEIVED
ACTION BY: MG
NO: 6
ACK:

RECEIVED

13 JAN 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

From: R RYDER [REDACTED]
Sent: 10 January 2015 13:15
To: Planning & Transportation (Customer Care)
Subject: Application No. 2014/00242/FUL Land to the rear of St David's School, Colwinston

FAO Mr Lankshear

I wish to make the following further comments in respect of this application in the light of the Officer's Report to the Planning Committee which was posted on your website yesterday afternoon.

I feel very strongly that the section of the report which purports to deal with the affect of the proposed development on the Conservation Area and landscape setting fails to deal adequately with the law and relevant policy designed to protect inappropriate development.

No mention is made in the report of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Section 6.5.17 of the 7th Edition of Planning Policy Wales, 2014. I appreciate it is a matter for the individual members of the Planning Committee to decide whether or not the development is capable of preserving or enhancing the special character and appearance of conservation area but surely they should have all been made aware of the relevant statutory provisions and the the strong presumption against the granting of planning permission arising from the guidance in cases where the statutory requirements are not met. I sincerely hope that steps are taken by you before the meeting on the 15th January to rectify these omissions.

Yours sincerely

Robert Ryder

Ash Cottage

Colwinston

D.E.E.R
RECEIVED
ACTION BY: IRRL
NO: 16
ACK: 12/1/15

RECEIVED

12 JAN 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

LATE ITEMS FOR COMMITTEE**COMMITTEE DATE : 15 January 2015**

Application No.: 2014/00242/FUL	Case Officer: Mr. Robert Lankshear
Location: Land to the rear of St David's Primary School, Colwinston	
Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works	

From: Occupiers of 10 Maes Y Bryn, 5, 6, 7 & 9 Beech Park, Yew Tree Farmhouse, Bay Tree House, Valholl, Ash Cottage, Sycamore Hill 3 Coed Masaren (5 x letters), The Dutch House, Glynfaes, Trewirgie, letter from Chair of Colwinston Community Council and Mr Richard Gibb

Summary of Comments: Further letters of representation received raising the following the following points:

- Proposed development of a field that is prone to flooding and will exacerbate flooding issues within neighbouring properties, including details of documented flooding issues in the village previously
- Welsh Water concerns relating water and sewerage systems
- Proposed development does not promote the sustainability objectives raised within TAN6 and Planning Policy Wales
- Proximity of the entrance to the development to that serving the school
- Proposed size and scale of development detrimental to the character and integrity of the village of Colwinston and Conservation Area
- Unsympathetic design of properties
- Development on and loss of most productive grade 2/3 agricultural land and lack of over-riding need for its loss
- Lack of facilities within the village such as bus service or village shop
- Limited capacity available at neighbouring school and development would restrict future potential expansion of the school
- Highway safety adjacent to the entrance to the site
- Detrimental impact upon the highway network in the area
- Lack of gas supply to the village
- Loss of privacy of neighbouring residents
- Inadequacy of planting to screen neighbouring properties

- Proximity of pumping station and attenuation basin to neighbouring residential properties and resulting health risk
- Loss of security from footpath to the west of the site
- Loss of trees
- Proposals would not benefit the rural economy
- Loss of view from development and associated infrastructure
- Biodiversity issues including lack of great crested newt survey
- Lack of requirement for housing
- Pollution and disturbance during construction
- Lack of Environmental Impact Assessment
- Lack of appropriate number of affordable housing units within the scheme
- Inadequate period for consultation responses on the application following re-consultation

Officer comments

The majority of the issues raised within the correspondence noted above have been addressed within the officer report. Further details and discussion of drainage, highways and Welsh Water issues also accompany this report as a late representation.

With regard to the lack of an Environmental Impact Assessment to accompany this application, it should be noted that the Council previously provided a screening opinion under application 2014/00141/SC1 which concluded that *'In the absence of any overriding reason on the above or any other grounds, therefore, it is concluded that an Environmental Impact Assessment in this instance is not considered to be a requirement. Other than normal development issues during and post development, the scheme is not considered to have potential for significant environmental effects.'* As such an Environmental Impact Assessment was not considered necessary for this application.

With regard to concerns relating to potential pollution and disturbance during construction, proposed conditions 5, 7 and 8 require further details to be submitted with regard to wheel washing and dust suppression (condition 5), a Construction Traffic Management Plan (condition 7) and a Construction and Environmental Management Plan (condition 8) to be provided prior to the commencement of development on site.

With regard to further details relating to ecological issues and Great Crested Newts it should be noted that both Natural Resources Wales and the Council's Ecologist were consulted and have not raised concern in this regard.

With regard to the proximity of the pumping station and attenuation pond to neighbouring residential properties, it is noted that the Council's Environmental Health Section were consulted with regard to the application and raised no objection in this regard. Furthermore, further details of the continued adoption, maintenance and

management of these features will be secured by conditions attached to this consent, which should ensure maintenance in an adequate condition.

With regard to the lack of adequate consultation carried out following the receipt of amended plans, site notices and letters were sent out, providing the statutory period of 21 days for submission of comment

D.E.E.R
RECEIVED
ACTION BY <i>RL</i>
NO: <i>4</i>
ACK:

RECEIVED

07 JAN 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

10, MAES y Bryn.

Colwinston village
Vale of Glam.
CF71 7NP.

Ref P/DC/RL/2014/00242/FUL.

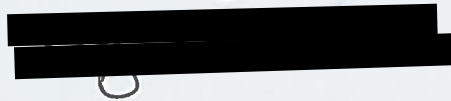
Applic no. 2014/00242/FUL/RL.

Dear Sir.

In reply to your letter dated 19th Dec 2014 I would like to express my great horror at the proposed plans to build 64 dwellings on a field which has documented history of flooding. Also we were told by Welsh Water when a housing development in Church Lane Colwinston went ahead that our water & Sewerage systems could not take any more buildings in the village at all.

I am also concerned by the proximity to the entrance to the village school. This is extremely dangerous to the children aged between 4yrs - 11yrs of age with large vehicles going back and forth.

Yours Sincerely



[Redacted]

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 06 January 2015 20:37
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL
Attachments: planning application Jan 2015 (1).doc

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Mrs Susan Gatis [Redacted]

Address:
5 Beech Park, Colwinston, CF717NH

Comment type:
Objection

Comments:
see attached

The following files have been uploaded:
planning application Jan 2015 (1).doc

Case Officer:
Mr. Robert Lankshear

Area:
South

D.E.E.R
RECEIVED
ACTION BY: <i>IRRL</i>
NO: <i>20</i>
ACK:

RECEIVED
07 JAN 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

5 Beech Park
Colwinston,
CF71 7NH

5th January 2015

Dear Sir Madam,

planning application number 2014/00242/FUL/RL

In response to the above planning application number I would make the following response to the application for planning

Local Character/size

The size and density of this development of 64 houses would have an adverse effect on the character and integrity of the village and the conservation area. The density is more in keeping with an urban environment and not on a green field site. I believe the development would contravene many of the policies in the conservation management plan for the village reviewed and approved by the Vale Council in 2009. This would be at odds with the conservation appraisal and management plan 2009, Welsh Government planning policies HOUS2 and HOUS8, LDP policies MD2,3 and 11 and in particular Policy MD6 concerning development within minor rural settlements

Whereas I can see the benefit to the village of a small development providing affordable houses we are concerned about the size of the present proposals which would increase the village by 50% this would completely change the unique nature of this village and would have a severe adverse affect on a large number of residents.

The land intended for this development is green field land with grade 2/3 agricultural status.

Utilities/flooding The present infrastructure particularly drainage and sewerage are already working to capacity and overflow of the system is already occurring at times of medium rainfall. We are concerned that the intention to have an attenuation area will not be adequate enough to manage the surface water run off at times of high rainfall and will cause continued flooding to Beech Park. Although the village does not lie within a C2 flood zone there is regular proven local flood occurrences caused by surface water drainage problems along the Hael Faen valley. As recently as December 2012 due to these issues the residential area of Beech Park was flooded and we can provide video evidence of this if required .This seems to be at odds with LDP objective 2 and policy MD1 in avoiding areas of flood risk and policy MD8 in relation to flooding and pollution
Will the proposed pumping station deal with all of these problems?

There is no mains gas to the village and we are reliant on heating oil or propane gas which have to be delivered by tankers.

Facilities

Apart from the school, village hall and pub there are no other local facilities and no shops in the village although the applicants refer to a general village store, this does not exist! The local rural bus service has now been withdrawn leading to increased traffic flows to access amenities further afield.

LDP objectives 2 and 3 Policy SP7 in relation to reducing the need to travel and MD1 in promoting the need for sustainable travel would appear to be breached.

St David's Primary school has limited capacity to cope with additional children and we are aware that nearby schools are working at capacity. If the development goes ahead there would be no physical space to expand the school! We are also aware that nearby schools are working at capacity LDP objective 5 seeks to ensure that new housing development does not impose undue pressure on schools which would clearly be the case in these circumstances.

Road Safety

As there are no facilities within the village and no public transport, a development of this size will impact adversely on the current road system. Residents will need to have cars to be able to live in the village, this would be a minimum of 64 additional cars more likely 100 plus using narrow roads without pavements and although there is provision in the plan to develop a footpath near the school this does not solve the problems that the rest of the village will experience. There are only a few short areas of pavements and risks to pedestrians and cyclists experienced on a daily basis. This would conflict with LDP objectives 2 and 3 and Policies SP7, MD1 and MD3(8) regarding low carbon energy use.

Access to the village from the A48 is already difficult the roads are narrow and in some places only single car width which large vehicles particularly fuel delivery lorries have difficulty negotiating. All access roads have signs erected by the VoG stating there is no access for HGV. For there to be safe access to the village road widening and improvement to the access at Crack Hill will be needed. Policy MD3(9) where new developments should have no unacceptable impact on highway safety and would not cause or exacerbate exiting traffic congestion would be breached.

Personal Impact

As a resident of Beech Park to the west of the open field where the development will be built two sides of my property will be affected and I am concerned about the serious adverse effect that the build will have on myself and the property.

Beech Park is a development of bungalows built on a slope, I see some evidence in the proposed plans to screen these properties from 2 storey houses that will be built at a higher elevation, all privacy will be lost and this detrimental impact will be permanent to Beech Park residents. I also note the due to the size of the intended planting it will be a number of years before this has any impact and would ask that more mature planting be provided as part of any planning approval. There will be a similar impact on residents in Maes y Bryn. There is also a plan to place a public footpath next to my eastern boundary but no evidence of how they intend to ensure the safety and security of my property.

I am also concerned at the intention in the plan to remove some trees including a mature Sycamore and to prune other trees including some on my property. The removal of the mature Sycamore will lead to the flats having a clear view into our bungalow.

As stated previously I believe that this development will have a serious adverse effect on myself and my property, not only during the building but following completion, this fact is acknowledged in the developers submission.

For these reasons I object to the development as it is currently proposed.

[Redacted]

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 06 January 2015 20:18
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL
Attachments: planning application Jan 2015.doc

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Mr Robert Gatis [Redacted]

Address:
5 Beech Park,,Colwinston,,,CF71 7NH

Comment type:
Objection

Comments:
Please see attached letter

The following files have been uploaded:
planning application Jan 2015.doc

Case Officer:
Mr. Robert Lankshear

Area:
South

D.E.E.R
RECEIVED
ACTION BY: IR RL
NO: 21
ACK:

RECEIVED
07 JAN 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

5 Beech Park
Colwinston,
CF71 7NH

5th January 2015

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planning application number 2014/00242/FUL/RL

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For these reasons I object to the development as it is currently proposed.

[REDACTED]

From: Peter Graham-Woollard <peterjoyg_w@yahoo.co.uk>
Sent: 13 January 2015 15:00
To: Planning & Transportation (Customer Care)
Cc: jane.hutt@wales.gov.uk; alun.cairns.mp@parliament.uk; RT (Assembly Member - Conservative) Davies, Andrew; Thomas, Ray (Cllr); chairmanccc@btinternet.com
Subject: 2014/00242/FUL Land to the rear of St. David's School Colwinston
Attachments: Blank 7.docx

For the URGENT attention of Mr. Robert Lankshear and Mr. Rob. Thomas.

Sent from my iPad by Peter Graham-Woollard

**Yew Tree Farmhouse
Colwinston
Cowbridge
CF71 7ND**



Dear Mr. Lankshear,

12th.January2015

**Planning Application
2014/00242/FUL
Land to the rear of St. David's School
Colwinston**

It was with considerable concern that I learned that The Vale Planning Department intended to recommend approval of the above Development.

Were the wide range of objections to have been emotive as opposed to factual and supported by evidence, such a decision might have been valid. As it was credible infrastructure arguments were submitted by a range of individuals supported by the Community Council and their advisors.

These submissions included the

- Conservation Status of the Village and the disproportionate adverse social and infrastructure impact of a 42% increase in both housing and population**
- nature of the roads which tend to be single lane unsuitable for HGV'S**
- site and overall drainage problems**
- long standing sewerage issues**
- electricity and water supply capacity problems**
- no natural gas supplies**
- site accessibility and safety**
- impact on school boundaries**
- absence of any public transport and**
- unsympathetic proposed property design**
- the Community Council has also repeatedly voiced its support for continued gradual infill development to include a high proportion of affordable housing for which there is a priority demand but consistent with infrastructure limitations.**

All of these issues are important, however Site Drainage and Village Sewerage are of the most serious. Both are well documented, irrefutable and would be taken beyond breaking point by the proposed development. The Sewerage problem was acknowledged by Welsh Water in 2008 when they committed to allocate the necessary funds for upgrades to the Colwinston, Llysworney, Cowbridge facilities and pipelines. This was made in writing to both Jane Hutt and myself as the then Chairman of Colwinston Community Council. They also restricted new connections to the System in order not to breach sewerage overflow licences. These overflows continue, some justification being offered by the explanation that they are sieved before discharge to open watercourses. This is not treated sewage merely the same animal

excremental material in smaller particles without sanitary products and therefore presents a serious hazard to health which would not be permitted in an Urban environment.

To approve the Development without regard to these critical factors would suggest that due diligence has not been followed and Officers have erred in their duties and responsibilities. This I am sure is not the intention. Perceptions can however be powerful indicators.

Therefore I urge that these observations are considered by the Directorate before referral to the Planning Committee and at the very least a decision on this application be deferred to allow time for full and proper examination of the representations by all parties.

Yours sincerely,

Peter Graham-Woollard.

**Cc.Cllr. Ray Thomas,
Jane Hutt AM
Andrew R T Davies AM
Alun Cairns MP
Geoff Bates Chmn. Colwinston Community Council**

5

[Redacted]

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 13 January 2015 09:47
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Mr Stephen Simmonds [Redacted]

Address:
Bay Tree House, Colwinston, Cowbridge, Vale of Glamorgan, CF71 7NL

Comment type:
Objection

Comments:
I have just been made aware that there is an intention to join the rain water drainage system that runs down the side of Church Lane. THIS DECISION WILL RESULT IN REGULAR FLOODING OF MY AN MY NEIGHBOURS PROPERTY. Water from the fields above my road currently uses this culvert to run off. The pipe is only just big enough to cope with the run off from the fields and regularly threatens my property. Any plans to join into this culvert will significantly reduce its capacity and put my property at a significant risk of flooding on a regular basis. PLEASE, PLEASE, PLEASE DO NOT IGNORE THIS ISSUE.

Case Officer:
Mr. Robert Lankshear

Area:
South

D.E.E.R
RECEIVED
ACTION BY: IR RL
NO: 5
ACK:

RECEIVED
13 JAN 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 07 January 2015 12:43
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL
Attachments: VH299.docx

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Mr Paul Simpson [REDACTED]

Address:
 Valholl, Colwinston, CF71 7NL

Comment type:
 Objection

Comments:
 Please read my attached letter.

The following files have been uploaded:
 VH299.docx

Case Officer:
 Mr. Robert Lankshear

Area:
 South

D.E.E.R
RECEIVED
ACTION BY: IR RL
NO: 30
ACK:

RECEIVED

08 JAN 2015

ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

Valholl, Colwinston, Nr Cowbridge, Vale of Glamorgan, UK, CF71 7NL

My ref: VH299/PHS

Your ref: P/DC/RL/2014/00242/FUL

M. Goldsworthy

Operational Manager Development and Building Control

The Vale of Glamorgan Council

Dock Office,

Barry Docks,

Barry CF63 4RT

06 January 2015

Dear Mr Goldsworthy,

Ref: Planning Application No. 2014/00242/FUL/RL

Location: Land to the rear of St. David's Primary School Colwinston

Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works

Thank you for your 19 December 2014 letter inviting comments concerning the amendments to this application. The number and nature of the amendments clearly show that Redrow Homes (South Wales) Ltd has worked hard to reduce the possibility that Vale of Glamorgan Council Planning Committee may refuse planning permission.

You should be aware that following my representations to you concerning the original application on 15 April 2014, I contacted Welsh Government for further advice. My primary legal concern was that the proposed Redrow site is located outside the Colwinston village settlement boundary on prime grade 2/3a agricultural land immediately adjacent to the Conservation Area. Any large-scale development would contravene many existing planning laws and policy guidance for rural settlements and the VoGC's Policies and Sustainability Objectives.

To summarise my request to Welsh Government:

"The UK's growing reliance on imported food could be vulnerable to factors outside the Government's control i.e. the need to be more self-sufficient and use agricultural land for food production. The majority of soil in the Vale of Glamorgan is the Ston Easton Series, a well drained fine-silt-clay-loam-soil on limestone. When other growth factors like altitude, topography and rainfall are taken into account these soils have the highest potential for food production in all of Wales. This area of soil represents less than 1% of all Welsh soils. This is an issue of more than local importance."

The subsequent reply from a Minister referred to Technical Advice Note 6 which you know is principally concerned with sustainability of the rural economy, rural housing, rural services and agriculture. As is made clear in its introduction TAN 6 should be read in conjunction with Planning Policy Wales, the latest version being the 7th Edition of 2014 Section 9.2.22 of PPW, which deals with planning for housing in rural areas and makes clear that development in rural areas should benefit the rural economy.

1. The Redrow proposal will do little, if anything, to promote the sustainability objectives in TAN 6 or the requirements of PPW because the development has not in any way been designed with the specific interests or requirements of the rural economy in mind.

2. Accordingly, the development, if built, is unlikely to have any beneficial impact on the rural economy. In fact, the contrary is the case as the development, if built, will result in an irreversible reduction in Best Most Versatile agricultural land.

3. Redrow has failed to demonstrate any over-riding necessity to use this agricultural land for the development and so permission, if granted, would fail to meet the requirement in Section 4.10.1 of PPW to conserve and protect the land for agricultural use.

4. Planning Policy Wales Section 6.5.17 provides that if a proposal conflicts with the objective of preserving or enhancing the character, appearance, or setting of a conservation area, there is a strong presumption against the granting of planning permission.

5. At a local level you know that VoGC's Colwinston Conservation Area Appraisal and Management Plan (March 2009) states, among others, that:

a) Having designated the Conservation Area, the local authority has a statutory duty to ensure that the character of the area is preserved or enhanced.

b) Development which impacts in a detrimental way upon the immediate setting of the Conservation Area will be resisted. The Council will resist applications for change on the edges of the Conservation Area which would have a detrimental effect on the area's setting.

c) The Council will seek to ensure that all development respects the important views within, into and from the Conservation Area, as identified in the appraisal. The Council will seek to ensure that these views remain protected from inappropriate forms of development.

d) The development of open areas that contribute to the character of the Conservation Area will be opposed.

e) Development proposals will be judged for their effect on the area's character and appearance as identified in the Colwinston Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations. The Council will continue to ensure that all new development accords with policies in the Unitary Development Plan and any other policies which supersede this in the emerging Local Development Plan (LDP).

6. The fact is that if ever there was a proposed scheme which contravened almost all the planning guidance for development in rural areas, including that offered in TAN 6, the Redrow Planning Application No. 2014/00242/FUL/RL would be it.

Today, with these facts in mind, I read the Vale of Glamorgan Council Notice on your website concerning Redrow Homes (South Wales) Ltd, Land to the rear of St David's Primary School, dated 23 December 2014, signed by you. "NOTICE is given that the following planning application does not accord with the provisions of the Development Plan in force in the area in which the land is situated."

Correct. I trust this means you are minded to recommend refusal of planning permission for this development when members next meet to consider the application? And if not, why not?

Yours faithfully,

Paul H Simpson

same as 7

[Back to Application](#)

RECEIVED

Comment on Planning Application

09 JAN 2015

Reference Number of application: 2014/00242/FUL

Case Officer: Mr. Robert Lankshear

ENVIRONMENTAL AND ECONOMIC REGENERATION

Location: Land to the rear of St David's Primary School, Colwinston

Proposal: Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works

Title: Mr

First name:*

Surname:*

Address:*

ROLAND NORTHMORE
7 BEECH PARK
COLWINSTON

D.E.E.R
RECEIVED
ACTION BY: jrlrl
NO:
ACK:

Postcode:*

Email:*

Receive reply by email:

Type of comment:*

Type:*

CF71 7NH
rsnorthmore@btinternet.com

OBJECT

If you have specified the type 'Other' please provide further details below.

Type details:

Please enter no more than 1000 characters in the comments box below. (The system will warn you if you try to submit comments longer than 1000 characters.) If you wish to enter more than 1000 characters please type your response in a text document and add it as an attachment below.

PLEASE CONFIRM RECEIPT ON
8-1-15.

Comments:*

PLEASE SEE ATTACHED
LETTER, PHOTOGRAPHS

Attachments

Add another file

Browse...

Submit

You are Here:

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU, Tel: (01446) 700111

< 1 / 1 >

Mr R S Northmore
7 Beech Park
Colwinston
Cowbridge
Vale of Glamorgan
CF71 7NH

Mr R Lankshear,
The Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry,
CF63 4RT.

5th January 2015

Dear Sir,

RE: P/DC/RL/2014/00242/FUL

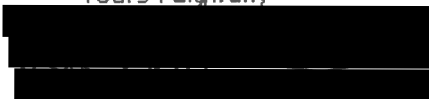
Application No. 2014/00242FUL/RL

I attach my objections to the proposed development by Redrow to the rear of my premises in Colwinston.

The objections are based on my concerns over:-

1. Flooding both for my premises and the lower village in general.
2. Sewage and service issues.
3. Proximity of pumping station and infiltration basin
4. Traffic problems
5. Bio-diversity
6. Scale of the development.
7. Congestion, disruption and pollution.

Yours Faithfully



R S Northmore

Attachments: Letter, 4 Photographs and Flooding Report in Colwinston 1998.

My main concern is with surface drainage and the perceived lack of understanding of how severe this problem is both to Beech Park and houses lower down the Heol Faen Valley.

This is dealt with in detail. Once again I fail to understand how this application is still proceeding given the obvious lack of suitability of the site for housing development.

The following are my objections to the proposed development by Redrow to the rear of St Davids School and my own premises at 7 Beech Park.

1. Flooding

There is a regular proven local flood occurrence caused by surface water drainage problems along the Hael Faen Valley which the development would only make worse (LDP objective 2 and Policies MDI and MD8)

From the stand point of my own home and the houses lower down the village, my strongest objection is the greatly increases danger of flooding. Due to the funnel shaped nature of the field below the proposed building site, rain water drains down the sides of the field and forms a "winterbourne" stream which ponds back behind the hedgerows at the rear of my property. Given sufficient rainfall, this occurs each year between October and March. I attach a set of photographs taken just before the October flooding.

Photo (1) - The view from my back garden with water flooded back across the fields below where it is proposed to build.

Photo (2) - A close up shot of the field immediately behind my house, with a pond forming.

Any increase in the ground drainage down the sides of this field caused by the proposed building substituting water absorbing fields with tarmac will increase the severity, duration and frequency of the number of occasions when this problem will occur.

Photo (3) - The only outlet for the water shown in photographs 1 and 2 is a storm drain.

By building houses to the rear of my property and the school the run off of water across tarmac and concrete with no soil or vegetation to absorb the flow will be catastrophic for both my bungalow and the properties lower down the village.

Since writing to you in March 2012 I have had two more incidents of water flowing from the fields behind our property into our garden

(see photograph 4.) These occurred in December 2012 and January 2013 on both occasions my bungalow was saved from flooding through the efforts of my neighbours in directing the water away from the building. With extra water flowing off tarmac roads in the proposed new development I or my neighbours will not be so fortunate in future. This has occurred yet again in January 2014 with water flooding once more across our garden.

The site lies in a Flood Zone A and there are recognised regular local floods occurrences caused by surface water drainage problems along the Heol Faen Valley. This large-scale development would greatly increase the amount of surface water run off and only make matters worse. Again this is contrary to policies MD1 and MD8.

Redrow do not guarantee that the 'infiltration basin' designed to cope with this problem will eradicate it and, in view of the significant increase in run off caused by the development, we think the problem will only be exacerbated and merely leave a permanent waterlogged boggy area which in itself could raised health hazard issues.

When the 'infiltration basin' and accompanying sewage facility fail to cope with this problem rain water and or sewage will flow from the facility and follow the natural course of the Heol Faen stream i.e. across my garden and down Beech Park to properties lower down the village.

For your edification I attach a copy of a report prepared by a resident at the time of the 1998 flooding. I also indicate on Redrows map of the proposed development what in my opinion will occur to surface water once the fields are replaced by tarmac!

I also object to the proximity of what I assume to be a pumping station linked to the infiltration basin so close to my home.

2. Services

Utility services are already working to capacity and drainage and sewerage is failing to the extent that Welsh Water may not connect any further developments to the mains without major improvements to the existing system (LDP objective 2 and Policy MD1 in avoiding areas of flood risk and Policy MD8 in relation to flooding and pollution risks)

Alternative cess pit and soak away arrangements would cause flooding and pollution problems (Policy MD8)

3. Proximity of pumping station and infiltration basin

From a personal standing point I object strongly to the close proximity of both the pumping station and the infiltration basin to mine and the two other bungalows at the end of Beech Park (Nos. 6 and 8)

This objection is based on the:

- Proximity, the pumping station is in the field behind my property and within 15 feet of my boundary and some 30ft from my kitchen window.
- Noise!
- Smell!
- Possible overflow leaks.
- Vehicular access to and from the pumping station.

And the changes in view from my kitchen window from fields to a "SEWAGE PUMPING STATION." How many of your fellow Councillors would welcome such a change to their own circumstances.

4. Traffic Problems

Because of the lack of facilities and a local bus service most families run one or more cars. The proposed development would see an increase in the number of cars by 100 plus and the number of daily journeys by 200 or more. (LDP Objectives 2 and 3 and Policies SP7, MDI and MD3 (8) regarding renewable and low carbon energy use.)

This leads to road safety issues in conjunction with existing traffic problems at the school with possibly up to a 100 additional children plus parents where access is via narrow lanes without pavements. Road widening of these lanes and improvements to the junction at the top of Crack Hill will be needed. (Policy MD3 (9) where new developments should have no unacceptable impact on highway safety, and would not cause or exacerbate existing traffic congestion.)

The local housing need is minimal and substantially less than 64 houses. (LDP Objective 7 and Policies MD1 and MD2 directing new development to sustainable locations to support the needs of the local community.)

5. Biodiversity

There are biodiversity issues regarding taking away good agricultural land that provides a habitat for birds (including a pair of breeding Red Kites,) butterflies, bats and other animals. Red Kites and bats are both protected species. (Policy MD6 where the loss of open space and "paddocks" would not be acceptable, and LDP Objective 10 "To use land EFFECTIVELY and EFFICIENTLY" and to sustain and manage natural resources. In relation to habitat the Wildlife and Countryside Act 1981, and LDP Policy MD10 promoting biodiversity.)

6. Scale

An increase in the size of the village by some 40% is completely out of scale and would have an adverse effect on the character and integrity of the village and Conservation Area. In so doing it would breach many national planning policies in relation to building within a rural settlement and close to the Conservation Area and also those policies and objectives within the LDP itself. (The Conservation Area Appraisal and Management Plan (CAAMP) 2009, Welsh Government Planning Policies HOUS2 and HOUS8, LDP Policies MD2,3 and 11 and in particular Policy MD6 concerning development within minor rural settlements.)

It would turn Colwinston from a small peaceful village into a commuter hub for Cardiff, Bridgend and elsewhere, and where would it end since following the consultation period for the current Local Development Plan, 5 alternative sites within the village have been submitted and registered on the Vale Council website! These include one from Redrow themselves extending the current site into the adjacent 3 fields and the re-emergence of the Waterton Lodge site.

7. Congestion, Disruption and Pollution during construction

All of these will inevitably occur. Why anyone would wish to build 62 houses in a flood prone valley in a small rural settlement is beyond belief.

3 November 1998

David Foster Esq.
Chief Executive
Vale of Glamorgan County Council
Civic Offices
Holton Road
Barry
CF63 4RU

By Fax - Page 1 of 1

Dear Mr. Foster,

FLOODING IN COLWINSTON

I know you will be more than well aware of the flooding problems over the last week. In Colwinston a serious situation has arisen for the second time in as many years and is very likely to occur again particularly with the climate changes that are taking place and are generally accepted will give us more extremes of conditions in future times.

Unfortunately, our problems are, to a large extent, caused due to building where the Council, in the past, has not taken heed of strong local objection and helpful comment at both the planning application and construction stages of the properties now affected. In addition, other properties have become affected as a result of the new properties being built without sufficient precautions being taken as locally recommended. The objections were raised by local residents and by our then local Councillor, Mr. Gwyn Thomas, in writing, in Council and at local site meetings. The representation was considerable and repeated.

I have, in the past, had great assistance from the Council in our joint efforts at resolving water drainage problems covering the more normal situation. I believe a solution is possible to resolve this problem at relatively small expense. All it requires is the good will on all sides. You can be assured that the group of residents here wish to resolve this. We would much appreciate the Council's assistance and any recommendations that you may have to add to our knowledge of the cause and effects so that we might come to a reasonable plan of action.

Properties have been flooded this time and others saved by much improvisation and hard work causing considerable damage. If nothing is done and we have a repeat then the Council must consider itself responsible. None of us wish to this scenario.

Please may I ask you for your suggestions as to the best way to proceed.

Yours sincerely,

Nick Padwick.

FLOODING REPORT - COLWINSTON.

for

THE VALE OF GLAMORGAN BOROUGH COUNCIL

1. Introduction.

This report and the supporting drawings are intended to provide a detailed understanding of the flooding situation in Colwinston depicting what has occurred twice in as many years. It represents the major aspects of the flooding problems for the village as a whole. It also describes the proposals of the village residents concerned as to how to overcome the challenges presented in a reasonable and cost effective manner. Comments, additions and modifications to improve the suggestions made by The Vale Council or others would be most valuable.

YES ✓
The request accompanying this report is for a site visit to discuss the overall situation and to agree a plan of action to be implemented at the earliest opportunity.

The report is divided into three sections covering :-

- a. The principle causes of the flooding problem.
- b. The effects of the flooding.
- c. The residents suggestions of attempting to overcome the flooding problems.

1. The principle causes of the flooding problem.

There are three principle areas from which the flood waters are derived. These are :-

- a. Please refer to Drawing 1. There are some 300 + acres that act as the catchment area behind Beech Park from the Easterly entrance to the Village from the A48 to the top of Crack Hill, to Beech Park, along the Hen Cartref and back to the Easterly entrance. All surface water from this area converges to a point behind 7, Beech Park. At times of heavy rain and almost continuously during winter two sumps are formed behind the hedges of the two fields immediately adjacent to this property.

When the ground is saturated, by which is meant it is unable to absorb any more water and all the collection points for water are full, the sumps overflow into the garden and house at 7 Beech Park. If an inch of rain falls on saturated ground over this area it represents approx. 7.5 million gallons of water with a weight of 32,000 tonnes. The run off is very swift and the water movements are fast.

- b. Please refer to Drawing 2. There are some 70 + acres that act as a catchment area that lie between the top of Crack Hill, the fields to the West of Bakers Hill, Bakers Hill itself and down to the junction of Bakers Hill and Beech Park. There are no drains upwards of those shown in Drawing 1 on Bakers Hill. In flood conditions Bakers Hill flows as a river joining that coming down Beech Park outside Quarry House. The quantity of water coming down Bakers Hill by the same calculation as for a. is approx. 1.75 million gallons weighing 7,500 tonnes.
- c. Some 50 acres of land represents the catchment area covering the ground in the surround of Claypit Farm and below that drains across the Ewenny Road into the village at Bay Tree House (not shown on Drawing 2). This water goes both under

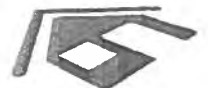
SITE AT COLWINSTON, VALE OF GLAMORGAN.

Site Location Plan - 1:1250



Development
Location
Org. Title
Drg. Number
Revision
Drawn By

Scale @ A3
Date



illustrate
residential design consultants



REDROW

Redrow Homes (South Wales) Limited

Redrow House, Copse Walk, Cardiff Gate Business Park,
Cardiff Gate, Cardiff CF23 8RH

Tel: 02920 549103 Fax: 02920 541540 Web www.redrow.co.uk

t: 01633 894181
m: 07894 481790
e: peter.taylor@urbanillustrate.com
www.urbanillustrate.com

Do NOT scale off this drawing. Check dimensions before use and notify Urban Illustrate Ltd. of any discrepancies immediately. Contractors, subcontractors and suppliers must verify all dimensions supplied on the drawings and on site before commencing works. Check the contents of this drawing and any tabular information before ordering materials. © Urban Illustrate Ltd.

and above ground to join all the water represented in a. and b. outside Kirk Brae in Church Lane. This represents, by the same calculation, approx. 1.25 million gallons of water weighing 5,300 tonnes.

The total amount of water represented by an inch of rain running off saturated ground is approximately 10.5 million gallons weighing some 45,000 tonnes. It assumes that only an inch of rain fell in the immediate preceding time. The bulk of this water, in the recent floods had to flow into and out of the affected area in three hours - the time of the flood period.

2. The effects of the flooding.

These can be summarised as follows (See Drawings 1 and 2) :-

- ✓ a. Water broke into 7, Beech Park and entered the house, flowing into Beech Park.
- ✓ b. Beech Park became a river with curb stones underwater flowing at a good walking pace.
- ✓ c. Bakers Hill formed another smaller river across most of its width.
- d. The road outside Quarry House was flooded to a depth of approximately ten inches completely submerging all the drains which were running freely.
- e. Water entered Quarry House grounds via both front gates. The garage was flooded. It came up to within 1/2 in. of the top of the front door step.
- f. The manhole cover above the 2 ft. diameter pipe was removed and a vast quantity of water entered here with such force that one had to be careful not to get sucked down. This clearly indicated that this pipe was not operating to full capacity in spite of the feeding drains being submerged.
- g. Water flowed freely around Quarry House to a depth of 6 in. in spite of the garden behind falling away.
- h. Water built up to about 15 ins. at the lowest point of the garden where it overflowed into the grounds of The Gardens, into that property to a depth of 9 ins. and from there into the Waste Ground and the grounds of Penlan.
- j. The lowest point of the Waste Ground is some 6 ft. below the top of the wall bordering the garden of Kirk Brae. This completely and rapidly filled overflowing into Kirk Brae Garden, where it ran out on both sides of the house. The house flooding was only prevented by digging up the front garden to enable the water to get away.
- k. The end of the footpath alongside Kirk Brae was under 2 ft. of water. It and that side of the house took most of the water which flowed as a large fast moving twelve foot wide waterfall over the wall into Church Lane.

The duration of the flood period was some 3 1/2 hours. It started and was in full flow within ten minutes and subsided over a period of twenty minutes to a point where most of the underground services could cope. The exception was the flooded properties that took longer to drain.

Photo 1



Photo 2





11570 S



Photo 4

From: BRIDGEND COPY SHOP [REDACTED]
Sent: 07 January 2015 12:12
To: Planning & Transportation (Customer Care)
Cc: RS NORTHMORE
Subject: Application No: 2014/00242/FUL/RL
Attachments: Untitled.pdf

Dear Mr. Lankshear,
 Please find attached my objections to the above planning application.
 Yours sincerely,
 Steve Northmore

D.E.E.R
RECEIVED
ACTION BY: IRRL
NO: 26
ACK: 8/1/15

RECEIVED
 08 JAN 2015
 ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

[Back to Application](#)

Comment on Planning Application

Reference Number of application:	2014/00242/FUL
Case Officer:	Mr. Robert Lankshear
Location:	Land to the rear of St David's Primary School, Colwinston
Proposal:	Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works
Title:	Mr
First name:*	ROLAND
Surname:*	
Address:*	7 BEECH PARK COLWINSTON
Postcode:*	CF71 7NH
Email:*	[REDACTED]
Receive reply by email:	<input checked="" type="checkbox"/>
Type of comment:*	OBJECT
Type:*	
If you have specified the type 'Other' please provide further details below.	
Type details:	Please enter no more than 1000 characters in the comments box below. (The system will warn you if you try to submit comments longer than 1000 characters.) If you wish to enter more than 1000 characters please type your response in a text document and add it as an attachment below.

Comments:*

PLEASE SEE ATTACHED
LETTER, PHOTOGRAPHS

Attachments

Add another file

Browse...

Submit

You are Here:

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU, Tel: (01446) 700111

< 1 / 1 >

Mr R S Northmore
7 Beech Park
Colwinston
Cowbridge
Vale of Glamorgan
CF71 7NH

Mr R Lankshear,
The Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry,
CF63 4RT.

5th January 2015

Dear Sir,

RE: P/DC/RL/2014/00242/FUL

Application No. 2014/00242FUL/RL

I attach my objections to the proposed development by Redrow to the rear of my premises in Colwinston.

The objections are based on my concerns over:-

1. Flooding both for my premises and the lower village in general.
2. Sewage and service issues.
3. Proximity of pumping station and infiltration basin
4. Traffic problems
5. Bio-diversity
6. Scale of the development.
7. Congestion, disruption and pollution.

Yours Faithfully



R S Northmore

Attachments: Letter, 4 Photographs and Flooding Report in Colwinston 1998.

3. Proximity of pumping station and infiltration basin

From a personal standing point I object strongly to the close proximity of both the pumping station and the infiltration basin to mine and the two other bungalows at the end of Beech Park (Nos. 6 and 8)

This objection is based on the:

- Proximity, the pumping station is in the field behind my property and within 15 feet of my boundary and some 30ft from my kitchen window.
- Noise!
- Smell!
- Possible overflow leaks.
- Vehicular access to and from the pumping station.

And the changes in view from my kitchen window from fields to a "SEWAGE PUMPING STATION." How many of your fellow Councillors would welcome such a change to their own circumstances.

4. Traffic Problems

Because of the lack of facilities and a local bus service most families run one or more cars. The proposed development would see an increase in the number of cars by 100 plus and the number of daily journeys by 200 or more. (LDP Objectives 2 and 3 and Policies SP7, MD1 and MD3 (8) regarding renewable and low carbon energy use.)

This leads to road safety issues in conjunction with existing traffic problems at the school with possibly up to a 100 additional children plus parents where access is via narrow lanes without pavements. Road widening of these lanes and improvements to the junction at the top of Crack Hill will be needed. (Policy MD3 (9) where new developments should have no unacceptable impact on highway safety, and would not cause or exacerbate existing traffic congestion.)

The local housing need is minimal and substantially less than 64 houses. (LDP Objective 7 and Policies MD1 and MD2 directing new development to sustainable locations to support the needs of the local community.)

5. Biodiversity

There are biodiversity issues regarding taking away good agricultural land that provides a habitat for birds (including a pair of breeding Red Kites,) butterflies, bats and other animals. Red Kites and bats are both protected species. (Policy MD6 where the loss of open space and "paddocks" would not be acceptable, and LDP Objective 10 "To use land EFFECTIVELY and EFFICIENTLY" and to sustain and manage natural resources. In relation to habitat the Wildlife and Countryside Act 1981, and LDP Policy MD10 promoting biodiversity.)

6. Scale

An increase in the size of the village by some 40% is completely out of scale and would have an adverse effect on the character and integrity of the village and Conservation Area. In so doing it would breach many national planning policies in relation to building within a rural settlement and close to the Conservation Area and also those policies and objectives within the LDP itself. (The Conservation Area Appraisal and Management Plan (CAAMP) 2009, Welsh Government Planning Policies HOUS2 and HOUS8, LDP Policies MD2,3 and 11 and in particular Policy MD6 concerning development within minor rural settlements.)

It would turn Colwinston from a small peaceful village into a commuter hub for Cardiff, Bridgend and elsewhere, and where would it end since following the consultation period for the current Local Development Plan, 5 alternative sites within the village have been submitted and registered on the Vale Council website! These include one from Redrow themselves extending the current site into the adjacent 3 fields and the re-emergence of the Waterton Lodge site.

7. Congestion, Disruption and Pollution during construction

All of these will inevitably occur. Why anyone would wish to build 62 houses in a flood prone valley in a small rural settlement is beyond belief.

(see photograph 4.) These occurred in December 2012 and January 2013 on both occasions my bungalow was saved from flooding through the efforts of my neighbours in directing the water away from the building. With extra water flowing off tarmac roads in the proposed new development I or my neighbours will not be so fortunate in future. This has occurred yet again in January 2014 with water flooding once more across our garden.

The site lies in a Flood Zone A and there are recognised regular local floods occurrences caused by surface water drainage problems along the Heol Faen Valley. This large-scale development would greatly increase the amount of surface water run off and only make matters worse. Again this is contrary to policies MD1 and MD8.

Redrow do not guarantee that the 'infiltration basin' designed to cope with this problem will eradicate it and, in view of the significant increase in run off caused by the development, we think the problem will only be exacerbated and merely leave a permanent waterlogged boggy area which in itself could raised health hazard issues.

When the 'infiltration basin' and accompanying sewage facility fail to cope with this problem rain water and or sewage will flow from the facility and follow the natural course of the Heol Faen stream i.e. across my garden and down Beech Park to properties lower down the village.

For your edification I attach a copy of a report prepared by a resident at the time of the 1998 flooding. I also indicate on Redrows map of the proposed development what in my opinion will occur to surface water once the fields are replaced by tarmac!

I also object to the proximity of what I assume to be a pumping station linked to the infiltration basin so close to my home.

2. Services

Utility services are already working to capacity and drainage and sewerage is failing to the extent that Welsh Water may not connect any further developments to the mains without major improvements to the existing system (LDP objective 2 and Policy MDI in avoiding areas of flood risk and Policy MD8 in relation to flooding and pollution risks)

Alternative cess pit and soak away arrangements would cause flooding and pollution problems (Policy MD8)

My main concern is with surface drainage and the perceived lack of understanding of how severe this problem is both to Beech Park and houses lower down the Heol Faen Valley.

This is dealt with in detail. Once again I fail to understand how this application is still proceeding given the obvious lack of suitability of the site for housing development.

The following are my objections to the proposed development by Redrow to the rear of St Davids School and my own premises at 7 Beech Park.

1. Flooding

There is a regular proven local flood occurrence caused by surface water drainage problems along the Hael Faen Valley which the development would only make worse (LDP objective 2 and Policies MDI and MD8)

From the stand point of my own home and the houses lower down the village, my strongest objection is the greatly increases danger of flooding. Due to the funnel shaped nature of the field below the proposed building site, rain water drains down the sides of the field and forms a "winterbourne" stream which ponds back behind the hedgerows at the rear of my property. Given sufficient rainfall, this occurs each year between October and March. I attach a set of photographs taken just before the October flooding.

Photo (1) – The view from my back garden with water flooded back across the fields below where it is proposed to build.

Photo (2) – A close up shot of the field immediately behind my house, with a pond forming.

Any increase in the ground drainage down the sides of this field caused by the proposed building substituting water absorbing fields with tarmac will increase the severity, duration and frequency of the number of occasions when this problem will occur.

Photo (3) – The only outlet for the water shown in photographs 1 and 2 is a storm drain.

By building houses to the rear of my property and the school the run off of water across tarmac and concrete with no soil or vegetation to absorb the flow will be catastrophic for both my bungalow and the properties lower down the village.

Since writing to you in March 2012 I have had two more incidents of water flowing from the fields behind our property into our garden

3 November 1998

David Foster Esq.
Chief Executive
Vale of Glamorgan County Council
Civic Offices
Holton Road
Barry
CF63 4RU

By Fax - Page 1 of 1

Dear Mr. Foster,

FLOODING IN COLWINSTON

I know you will be more than well aware of the flooding problems over the last week. In Colwinston a serious situation has arisen for the second time in as many years and is very likely to occur again particularly with the climate changes that are taking place and are generally accepted will give us more extremes of conditions in future times.

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Nick Padwick.

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for

THE VALE OF GLAMORGAN BOROUGH COUNCIL

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- c. The residents suggestions of attempting to overcome the flooding problems.

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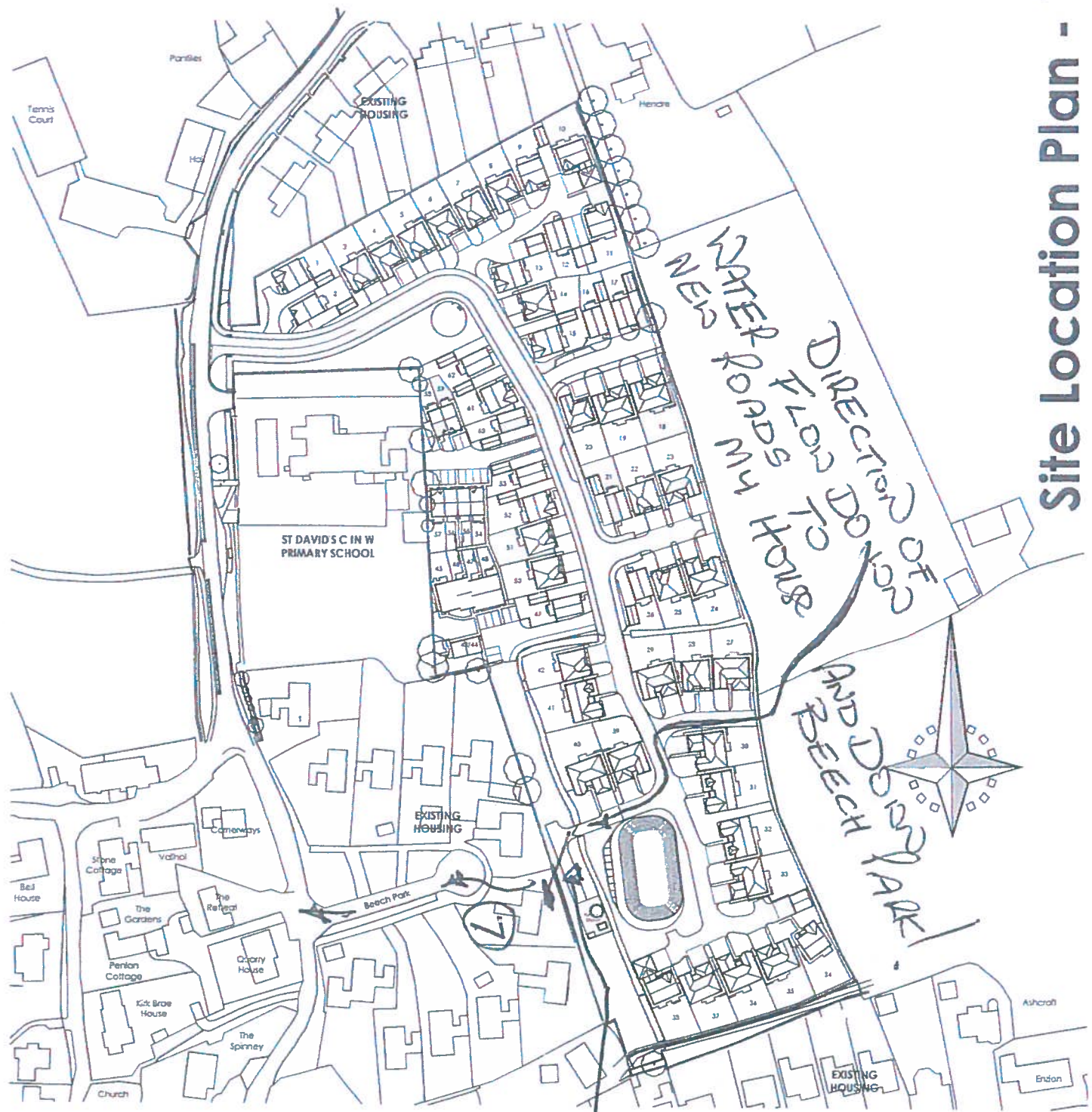
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SITE AT COLWINSTON, VALE OF GLAMORGAN.

Site Location Plan - 1:1250



REDROW
 Redrow Homes (South Wales) Limited
 Redrow House, Castle Walk, Cardiff Gate Business Park,
 Cardiff Gate, Cardiff, CF23 8BH
 Tel: 02920 549103 Fax: 02920 541540 Web: www.redrow.co.uk

T: 01533 894181
 M: 07894 484792
 E: sales.lan@urbanillustrate.com
 www.urbanillustrate.com

Development Location	Scale @ A3
Org. Title	Date
Drg. Number	
Revision	
Drawn By	

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 residential design consultants

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The total amount of water represented by an inch of rain running off saturated ground is approximately 10.5 million gallons weighing some 45,000 tonnes. It assumes that only an inch of rain fell in the immediate preceding time. The bulk of this water, in the recent floods had to flow into and out of the affected area in three hours - the time of the flood period.

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Photo 4

Photo 1







From: R RYDER [REDACTED]
Sent: 07 January 2015 15:11
To: Planning & Transportation (Customer Care)
Subject: objection to application no. 2014/00242/FUL/RL.

For the attention of Mr Robert Lankshear.

I have tried sending this representation on line but had technical problems. Please can you therefore accept my objection by e mail.

I objected to the original application by letter on 1st April 2014. I also object to the revised application for the reasons contained in that letter. The developer has made some modifications but the size, layout and location remain the same. There is no demonstrated need for a development of this size on prime agricultural land in a conservation area and the proposed development would be in breach of a number of Council policies e.g. ENV1,ENV2,ENV17,ENV20 and HOUS3.

It could also be argued that such a development would be in breach of legislation. Section 72(1) of the Planning (listed buildings and conservation areas) Act 1990 requires Planning Authorities to pay special attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Also, Planning Policy Wales(section 6.5.17) provides that if a proposal conflicts with the objective of preserving or enhancing the character, appearance or setting of a conservation area, there is a strong presumption against granting planning permission.

As a resident of Colwinston, it is important to me that the character and biodiversity of our small village is maintained. It is also important for villagers to have a safe and appropriate infrastructure i.e.roads,sewers and land drainage.Any new development should satisfy these criteria and should be gradual,spaced out and proportionate to the size of the village and housing demand.

I hope that you will consider these comments and my letter before recommending a response to the developer's application.

Thank you.

Mrs Susan Ryder
 Ash Cottage Colwinston
 CF71 7NL.

D.E.E.R
RECEIVED
ACTION BY: IRL
NO: 20
ACK:

RECEIVED
 08 JAN 2015
 ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

[Redacted]

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 07 January 2015 16:05
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL
Attachments: Colwinston development.docx

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Mrs Elizabeth Nash [Redacted]

Address:
3 Coed Masarnen, Colwinston, Cowbridge, CF71 7NG

Comment type:
Objection

Comments:
Other type details: Resident of Colwinston.
Comment: See attached file

The following files have been uploaded:
Colwinston development.docx

Case Officer:
Mr. Robert Lankshear

Area:
South

D.E.E.R
RECEIVED
ACTION BY: IRRL
NO: 17
ACK:

RECEIVED
08 JAN 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Colwinston is an archetypal rural village. This means that it has developed slowly over time (about 1,000 years) around a purely agricultural base of farms and associated trades, with a church, vicarage, chapels, a school, a pub and workers cottages. In the last 150 years the agricultural core has reduced, the associated trades have vanished, and small developments of new houses have been added. Nevertheless it remains essentially a traditional rural settlement surrounded by working farms and productive farmland, centred now on the church, the school, the village hall and the pub. Children walk or ride their bikes and scooters to school, horse riders can ride safely through the narrow lanes, farmers drive livestock from field to field, while agricultural machinery navigates the narrow roads through the village and the lanes surrounding it.

Villagers have always welcomed small scale development, which brings new energy to the community. However the proposal to impose an urban housing estate upon this small village is completely out of scale with its nature and requirements. It is a repeat of the 19th Century cultural vandalism driven by the profit motive which we rightly condemn in the Welsh Valleys. Then there were no Planning Officers to protect the beauty of the valleys, praised by Wordsworth amongst others. You, however, have the power (and the duty) to protect the countryside and historic villages of the Vale of Glamorgan from similar large scale, inappropriate development, driven by profit rather than need.

Others will emphasise the considerable practical drawbacks to the development, the narrow lanes, the loss of agricultural land, the certainty of flooding and the escape of sewage within and below the development. I am asking you, please, please, do not allow under your watch, the ruin of one of our few remaining traditional rural villages, part of which is a conservation area.

Section 7(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area. Planning Policy Wales (s.6.5.17) supports this. Once the damage has been done it cannot be put right. Once a development of this size and difference in character from the surrounding village is in place, the entire nature of this historic landscape and settlement will be irretrievably destroyed. It is likely that the Wales government will, in the near future, increase the protection of valued settlements and landscapes, please don't let this come too late to save this fragile village and landscape.

Please turn down the Redrow application for an urban estate in the historic rural village of Colwinston.

[Redacted]

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 07 January 2015 21:44
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Mr Alan Horton [Redacted]

Address:
9 Beech Park, Colwinston, Cowbridge, CF71 7NH

Comment type:
Objection

Comments:
I have lived in Beech Park Colwinston for 30 years and in that time have seen at least 12 occasions where the water flowing off of the fields from the back of Maes-y-Bryn and from the fields at the back of Beech Park has resulted in Beech Park being under water. On at least 3 of those occasions the flood water has been so severe as to flood the property of number 7 Beech Path and neighbours have helped Mr Northmore save his home from calamitous flooding. These 'revised' plans take no account of this issue. Indeed with a combination of the acknowledged probability of worsening severe weather problems including hurricane type rain deluges and the laying of considerable tons of concrete for this proposed development, the situation will only get worse. The increase in traffic both of cars and people will swamp already dangerous lanes.

Case Officer:
Mr. Robert Lankshear

Area:
South

D.E.E.R
RECEIVED
ACTION BY: IR
NO: 9
ACK:

RECEIVED
08 JAN 2015
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

11

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 08 January 2015 09:52
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL
Attachments: Letter of Objection to Planning Application 2014.docx

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Ms chloe brown [REDACTED]

Address:
 The Dutch House, Colwinston, CF71 7ND

Comment type:
 Objection

Comments:
 Please see attached letter

The following files have been uploaded:
 Letter of Objection to Planning Application 2014.docx

Case Officer:
 Mr. Robert Lankshear

Area:
 South

D.E.E.R
RECEIVED
ACTION BY: IR
NO: 2
ACK:

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 08 JAN 2015
 ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

Letter of Objection to Planning Application 2014/00242/FUL/RL

Dear Mr. Robert Lankshear,

I am writing to you to voice my strong objection to Planning Application 2014/00242/FUL/RL, the proposal to build a residential development of 64 houses in the village of Colwinston.

I have been a resident of Colwinston for over 40 years, and care deeply about my local environment and fellow residents. I fear that if this application is approved, it will ruin a beautiful jewel in the Vale of Glamorgan's crown and the village that I am proud to call my home.

It will increase the size of Colwinston by some 40%, which is completely out of scale and would have a severely adverse effect on the character and integrity of the village and its Conservation Area. In your Appraisal and Management Plan 2009 document in regards to Colwinston's Conservation Area, there are several points I would like to draw your attention to;

Firstly, on Page 3, you state "the local authority has a statutory duty to ensure that the character of the area is preserved or enhanced". By approving this Planning Application, you will have failed in your statutory duty to do this, as the village's Conservation Area will be greatly affected to its detriment. The proposed development will back right onto properties within the Conservation Area, and on page 24 of your Appraisal and Management 2009 document, you have explicitly stated that "development which impacts in a detrimental way upon the immediate setting of the Conservation Area will be resisted. The Council will resist applications for change on the edges of the Conservation Area which would have a detrimental effect on the area's setting."

Clearly, a modern housing development of 64 dwellings adjacent to a Conservation Area will be harmful to the Area's setting. Again, on page 24, you say that "the landscape setting of the Conservation Area is very important and is notable for its rural location." By approving this application, a huge swathe of agricultural land will be grossly overdeveloped and Planning Policy MD6 will be contravened.

I live in the Conservation Area, and the view from my house will be horribly affected by the proposed dwellings, not to mention the amount of noise that will emanate from 64 houses packed tightly together.

Utility services are already working to full capacity in Colwinston and draining and sewage systems are failing. Welsh Water have indicated that any further housing development would require major improvements to the existing system. This proposed planning development will breach Planning Policies MD1 in avoiding areas of flood risk, and MD8 in relation to both flooding and pollution risks. Another grave concern I have would be the significant increase in traffic in the village. The single exit and entrance to the development is situated next to the Primary School. At present, the only way that the narrow roads can cope with school traffic is to adopt a one-way system anti-clockwise around the village. Therefore, all traffic out of the proposed development at the busiest time of day would be sent directly past the school, exacerbating the hazardous traffic problems there.

I have to negotiate the already heavy traffic every morning with two very small children without the benefit of pavements, and the increase of cars from the proposed 64 dwellings would be a serious risk to life.

There is no scheduled bus service in Colwinston, and the nearest public transport is over a kilometre away on the main A48 road. This road is notorious for speeding cars, making traversing it to access public transport a life-threatening task. Furthermore, other than the school, church, pub and village hall, there are no other services or facilities in Colwinston, and the nearest are located some 5-8 kilometres away. Local planning objectives and Policy SP7 are designed to reduce the need to travel and Policy MD1 promotes the need for sustainable travel.

The huge influx of children from the proposed development would be difficult for the school to cope with. It has limited capacity and the available land it could expand onto falls inside the proposed development area.

The increase in pupil numbers would lead to an unacceptable reduction of recreation and amenity space, as well as overcrowded classrooms. Local planning objectives seek to ensure that new housing developments do not impose undue pressure on schools, which this planning proposal undoubtedly would.

On page 8 of your Colwinston Conservation Area Appraisal and Management 2009 document, you state that

"it is however important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. For this reason, strict controls exist over applications for new

development." If these "strict controls" are in place, why has there been no Environmental Impact Assessment for this planning proposal?

Finally, the density and layout of the development is wholly inappropriate as are the designs of the dwellings.

The proposed buildings are not in any way in keeping with the existing architecture in Colwinston. There are no buildings with brick facades in the village and the proposed designs show absolutely no sensitivity to the integrity of the area.

If this application is approved, I will feel that the Vale of Glamorgan Council have absolutely and completely failed in their duty to protect the character and integrity of the village of Colwinston and its Conservation Area.

Yours hopefully,

Chloe Brown



From: Richard & Cynthia Gibb <richcyn@gibb.co>
Sent: 08 January 2015 22:07
To: Planning & Transportation (Customer Care)
Subject: Planning Application No. 2014/00242/FUL/RL

Dear Mr Goldsworthy,
 I am writing in response to your letter Ref P/DC/RL/2014/00242/FUL

As an agricultural advisor with over 40 years of experience I am most concerned about the irreversible damage this development will have on highly productive land. As you know this gently sloping south facing land is part of the Ston Easton Series, a well drained fine silty clay loam soil overlying limestone. When other growth factors like altitude, topography and rainfall are taken into account these soils have the highest potential for food production in all of Wales. This area of soil represents less than 1% of all Welsh soils. Recently released statistic show that in 2013 the UK was only 73% self sufficient in indigenously grown food compared to 84% in 1984, and we were only 60% self sufficient in all consumed food against 78% in 1984. Several authoritative bodies including the United Nations are predicting a shortage of food as the worlds population grows; possibly within 25 years. The fact is that this planning application contravenes all the planning guidance for development in rural areas, including TAN 6. I hope that members of the planning committee can see the sense in putting this application on hold until the Welsh Assembly Government comes up with a strategy for food production in Wales.

Yours faithfully
 Richard Gibb.

D.E.E.R
RECEIVED
ACTION BY: RL
NO: 5
ACK:

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 09 JAN 2015
 ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

[Redacted]

From: Nigel Pollard [Redacted]
Sent: 09 January 2015 18:08
To: Planning & Transportation (Customer Care)
Subject: Re: Planning application for building 64 houses on land to rear of St David's School, Colwinston. Planning application No.2014/00242/FUL/RL
Attachments: Vale of Glam 090115.PDF

For the kind attention of Mr Robert Lankshear.

Dear Sirs,

Re: Planning application No.2014/00242/FUL/RL
Location: Land to the rear of St david's School.
Proposal: Residential development of 64 houses.

My wife and I are extremely concerned about this application as if approved it would have a devastating effect on the village, increasing its size by 40%. The village infrastructure will just not cope with this, especially the drainage and sewerage system which are currently running to capacity.

Furthermore the proposed site lies in a Flood Zone A and there are recognised regular local flood occurrences caused by surface water drainage problems along the Heol Faen Valley. This large-scale development would greatly increase the amount of surface water run off and only make matters worse. Please see our letter attached outlining our objections and concerns (also sent by post today).

We can only hope you will give our concerns and objections proper consideration and hope you reach the conclusion that the proposed site is totally inappropriate for such a development.

Yours sincerely,

Nigel and Karen Pollard
 6 Beech Park, Colwinston. CF71 7NH.

D.E.E.R
RECEIVED
ACTION BY: IRRL
NO: 20
ACK:

RECEIVED

12 JAN 2015

ENVIRONMENTAL AND ECONOMIC REGENERATION

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

9th January 2015

6 Beech Park.
Colwinston.
Vale of Glamorgan.
CF71 7NH.

For the attention of Case Officer – Mr Robert Lankshear.

Dear Sir,

Re: Planning application No.2014/00242/Ful/RL
Location: Land to the rear of St david's School.
Proposal: Residential development of 64 houses.

Further to your recent notification of amended plans being submitted increasing the above proposed development to build 64 residential houses of varying sizes. As before we would like to register our concerns as to the viability of the scheme, thinking particularly of the village's limited facilities and it's very poor drainage. You must certainly be aware of the severe flooding problems in the lower village in recent times. They have been well documented in the local press. Several houses being flooded and the emergency services being involved, not to mention the Environmental Agency and Welsh Water. The main issues which allowed this flooding have not been addressed and this proposal is only likely to greatly exacerbate this situation. Not only that, but the actual site of the proposed development would be in the actual regularly flooded fields.

We have severe reservation about the built itself and the proposed location of the 'Pumping Station'. We do not believe this Pumping Station will solve the drainage problems and if it floods it will directly impact on our property. We have concerns about the noise, smell and general workings of this station, including vehicle traffic directly to the rear of our property.

We note Redrow DO NOT guarantee the proposed Pumping Station will eradicate the flooding problem and our fear is that with the significant increase in run off caused by the development, we think the problem will only be exacerbated and merely leave a permanent waterlogged boggy area which could result in significant health hazard issues.

To be more specific with our objections to the proposal please see and seriously consider the point we raise under the following heading.

Drainage and Sewerage

Utility services are already working to capacity in the village and drainage and sewerage is failing. Welsh Water has in the past indicated that any further significant development would require major improvements to the existing system. We believe this development would run contrary to planning policies MD1 in avoiding areas of flood risk and MD8 in relation to both flooding and pollution risks.

The site lies in a Flood Zone A and there are recognised regular local flood occurrences caused by surface water drainage problems along the Heol Faen Valley. This large-scale development would greatly increase the amount of surface water run off and only make matters worse. Again this is contrary to Policies MD1 and MD8.

Redrow do not guarantee that the 'infiltration basin' designed to cope with this problem will eradicate it and, in view of the significant increase in run off caused by the development, we think the problem will only be exacerbated and merely leave a permanent waterlogged boggy area which in itself could raise health hazard issues.

Community infrastructure

There is no scheduled bus service in the village and the nearest public transport is over a kilometre away on the main A48 road. Local planning objectives and Policy SP7 are designed to reduce the need to travel and Policy MD1 promotes the need for sustainable travel.

Other than the School, Church, Pub and Village Hall there are no other services or facilities in the village. To find other facilities we must travel 5-8 kilometres.

Highways and Traffic

Due to the lack of facilities and services in the village, and there being no local bus service, most families run two cars. This would see an increase in the number of cars from the development of 100 plus and the number of daily journeys in and out of the village by some 200 or so. This would be contrary to local planning objectives and Policies SP7, MD1, MD4 and MD3 (8) regarding renewable and low carbon energy use.

This leads to road safety issues in conjunction with existing traffic problems at the school where access to the site is immediately next to the school entrance to the south and facing a sharp bend in the lane to the north for access to the A48 road. Widening of these lanes and improvements to the junction at the top of Crack Hill will be needed. Policy MD3 (9) states new developments should have no unacceptable impact on highway safety and not cause or exacerbate existing traffic congestion.

Education

St David's Church in Wales Primary School only has limited capacity and, with no available land to expand, would find it difficult to cope with possibly some 100 additional children stemming from the proposed housing development. It would lead to unacceptable reduction of recreation and amenity space and overcrowded classrooms. Local planning objectives seek to ensure that new housing development does not impose undue pressure on schools.

Housing Need

The local housing need is minimal and substantially less than 64 houses. Local planning objectives and Policies MD1 and MD2 direct new development to sustainable locations to support the needs of the local community.

Biodiversity

There are biodiversity issues regarding the loss of good agricultural land currently used for rearing horses but could equally be used for grazing sheep and cattle. It provides a habitat for birds (including a pair of breeding red kites), butterflies, bats and other animals. Red kites and bats are both protected species. Planning Policy MD6 states the loss of open space and 'paddocks' would not be acceptable and other planning objectives are to use lands effectively and efficiently and to sustain and manage natural resources.

Location and Conservation

An increase in the size of the village by some 40% is completely out of scale and would have an adverse effect on the character and integrity of the village and Conservation Area. In so doing it would breach many national planning policies in relation to building within rural settlement and close to a Conservation Area and also a large number of local planning objectives and policies. The Conservation Area Appraisal and Management Plan (CAAMP) 2009, Welsh Government Planning Policies HOUS2 and HOUS8, Planning Policies MD2, 3 and 11 and, in particular Policy MD6 concerning development within minor rural settlements, would all be compromised.

It would turn Colwinston from a small peaceful village into a commuter hub for Cardiff, Bridgend and elsewhere.

We feel this location for such a large development appears to be totally inappropriate. 64 new houses will increase the size of village enormously and will be an even greater burden on the very limited local facilities. The site proximity to the local primary school, with additional traffic, especially heavy plant / materials traffic during the build would result in an increased (and in our opinion totally foreseeable) danger to the children.

Traffic and the very poor road upkeep / condition are already a huge issue in the village and again this development would only make matter worse.

As we have mentioned before Beech Park has been seriously affected by flooding in recent times and the proposed site for this developments appears to be in a totally inappropriate location.

In general we are of the opinion that existing 'Brownfield' sites in the 'Vale' should be investigated for development before any precious 'Greenfield' sites are considered.

Hopefully the council will have the wisdom to see the size of this proposed development will have a very serious knock-on effect to the community and is not suitable to be built in this location.

Therefore my wife and I would like to register our formal concerns and objections to the proposed new build and would request to be kept advised of any future progression / time plan regarding the proposal.

Yours sincerely,



Nigel and Karen Pollard.

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 11 January 2015 19:20
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL
Attachments: Colwinston 2014_00242_FUL_RL Comments(DF).docx

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Mr David Fisher [REDACTED]

Address:
 Glynfaes, Colwinston, Cowbridge, CF71 7ND

Comment type:
 Objection

Comments:
 I have recently taken professional advice on the ecology appraisal of the site undertaken by Ecology Solutions and have been made aware that there are some areas that may have ignored or misinterpreted that are of significant conservation interest. I am requesting a reconsideration of these areas as part of the Councils obligations under the Natural Environment and Rural Communities Act 2006. The attached document lays out my areas of concern in more detail. I am in particular requesting the completion of a Great Crested Newt survey as this was not carried out as part of the initial ecological survey and there is sufficient evidence to suggest this should have taken place.

The following files have been uploaded:
 Colwinston 2014_00242_FUL_RL Comments(DF).docx

Case Officer:
 Mr. Robert Lankshear

Area:
 South

D.E.E.R
RECEIVED
ACTION BY: IR RL
NO: 5
ACK:

RECEIVED
 12 JAN 2015
 ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

Glynfaes,
Colwinston
Cowbridge
CF71 7ND

10/1/15

Town and Country Planning Act 1990: Application No. 2014/00242/FUL/RUL

Dear Sir,

I wish to object to the proposed development of land in Colwinston, as outlined in Planning Application 2014/00242/FUL/RL

I have read the ecological appraisal by Ecology Solutions Ltd. and have found three areas where they have either ignored or misinterpreted matters of significant conservation interest.

The council has a clear responsibility under the Under the Natural Environment and Rural Communities Act 2006 “to have regard, so far as is consistent with the proper exercise of these functions, to the purpose of conserving biodiversity”.

Great crested newts

The ecological assessment states that there are five ponds within a 500m radius of the application site boundary (paragraph 4.8.4) and yet the consultants failed to carry out a survey for great crested newts *Triturus cristatus* (GCN) as required under the Conservation (Natural Habitats & c.) Regulations 1994.

GCN are quite common in the Vale of Glamorgan and I have been advised that there are at least two sites within the county that have very large breeding populations. There is therefore a strong possibility that the species is present in these ponds.

I have carried out a search on the NBN Gateway website and have found the record that the consultants refer to in paragraph 4.8.9 of their report. The pond is located to the south of Llampha at OS Grid Reference SS92864 75290. There are no records closer than this, but I suspect that this is because the ponds have never been surveyed, rather than the species being absent.

The consultants have given a number of reasons why they believe that a survey is unnecessary in paragraphs 4.8.5 to 4.8.8. These are as follows:

1. The distance of the ponds from the application site.
2. The habitats that separate them.
3. The lack of connectivity.
4. The site does not comprise habitat suitable for GCN.

I would like to address these arguments in the same order.

1. The *Great Crested Newt mitigation guidelines* (English Nature, 2001) clearly state that all ponds within 500m of a proposed development site should be surveyed for GCN.
2. The ponds are separated by agricultural grassland and hedgerows, which are suitable habitat for GCN.
3. Contrary to what the consultants claim there is good connectivity between the ponds and the site. The road that they refer to is a minor one and carries very little traffic. The land is not intensively managed as they claim and in any case this would not be a barrier to migration.
4. The fields within the application site boundary support agricultural grassland and hedgerows. Both of these are suitable terrestrial habitat for GCN.

Great crested newts are known to use terrestrial habitat within 500m of a breeding pond for foraging. I believe that the proposed development will have an adverse impact upon the conservation status of great crested newts and as a consequence a GCN survey should be carried out to determine the size of the population.

Hedgerows

The hedgerow that forms the eastern boundary of the proposed development site (H2, H7 and H8 in Plan ECO2) may be an 'Important Hedgerow' as defined by the *Hedgerow Regulations 1997*. The ecological assessment states that the hedgerows are dominated by one or two species, which is not the case when one looks at other similar hedgerows in the surrounding area.

I have been unable to inspect the hedgerow at close quarters because it is on private land, but it appears similar to other long-established hedgerows in the area, which often have seven or more woody species in a 30m stretch. The southern part of the hedgerow is sinuous and appears to be of some antiquity. We can see ash *Fraxinus excelsior* and elder *Sambucus nigra* in the hedgerow during the summer months. We would greatly appreciate it if this hedgerow could be retained, even if this means modifying the layout of the proposed houses.

Fields

The ecological assessment has stated that all of the fields are covered by improved grassland. However the author states that they found common knapweed *Centaurea nigra* in Field F2 (paragraph 3.5.3) and birds foot trefoil *Lotus corniculatus* in Field F3 (paragraph 3.5.4). Neither of these species would be expected in improved grassland and are more characteristic of MG5 *Centaurea nigra-Cynosurus cristatus* grassland.

I therefore request that a further survey is carried out to determine what type of grassland is present in these fields. The survey should be carried out by an experienced botanist and during the main growing season (i.e. between May and June).

Yours Sincerely

David Fisher

15

From: Fred <fred@westquayproperty.co.uk>
Sent: 12 January 2015 09:44
To: Planning & Transportation (Customer Care)
Cc: Goldsworthy, Marcus J
Subject: Fwd: Redrow Housing Application, Colwinston. Planning Ref. 2014/00242/FUL

D.E.E.R
RECEIVED
ACTION BY: IR RL
NO: 2
ACK:

Sent from my iPad

Begin forwarded message:

Resent-From: <ftjohnson@valeofglamorgan.gov.uk>
From: Brian Kennard [REDACTED]
Date: 11 January 2015 23:35:11 GMT
To: "ftjohnson@valeofglamorgan.gov.uk" <ftjohnson@valeofglamorgan.gov.uk>
Subject: Fwd: Redrow Housing Application, Colwinston. Planning Ref. 2014/00242/FUL

RECEIVED

12 JAN 2015

ENVIRONMENTAL AND ECONOMIC REGENERATION

Dear Councillor

I am writing to you regarding the above planning application, due to be taken at your next Planning Committee meeting, to say how shocked I was to see the Planning Officer has recommended it being approved.

The proposed scheme clearly breaches many PPW policies relating to development in minor rural settlements and Conservation Areas and those contained within the Deposit LDP. It is also accepted that it does not accord with the current statutory Development Plan and that the housing land supply target of 5 years has been significantly exceeded. Yet all of this is set to one side because there is an apparent housing shortage and a need to ensure the supply of land remains 5 years or more over a 15 year period!

However we are all aware that the latest population estimates are almost half what they were when the emerging LDP was first formulated based on forecast employment figures which included a 5000 workforce at a St Athan Academy which will no longer go ahead. As to maintaining the 5 year housing land supply "at all times" why can't we wait for it to start falling before approving schemes now just in case it does. After all it has only taken 12 months or so for the supply figure to move from 4.7 years to 7.3 years!

Th other main argument to ignoring current planning policies is that the site was included in the initial Deposit LDP and supposedly passed the Sustainability Appraisal test. But how could this be when, other than a small

primary school, village hall and pub, there are no shops and services, no local bus service and no local employment opportunities. The village would become merely a commuter hub for people working elsewhere and certainly not satisfy the Welsh Government's prime policy objectives in providing sustainable rural settlements; especially by significantly increasing high carbon means of transport.

Turning to more specific issues highlighted by the Planning Officer's Report it appears to accept without question Redrow's amended drainage strategy. However Colwinston Community Council's own highly respected flood risk and drainage consultant disagrees with their assessment and states that the underlying limestone rock structure will not allow adequate drainage through the infiltration basin. It would leave the basin full for long periods, and overflowing at times, creating an unacceptable health and safety hazard. I note from the Redrow plans that floor levels are to be a minimum 1 metre above ground level - just in case!

Sewage is another problem which the Report says can be dealt with by it being pumped off site into a public sewer and improvements made to the Cowbridge treatment works at the other end. Nothing is mentioned about the Colwinston pumping station which is already overloaded and regularly discharges raw sewage due to the ingress of surface water. At the request of NRW an investigation was carried out over the summer months by DWW to rectify this problem but to no avail. Although pipes close to the pumping station were relined there have since still been two further discharges. How will it therefore cope with an increase of over 40% in foul water volume from the proposed development?

Increased traffic flows is the next big issue where both the Report and the Highways Department seem to think it would not be a problem. Again the local Community Council's reputable traffic and transport consultant has said the data provided by Redrow is incorrect and the proposed development would not satisfy national and local transport policies. Common sense would suggest that with no employment opportunities in the village there would be at least 64 car movements in and out of the village each working day. However given modern day lifestyles and the parking allocations per dwelling it is more likely to be a hundred or more. With access to the site immediately adjacent to the school entrance on one side and a blind corner on the other, together with single track lanes to negotiate, it is difficult to understand why this is not thought to be a potential accident waiting to happen.

As to the effect on the countryside, and in particular the Conservation Area, once again this is played down in the Report by stating that it would mostly be blocked from view by the houses lining the north side of the road through the Conservation Area. However I would point out that the Conservation Area is as much for the benefit of those residents living there as for those people visiting from time to time. Some 16 houses would directly overlook the development from varying aspects from their rear gardens (over 40 houses in the village as a whole) rather than the existing open fields. It is a nonsense to suggest a development of this size would not have an adverse effect on the countryside setting of the village and Conservation Area and I would

respectfully remind you that the Local Authority has a statutory duty to ensure any development must "preserve or enhance" Conservation Areas which, in this case, it clearly will not.

In relation to long term economic growth and stability the loss of any BMV agricultural land is of great importance. The Report argues that the site has varying grades of BMV land the highest of which forms only a small part of the site. However BMV agricultural land is what it is and PPW policy clearly states that it should only be developed if there was "an overriding reason" to do so. Since we all know there is no current housing shortage there is no overriding reason!

Education is also important for our children and the local school has recently added a nursery section which, together with a higher annual intake than expected, leaves little room for additional places. While the standard formula might calculate an extra 22 pupils from the 64 dwellings which may be squeezed into the school it could just as well be twice that number or more and, of course, there would be no more land for the school to expand.

All in all it seems to me that the Planning Report deliberately makes light of a whole range of infrastructure and sustainability problems in order to justify the inclusion of the site in the original Deposit LDP. The arguments on many of these issues just do not stand up to close and expert examination. Colwinston is a small agricultural rural village and it would be a travesty of local democracy and common sense to turn it into a small commuter town for people working in Cardiff and elsewhere.

I would urge you to think hard as to how this proposed development would devastate the village and many people's lives within it for no good reason and vote to refuse the planning application.

Yours very sincerely

Brian Kennard

'Trewirgie', Colwinston


1 There have been five documented instances of severe surface water flooding in the immediate area since 1994.

2 There have been instances of raw sewage overflow from Colwinston Pumping Station after DCWW have carried out works to line the sewer pipes. Natural Resource Wales are investigating these events but clearly the problem of surface water ingress and sewage capacity has not been resolved.

3 St David's School will open a Nursery unit in this month following the closure of the village playgroup. The extra children from this unit and, the fact that more pupils joined the school during 2014 means that it now seems unlikely that most of the children from the proposed development could be accommodated within the school's standard number.

4 The drainage infiltration basin proposed by the developer will present a health risk and a hazard to the children living nearby. Due to the underlying rock structure, the drainage strategy will not work, and the basin will be full for substantial parts of the year, a point conceded in the developer's report. This deep water will be mainly stagnant and will put at risk both the health, and safety of those living nearby.

Please would you acknowledge receipt of this e-mail.

Yours sincerely,

G W Bates
Chairman Colwinston Community Council

[Redacted]

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 07 January 2015 15:33
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00242/FUL
Attachments: Final Objections to 2014 00242 FUL.docx

New comments have been received for application 2014/00242/FUL at site address: Land to the rear of St David's Primary School, Colwinston

from Mr T Morgan [Redacted]

Address:
Sycamore Hill,3 Coed Masarnen,Colwinston,Cowbridge,CF71 7NG

Comment type:
Objection

Comments:
See attached file.

The following files have been uploaded:
Final Objections to 2014 00242 FUL.docx

Case Officer:
Mr. Robert Lankshear

Area:
South

D.E.E.R
RECEIVED
ACTION BY: RLK
NO: 19
ACK:

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2014/00242/FUL Land to the rear of St David's Primary School Colwinston

In the absence of an approved Local Development Plan, I have used the policies contained in the existing Unitary Development Plan, together with the Draft Local Development Plan, to object to this application.

My original objections submitted to you previously are still valid and Redrow's **revised** application does not address or resolve them, namely:-

- (i) your planning policy gives priority to brownfield and committed sites and those that deliver key infrastructure. The proposal for Colwinston is on a greenfield site and fails to deliver ANY key infrastructure, quite the reverse;
- (ii) there is no infrastructure (e.g. no bus service, shops or employment) in Colwinston to support this development and is therefore unsustainable in accordance with your Council and Welsh Government planning policies. The proposed and revised redevelopment of 64 houses (an increase of 2) would result in more than 40% increase in the present housing stock in Colwinston, which would have a considerable and detrimental effect within a small rural village settlement;
- (iii) the Vale Council's policy states that various "minor" rural settlements contribute to the "special" character of the rural Vale and this development would destroy the rural village aspect of Colwinston and open up the way for further development (several more adjoining greenfield site proposals are contained in the current alternative sites register) which will turn Colwinston into a large housing estate and destroy our rural village forever;
- (iv) existing utility services are at capacity (including telephone service), while drainage and sewerage are failing, with reduced water pressure in the summertime;
- (v) regular flooding (in 1995, 1996, 1998, 2012 and 2013) occurs on this greenfield land and the proposed "storm infiltration basin pond" will create a swamp and create a dangerous health hazard for children, as this is next to the "public open space" or children's play area;
- (vi) the projected "pumping station" and emergency sewage storage is immediately next to No's 6 and 7 Beech Park (which always suffer from flooding) and are deliberately set away from Redrow houses. These bungalows would now have to endure the continual noise of the pumping station (we already have one of these pumping stations in the village which is noisy and often fails to prevent sewage spillages) and the risk of sewage overflow into their gardens and houses during extreme weather conditions and power failures;
- (vii) the inadequate narrow sewage pipe line from the existing pumping station at the bottom of the village towards Llysworney has had to be repaired, as it cannot cope with winter weather conditions. The increased output from this development will further overload the present mains drainage and sewerage systems;
- (viii) all lanes in and around the village are narrow and at certain locations go into single track with consequent traffic hold ups and sometimes dangerous situations – these are accidents waiting to happen and the inevitable will occur with the proposed increase in vehicles travelling to and from this small rural village, particularly as the entrance to the site is right next to the village primary school;
- (ix) the entry to this site is via a narrow country lane without footpaths or cycle paths, so both councillors and planners should view the morning and afternoon traffic with parents conveying and picking up their children "next door" at the village primary

- school from Mondays to Fridays in term time, which is also a very dangerous time for pedestrians and motorists;
- (x) as a rural working village there is daily movement of animals, agricultural vehicles and machinery around our narrow lanes which adds to the road safety issues for pedestrians, horse riders and cyclists. Local mothers have banned their children from riding bicycles to school at these times because of the dangers involved;
 - (xi) as for environmental issues, the loss of "best most versatile agricultural land" (good grazing land for cattle, sheep and horses) which also provides habitat for wild birds and animals, flowers, butterflies and a population of endangered and protected bats, would further destroy more green belt land in this country which can never be replaced;
 - (xii) the proposed site is right next to the conservation area of the village and impacts on views to and from the conservation zone, which is contrary to your designated planning policy;
 - (xiii) the new proposals show an increase in "affordable" houses from 12 to 16 which still falls far short of your Council's policy of 35%;
 - (xiv) Redrow has now been forced to change their proposed brick faced style of houses to rendered finishes which shows their initial insensitivity and utter contempt in dumping this type of house in Colwinston, which has no brick finished houses, which would have further ruined the aesthetic attraction of a conservation village;
 - (xv) the village primary school, which is surrounded by this site, is nearing full capacity and would not be able to cope with additional children particularly as there would not be any available land to expand;
 - (xvi) previous applications by the owner relating to this land (1988/01141/OUT and 1991/01175/OUT) have been turned down by your council. As the later one was only for TWO houses, how can you possibly now approve the building of SIXTY FOUR houses?

The Vale Council and their Planning Department have to be consistent with their own UDP policies and LDP proposals and I therefore submit that this application falls down on most of their criteria and should be rigorously rejected.

1.8
82

From: TM [REDACTED]
Sent: 31 December 2014 15:28
To: 'developmentcontrol@valeofglamorgan.gov.uk'; Planning & Transportation (Customer Care)
Cc: Geoff Bates; Edward Lewis
Subject: RE: Planning Application 2014/00242/FUL

Mr Lankshear

I have yet to hear if you have received my historical flooding attachments.

Now, on plodding my way through your list of documents, I find that the "Engineering Layout" on page 3 contains a plan for David Wilson Homes at Ogmores-by-sea. Is this incompetence by Redrow or your own Planning Department, in any case it should be deleted ?

Finally, as Redrow now wish to build 64 houses instead of the original 62, should this be submitted as a **NEW** planning application and 2014/00242/FUL withdrawn ?

Thank you

Terry Morgan

From: TM [REDACTED]
Sent: 23 December 2014 10:17
To: 'developmentcontrol@valeofglamorgan.gov.uk'
Cc: 'planning&transport@valeofglamorgan.gov.uk'
Subject: FW: Planning Application 2014/00242/FUL

Mr Lankshear

I am resending my previous email, please let me know if you are unable to enlarge the attachments into a readable size. I could then post full size copies to you instead.

Thank you

Terry Morgan

D.E.E.R
RECEIVED
ACTION BY: IR RL
NO: 6
ACK:

RECEIVED

02 JAN 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

From: TM [REDACTED]
Sent: 18 December 2014 19:07
To: 'developmentcontrol@valeofglamorgan.gov.uk'
Cc: Alun Cairns (alun.cairns.mp@parliament.uk); Jane Hutt (jane.hutt@wales.gov.uk); 'chris.jones@dwrcymru.com'; Emyr Roberts (enquiries@naturalresourceswales.gov.uk); Sian Davies (c1v@valeofglamorgan.gov.uk); Geoff Bates (chairmanccc@btinternet.com); Edward Lewis (ehlewis@btinternet.com)
Subject: Planning Application 2014/00242/FUL

Mr. Robert Lankshear, Case Officer, Vale Planning Dept.

I am currently cataloguing the Colwinston Village Newsletters (which started publication in 1994) as a digital record for the village and as a project for the National Library of Wales in Aberystwyth. Although you will have had many

individual objections to this planning application from Redrow Homes regarding the flooding on this site, I am enclosing copies of news items which are undisputed public records of previous instances of flooding in Heol Faen valley. You will have been informed of the most recent instances of flooding in December 2012 and January 2013, but possibly not those that occurred in January 1995, September 1996 and in November 1998. Not enough has been done over the years by the Vale of Glamorgan Council and Welsh Water to alleviate or prevent these problems.

In Redrow's application is a report from Phoenix Design stating that "there have been no reported flooding incidents from these sewers adjacent to the site", this is clearly untrue and should be retracted. It is difficult to understand how Redrow's proposal to site a "storm infiltration basin pond" at the bottom of their site would alleviate the flooding into Beech Park next door, in fact quite the opposite. While this relates initially to flood water, it is exacerbated by the problems of sewage spillage in the village. No amount of sleeving of the waste water pipes in the village by Welsh Water will prevent the flow of surface storm water coming down the Heol Faen valley, through Beech Park, down to Church Lane towards Ty Draw and into Colwinston Brook. Phoenix Design also admits that "intense periods of rainfall over a short duration can often lead to overland flow as rainwater is unable to infiltrate into the ground or enter drainage systems. Flooding is likely to occur at low points within the site". In the Integral Geotechnique report it quotes that the "former" Environmental Agency's Flood Risk Map indicates that the site boundary lies outside areas considered to be at risk of flooding, again not true.

So the proposed houses and gardens of Plots 31 and 32 (i.e. at the lowest level on the site) will now be first in the "firing line" when the floods come down the valley westward from Heol Faen!! I do not see any Redrow design for storm drainage pipes underneath these houses and gardens towards the "infiltration pond" which is further to the west side at an even lower level and still above the gardens and properties in Beech Park.

I wish you to draw these facts to the attention of your Planning Department, Highways Department and the Planning Committee when they meet to consider the Redrow application. Copies of this email have been forwarded to the Chief Executives of Welsh Water, Natural Resources for Wales and your Vale Council, together with Colwinston Community Council.

Thank you

T Morgan
Sycamore Hill
3 Coed Masarnen
Colwinston
Cowbridge
CF71 7NG

01656 655493

14



From: TM <tm@morgi.co.uk>
Sent: 22 December 2014 11:41
To: Planning & Transportation (Customer Care)
Cc: Alun Cairns; Jane Hutt; Contact OneVale; Geoff Bates; Edward Lewis
Subject: Another Issue with Planning Application 2014/00242/FUL

Mr. Robert Lankshear, Case Officer, Vale Planning Dept.

I have to take issue with you again regarding this planning application as I understand that some villagers in Colwinston have just received a letter from you inviting them to comment on Redrow's amended plans, but I have not received any letter unless it is held up in the Christmas post.

However, I have been told that any further representations have to be with you within 21 days. I consider this to be undemocratic and too hasty particularly at this time of the Christmas and New Year holiday period, there should be at least a 28 day response time. Why the rush, presumably for you to present the application to your Planning Committee in January? But Redrow's application was originally submitted way back in February 2014 and they have been given all this time to come up with amended proposals, so another month's delay would be perfectly reasonable.

A local authority planning department can of course give advice to applicants, but they have to be even handed to those "neighbours" who may wish to object or offer alternative solutions. In this matter you are favouring the developer in a mad rush to take it before your councillors.

I therefore request that the period for response is extended which will give Colwinston villagers sufficient time get advice and respond to you, and also allow your department to present a fairer and more comprehensive report to your planning committee.

Copies of this email have been forwarded to the Chief Executive of your Vale Council, Alun Cairns MP, Jane Hutt AM and Colwinston Community Council.

Thank you

T Morgan
 Sycamore Hill
 3 Coed Masarnen
 Colwinston
 Cowbridge
 CF71 7NG



RECEIVED
ACTION BY: IRRL
NO: 1

RECEIVED
 22 DEC 2014
 ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

20

From: TM <tm@morgi.co.uk>
Sent: 18 December 2014 19:07
To: Planning & Transportation (Customer Care)
Cc: Alun Cairns; Jane Hutt; chris.jones@dwrcymru.com; Emyr Roberts; Contact OneVale; Geoff Bates; Edward Lewis
Subject: Planning Application 2014/00242/FUL
Attachments: IMG_20141217_0001.jpg; IMG_20141217_0002.jpg; IMG_20141217_0003.jpg; IMG_20141217_0004.jpg; IMG_20141217_0005.jpg

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So the proposed houses and gardens of Plots 31 and 32 (i.e. at the lowest level on the site) will now be first in the "firing line" when the floods come down the valley westward from Heol Faen!! I do not see any Redrow design for storm drainage pipes underneath these houses and gardens towards the "infiltration pond" which is further to the west side at an even lower level and still above the gardens and properties in Beech Park.

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Thank you

T Morgan
 Sycamore Hill
 3 Coed Masarnen
 Colwinston
 Cowbridge
 CF71 7NG

RECEIVED
ACTION BY: IRRL
NO: 21
ACK.

RECEIVED

19 DEC 2014

ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

COLMINGTON PLANS VICTORY CELEBRATIONS.

The Community Association is making plans for the celebration of V.E. Day and already the shape of activities is emerging into a firm plan of action. This year Bank Holiday Monday coincides with the fiftieth anniversary, offering an opportunity to the organisers to 'go to town' with a bumper festivity and party. Further details next month - watch this space!

VALENTINE'S NIGHT SUPPER DANCE.

Early indications are that tickets are selling well for the Valentine's Dance and hopefully we shall have an enjoyable evening as last year. Music will be provided by 'After Eight' once again this year, but there will be no repeat of the poetry composition game. The guest spot this time is 'top secret' but I am sure it will be equally as popular as the town dinner of 1944.

Ladies of the Committee and others are looking after the food and at 15 a ticket the evening offers terrific value for money. Profit from the bar and the raffles will swell the coffers to fund the Committee's budget for keeping the Village Hall solvent. We wish you all a healthy thirst and good luck in the draw with your many raffle tickets.

FLOOD CHAOS IN COLMINGTON.

After hours of torrential rain on Friday 31st January, fields in the centre of the village filled with flood water as the hedgerows, initially clogged with debris, failed normal drainage. Eventually bursting through, a torrent of muddy water was released, which swirled across the garden of Mr. & Mrs. Northmore at the head of Beech Park to a depth of 4"/8", lapping at the edge of the patio windows, before pouring out into the road.

From there, the waters flowed through Beech Park and across the road to surround Quarry House, the home of Mr. and Mrs. Dick Padwick. The rear garden quickly flooded against a rear wall and eventually cascaded into the back garden of Hira Arce, the home of Mr. and Mrs. Paul Bowler. There it surrounded the house and penetrated the rear entrance, before raging down Church Lane, lapping at the door of the Old Parsonage, home of Dr. and Mrs. Dyson. Ty Dore was cut off and there were road closures at Hood Farm, Stanbridge and Ligtowney.

The COLWINSTON NEWS

Issue No. 10

1st October, 1996

Published by Colchester University Staff Association
Sponsored by Colchester Community Council

The Day that the Rain Came Down!

"It never rains, but it pours." Was it the weather forecaster who got it all wrong, or was it the 'No-Signals-the-Week-ends' ? Some households might have been spared the flooding, but it had been raining steadily for

Most of us had been dreading the day when the sun-spraying and getting better would get to work to put a concrete cover on the remains of the water supply trunk, but the folk of Colchester are philosophic, by nature, peace and good humour in their dealings with nature in the Vale beauty spot.

Tolerance is the state of the game and -

- when some clippings fly, morningly morningly aimed at the narrow paths of a narrow garden path.
- when nature experimentally change from what is gathered with various kinds of mylar-bags.
- when cats and dogs sit at home and work.
- when birds children pick up heavy stones and draw pictures with them (or use them).
- when old viral make fresh recommendations like "The best way to remove tar is to rub butter on it" which this, remarkably, prove to be right.

then we make in a friendly and indulgent fashion, knowing it is inevitable and the rest is all for our benefit in the long run (which may take long).

But what of the interference of the elements ? With the job nearly completed the storm arrived, sweeping over the air from beneath the clippings to form clouds of ... (I know these trained words)

- down roads to North Park.
- down David Mearns.
- Richard and Robin Griffiths even had their own private hills even flowing down their driveway to their garage.
- A pair of thirty pieces of ten to the one who first arrived obviously have many others were filled with 'gas'.
- Taking of prices Martin Board gets an award for his achievement in being the first to telephone the Council's Highway Department to petition for money.

(It is also all the less about 'concentration' in about 10 but that anyone tried to burn it - indeed it would have been difficult to find anything, which would have in that direction ?

The right of bearing - a table was back to the day we moved from our first house in November, 1961. Froming cold and the weather had failed to do what I thinking for it but to have the pavement ! What it is to be young and impulsive ! The biggest

On with the news ! When the County Surveyor wants to duty from holiday on inspection of the work, covered out will determine whether ... whether ... the whole job has to be done again!!!

The
COLWINSTON NEWS

Issue No. 55

14th December, 1998

Published by Colwinston Community Hall Association Editor: Alan McPhee 'Keeble', Colwinston
Sponsored by Colwinston Community Council



Colwinston in Full Flood

Last month Colombian residents filed a petition and lawsuit at Cook County's Circuit Court, claiming that the county's drainage system is causing property damage to them. The lawsuit is titled "In re: Drainage of Cook County, Illinois."

From fields to the east of the village, the water flows through farm land to the town of the village, to merge in Church Lane, causing flooding on roads.

Page One photographs give some impression of the flooding that occurs in the village. Several days, we see villagers moving the water in Church Lane with pumps. One of the pumps was used near the bridge. As the water rose, it was difficult to drive on roads leading from the east down to the bridge. The situation is difficult during rainstorms at Morning Lake, when the water level rises and is difficult to drive. From there the water level completely covered the road to "the bridge". We saw the water in Church Lane merging from the bridge, where Andrew and John Alford's house was located. The situation, from the bridge, had to be carried to safety from the bridge, water.

Several of the villagers who are members of the village have lived in the village for many years. The children of the village used to go to the school behind the Methodist Church. In those days the bridge would be built, the water level would rise and the area would be flooded. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded.

Each year, during winter months, the water level rises and the area would be flooded. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded.

Recently, the water level rises and the area would be flooded. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded.

For example, water could be seen flowing on to the road at night through a 12" drain, which, due to the rain, was designed to accommodate a water flow in the opposite direction.

For some time the Village Authority has been concerned with the sewage pumping station in the village. The station is in the village and is in the village. The station is in the village and is in the village. The station is in the village and is in the village.

How much the amount of water in the village is in the village. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded.

Colombian Community Council have been using the County and Village Authority to get the water level in the village. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded.

Colombian Council Chairman, R. Guy Thomas of Village Park writes:

The Community Council have used the Village Authority of the Village of Chicago to get the water level in the village. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded.

Recently, the water level rises and the area would be flooded. The water level would rise and the area would be flooded. The water level would rise and the area would be flooded.

From the head of the Water Authority into a fall-work (supplied) of the work of this village.

As in all cases of marriage in the village of unrightfully require that began in the word, as much as the hardship and give. From the expression of gratitude have been voice! In respect of friends, neighbors and the young men (and have the term advised) of the village who wished to help to hold the woman away from home. An act which of this is seen as a special example of the gratitude that comes from a rich and powerful their friends.

Dear Father,

"Many thanks to all who helped us in our wedding day."

"The day and night we spent during the day of the day was wonderful and we feel that in our lives there would have been nothing if it had not been for our kind neighbors!"

"Thanks again, with love and respect."

George & Robert Fortman.

Mr. J. Dangle Success

On Monday, 21st November, Mr. J. Dangle held a very good day in the Village Hall. This was very well supported by ladies and others. The hall was being nicely decorated and everyone had a wonderful time under the expert guidance of Mrs. J. Dangle. The day was a success.

The evening raised about £100 which is a most successful day for Mr. J. Dangle.

We would like to thank everyone who came and also those who gave really good. The music was given by a set of Ladies. The music was given by a set of Ladies. The music was given by a set of Ladies. The music was given by a set of Ladies.

Thanks also to the Ladies who gave really good. The music was given by a set of Ladies. The music was given by a set of Ladies. The music was given by a set of Ladies.

John Adams.

Secretary, Christmas Pigeons.

Christmas Pigeons

Friday, 21st November marked the Christmas Pigeons of Mr. J. Dangle. The family there is small party for Christmas and it is hard to work the machine. Mrs. Dangle has to say "Thank you" to the family and to thank for the lovely cards and presents they received on this happy occasion.

Post Office News

Dear Mother,

"In our month's Christmas, I received the Mr. Edward Jones was to become the new Sub-postmaster of Christmas. This Mr. Jones has been for 10 years, and he has changed his present circumstances. He has to go to London to work for the Post Office. He is now unable to take up his position in the new office."

"The further discussion with the members of the committee, Mrs. Jones has decided to continue her resignation to the Post Office. She will continue to work in the Post Office and will be the Sub-postmaster."

"I will be most pleased for the success and happiness in wishing to continue a good office worker for the community, and will be glad to have the very best of health and happiness, especially for her new home and family."

"I will be most pleased to have the Christmas Pigeons for their important part in supporting the Post Office. Christmas is a wonderful time and we will be most pleased to have the very best of health and happiness, especially for her new home and family."

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(71)

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Sent: 23 December 2014 10:17
To: 'developmentcontrol@valeofglamorgan.gov.uk'
Cc: Planning & Transportation (Customer Care)
Subject: FW: Planning Application 2014/00242/FUL
Attachments: IMG_20141217_0001.jpg; IMG_20141217_0002.jpg; IMG_20141217_0003.jpg; IMG_20141217_0004.jpg; IMG_20141217_0005.jpg

Mr Lankshear

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Thank you

Terry Morgan

D.E.E.R
RECEIVED
ACTION BY: IR RL
NO:
ACK:

RECEIVED

23 DEC 2014

ENVIRONMENTAL AND ECONOMIC REGENERATION

From: TM [REDACTED]
Sent: 18 December 2014 19:07
To: 'developmentcontrol@valeofglamorgan.gov.uk'
Cc: Alun Cairns (alun.cairns.mp@parliament.uk); Jane Hutt (jane.hutt@wales.gov.uk); 'chris.jones@dwrcymru.com'; Emyr Roberts (enquiries@naturalresourceswales.gov.uk); Sian Davies (c1v@valeofglamorgan.gov.uk); Geoff Bates (chairmanccc@btinternet.com); Edward Lewis (ehlewis@btinternet.com)
Subject: Planning Application 2014/00242/FUL

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Thank you

T Morgan
Sycamore Hill
3 Coed Masarnen
Colwinston
Cowbridge
CF71 7NG



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Ladies of the Committee and others are looking after the food and at 15 a ticket the evening offers terrific value for money. Profit from the bar and the raffles will swell the coffers to fund the Committee's budget for keeping the Village Hall solvent. We wish you all a healthy thirst and good luck in the draw with your many raffle tickets.

FLOOD CHAOS IN COLWINSTON.

After hours of torrential rain on Friday 27th January, fields in the centre of the village filled with flood water as the hedgerows, initially clogged with debris, gained normal drainage. Eventually bursting through, a torrent of muddy water was released, which swirled across the garden of Mr. & Mrs. Northmore at the head of Beach Park to a depth of 6"/8", lapping at the edge of the patio windows, before pouring out into the road.

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The COLWINSTON NEWS

Issue No. 10

1st October, 1956

Published by Colwinston Community Club Association
Sponsored by Colwinston Community Centre

The Day that the Rains Came Down!

"It never rains, but it pours." Was it the weather forecaster who got it all wrong, or was it the "No. 1 from the Observatory"? Some householders might have been accused for thinking that it had been raining and it had not.

Most of us had been dreading the day when the sun-spraying and gilding ladies would get to work to put a cosmetic cover on the ravages of the water supply works, but the folk of Colwinston are philosophers by nature, peace and good humour is their delight and nature is the "old heavy gun".

Tolerance is the star of the guard -

- when some clippings fly, warningly warningly aimed at the innocent passers-by of innocent innocent passages.
- when signs occasionally change from plain to garlanded with various images of rhyman-droids.
- when cars and dogs sit at home and wait.
- when kids children pick up lorry masts and draw pictures with them (or are drawn).
- when old wives make foolish recommendations like "The best way to remove tar is to rub butter on it" which then, amazingly, prove to be right.

Then we take in a friendly and indulgent fashion, knowing it is inevitable and the tar is all for our benefit in the long run (whether and how long).

But what of the interference of the elements? Glad the job nearly completed the storm arrived, sweeping over the air from beneath the clippings to form clouds of ... (forming three related words)

- down winds by North Park.
- down Good Marstonia.
- Richard and Alice Quiffin even had the car parked to be sure blowing down this driveway to their garage.
- A pile of thirty pieces of tin to the east when the car was covered with many drains were filled with "gas".
- Taking of petrol. Maria Board gets an award for the achievement in being the first to telephone the County's Highway Department to petition for mercy.

(To the end of all this has since "normalisation" is shown to not that anyone tried to turn it - indeed it would have been difficult to find anything which would have in that direction.)

The first night of burning - it takes me back to the day we moved from our first house in November, 1961. Freezing cold and the roof was had filled to deliver I thinking for it but to have the pavement! What it is to be young and impatient! The I digress.

On with the news! When the County Surveyor wants to duty from holiday on inspection of the work, carried out will determine whether ... whether ... the whole plan is to be done again!

The
COLWINSTON NEWS

Issue No. 55

1st December, 1998

Published by Colwinston Community Hall Association Editor: Alan McPhee 'Annie', Colwinston
Sponsored by Colwinston Community Council



Colwinston in Full Flood

6.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2014/00465/FUL	Case Officer: Mrs. Y. J. Prichard
Location: Cruiskeen Lawn, Love Lane, Llanblethian, Cowbridge	
Proposal: Demolition of attached garage with accommodation above and rebuilt on opposite side of dwelling with erection of detached 4 bed dwelling	

Amended condition 4:

Notwithstanding the submitted plans, prior to the commencement of any works, full details of the proposed access to the dwelling hereby approved and Cruiskeen Lawn shall be first submitted to and approved in writing by the Local Planning Authority, and shall include the provision of a double width, joint access to both properties and the removal of the existing hedge and its replacement by a wall no higher than 0.75m. No part of the development hereby permitted shall be occupied until such time as the access and on-site parking provision has been implemented in accordance with the details hereby approved. The access and car parking associated with both new and existing dwelling shall thereafter be retained and maintained on-site to serve the associated property.

Reason:

In the interests of highway safety in accordance with Policies HOUS8-Residential Development Criteria, ENV27-Design of New Developments and TRAN10-Parking of the Unitary Development Plan.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 January 2015

Application No.: 2014/01186/FUL	Case Officer: Mr. Robert Lankshear
Location: Coed y Colwen Barn, Llancarfan	
Proposal: Conversion of a redundant stone barn to a residential dwelling	

From: Ieuan Williams, Agent

Summary of Comments:

Response to case officer correspondence raising concerns in relation to the submitted planning application. They indicate that they believe that there are a number of 'isolated' barns which have been granted planning permission for residential conversions previously, with particular reference to applications 2008/01429/FUL and 2009/00317/FUL at Slade Barn. They indicate that the application site is a similar distance to the nearest settlement, Llancarfan and also future occupiers could utilise Green Links. They also refer to other barn conversions approved at Gigham Barn, St Mary Church; Meadow Barn & Y Grawnby, Llantrithyd; barn at Caemen Farm, Bonvilston; barn at New Barn, St. Athan; and barn at Treguff, Llancarfan (although does not provide application references for these particular conversions).

They also indicate that a commercial use of the building has already been considered and discounted, noting lack of connection to a farm. They also indicate that as there is an existing community hall in Llancarfan, such a use would be superfluous. As such they indicate that a residential use would represent the most appropriate means of preserving the building.

They acknowledge that the 'existing wooden shed' on the plans has previously collapsed, whilst indicating the area to the rear of the barn would likely be planted and not be used as garden. They also argue that the extension to the rear was previously in situ and do not agree that this would represent substantial reconstruction.

Officer response to late representation:

Firstly, no planning references have been provided for a number of the barn conversions cited within the agent's correspondence, and as such it has not been possible to assess these consents. However, a number of these consents relate to historical consents as follows Gigman Barn (1994/00347/FUL), Meadow Barn & Y Grawnby (1992/01048/FUL 1996/00286/FUL), Caemaen Farm (1990/00842/FUL and 1994/00879/FUL) and New Farm, Treguff (1992/00993/FUL). Given the historical nature of these permissions and that there has been a substantive change in planning policy since this time including increasing priority given to sustainable development, it is not considered that these permissions should be given significant weight in this instance given their historic nature and the development in planning policy since this time.

Furthermore it is not considered that the permissions granted at Slade Farm set a precedent for development of this form. The site is situated substantially further from the nearest settlements of Llanbethery (1.4km by road) and Llancarfan (1.9km by road) and the facilities contained therein. As also noted within the officer report, Llanbethery is

devoid of many of the local services and has not been identified as a sustainable settlement within the Sustainable Settlements Review background paper for the LDP. The conversion at Slade Farm was itself a finely balanced case, although it was closer to two settlements benefitting from a range of services as well as a bus stop within 600 metres, significantly closer than similar services to the application site. This proposal is for a conversion that is more remote and therefore it is not considered to be comparable.

With regard to commercial use of the building, comments are noted although as detailed within the officer report it has not been adequately demonstrated that uses such as holiday let accommodation or similar have been considered. Such uses would not be prohibited due to the absence of an adjoining farm and there are many examples of similar single unit holiday let conversions in the Vale.

From: Lankshear, Robert F
Sent: 02 January 2015 15:45
To: Planning & Transportation (Customer Care)
Subject: FW: 2014/01186/FUL Coew Y Colwen Barn, Llancarfan
Attachments: Letter to Planning Officer.doc

Please log and print the attached

Robert Lankshear
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rflankshear@valeofglamorgan.gov.uk

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

From: Ieuan Williams [mailto:Ieuan.Williams@readingagricultural.co.uk]
Sent: 02 January 2015 14:55
To: Lankshear, Robert F
Subject: RE: 2014/01186/FUL Coew Y Colwen Barn, Llancarfan

Rob
Further to our conversation, I attempted to contact you over the Christmas period but it appears the offices were closed.
My client has now come forward with some suggestions of remote barn conversions in a similar situation to hers. I attach a letter in response to your previous observations.
I understand that the application has now been called in to Committee by the local member. Please could you inform me when this meeting would take place?
Please do not hesitate to contact me if you wish to discuss any matter
Best regards

Ieuan

Ieuan Williams

01633 430418
07790 285572

Reading Agricultural Consultants
Gate House, Beechwood Court
Long Toll, Woodcote, Reading, RG8 0RR
Tel: 01491 684233 Fax: 01491 680800
www.readingagricultural.co.uk
Registered Company Number: 3282982

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NO: <i>10</i>
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05 JAN 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

From: Lankshear, Robert F [<mailto:rflankshear@valeofglamorgan.gov.uk>]

Sent: 12 November 2014 15:12

To: leuan Williams

Subject: 2014/01186/FUL Coew Y Colwen Barn, Llancarfan

Dear leuan,

With regard to the principle of the conversion of the building for use as residential accommodation, I wish to advise you that there is likely to be an objection to the conversion of the buildings for residential use. The building is substantially divorced from the nearest settlement (Llancarfan approximately 1 mile away) and as such is considered to be in an unsustainable location, being substantially divorced from local services and future occupiers would be overly reliant on the private motor car for access to the site and services, within an area of open countryside, in line with relevant local and national planning policy including policies ENV1 and ENV8 of the Vale of Glamorgan Unitary Development Plan 1996-2011 and the Rural Conversions SPG as well as Technical Advice Note 6 and Planning Policy Wales. The Council has refused similar proposals in the past and been successful at defending them at appeal (for example 2007/00253/FUL & 2007/01078/FUL).

Supplementary Planning Guidance Conversion of Rural Buildings (Point 2.5) states that *'the most frequent proposals are to convert rural buildings, in particular barns, to residential use. Whilst this can often be the most financially attractive option it is generally the least desirable from a building conservation and sustainability point of view. Other uses may be more appropriate particularly where they require less physical alteration to the building. These may include small farm shops, small business uses and community halls. Small businesses are particularly acceptable where they are appropriate to the rural scene and where they create new employment or help to secure the future of the farm'*.

National policy also supports this view as noted within Planning Policy Wales (Edition 7, 2014):

7.6.5 In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.

9.2.22 - In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled.

9.3.6 - Isolated new houses in the open countryside require special justification, for example where they are essential to enable rural enterprise workers to live at or close to their place of work in the absence of nearby accommodation. – Such as rural enterprise dwellings

And supported within Technical Advice Note 6:

3.5.1 The conversion of buildings which are currently in industrial or commercial use to dwellings may have an adverse impact on the local economy.

3.6.1 Whilst residential conversions have a minimal impact on the rural economy, conversions for holiday use can contribute more and may reduce pressure to use other houses in the area for holiday use.

4.3.1 One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work

Being mindful of the above and without prejudice consideration could be given to other potential uses of the buildings such as for business use including holiday let accommodation, live/work unit or for use by rural enterprise workers in association with an agricultural enterprise. However, I note paragraphs 1.13 and 1.14 of your submitted planning statement which states *'with regard to commercial use... would be prohibitively expensive to convert and provide services compared to other more attractive units in far more accessible locations.'*

Given the isolated position of the site, there are significant concerns with regard to the permanent residential use of the building and it is recommended that consideration be given to other more appropriate uses for this building

within the delineated countryside. Furthermore there is concern with regard to the extent of the curtilage proposed to the south of the building, whilst there is not considered to be justification within the relevant policies to allow the provision of the extension to the rear noting that this would be contrary to the provisions of criterion iii) of policy ENV8. It is also noted that the existing shed annotated on drawing 2777-03 does not appear to be in situ.

Therefore at this point the applications for conversion to residential use are considered to represent inappropriate, unsustainable development that is contrary to relevant planning policy and without prejudice to the determination of the planning application, and without prejudice are unlikely to be considered favourably. Please also note that I am awaiting some further consultation responses and the above is therefore not intended to represent an exhaustive discussion of all issues.

If you need to discuss anything further please do not hesitate to contact me.

Kind regards

Robert Lankshear
Senior Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704659
e-mail / e-bost: rflankshear@valeofglamorgan.gov.uk

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

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Our Ref:6197
Planning Ref: 2014/01186/FUL

29th December 2014

Dear Sirs

Coed Y Colwn Barn, Llancarfan

Following receipt of an email dated 12th November 2014 from the planning officer assigned to this application for the conversion of a redundant agricultural barn to a residential dwelling, we would like to clarify some of the issues raised in that email, and, furthermore, identify why this application should be approved.

The barn is stated by the officer to be "*substantially divorced from the nearest settlement (Llancarfan approximately 1 mile away) and as such is considered to be in an unsustainable location, being substantially divorced from local services*" and so would not accord with policies ENV1 and ENV8 of the Vale of Glamorgan Unitary Development Plan 1996-2011 and the Rural Conversions SPG as well as Technical Advice Note 6 and Planning Policy Wales.

It should be noted that there are already a substantial number of 'isolated' barns which have been granted permission for residential conversion within the Vale of Glamorgan area. Probably the most similar is Slade Barn, Llanmaes – application 2009/00317/FUL. This was approved under delegated powers.

The officer's report states that the barn is "*1km south east of Sigingstone and 1km north of Llanmaes.*" It concluded:

"The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Strategic Policies 2 and 8, Policies ENV1 - Development in the Countryside; ENV8 - Small Scale Rural Conversions; ENV16 - Protected Species; and ENV27 - Design of New Developments; of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Council's Supplementary Planning Guidance on the Conversion of Rural Buildings and the advice contained within Planning Policy Wales 2002, the proposal is considered acceptable in that the conversion can be achieved without substantial reconstruction of the external walls, extension to the building or insertion of new openings, and would not unacceptably alter the appearance and rural character of the building or the wider character of the countryside.

This application was a minor amendment to a previous application (2008/01429/FUL) on the same site. In this application the officer's report stated:

"As noted above, the Council has prepared a Sustainable Settlements Appraisal, which identifies the settlements that can provide for the everyday needs of local residents and, therefore, those which may be considered as sustainable in terms of providing services for new dwellings in the area. Sigingstone falls within the 3rd tier of settlements in that, whilst

very rural in nature, it contains services that makes it more appealing in terms of sustainability than smaller more isolated settlements.

Given the relative proximity of the site to the local bus route and the villages of Sigingstone and Llanmaes for local services, and the subsequent regular connections to larger settlements such as Llantwit Major for a wider range of services, it is considered that the application site bears a sufficiently proximate relationship to existing established settlements, such that its occupants would not be solely dependent on the private motor car. It is therefore considered that the application site is not isolated, and represents a sustainable location for a conversion."

Coed y Colwn Barn is a similar distance to Llancafarn with its regular bus service and local amenities. The area is also served by the Green Links, hail and ride bus service on a regular basis.

Other 'isolated' barns in the Vale are:

- Gigham Barn, St Mary Church;
- Meadow Barn and Y Grawnby, Llantrithyd;
- barn at Caemen Farm, Bonvilston;
- barn at New Barn, St Athan; and
- barn at Treguff, Llancafarn

The successfully defended appeals referred to relate to applications submitted in 2007. Slade Barn was an approved 2008 application.

It is also noted that the majority of adverse comments relate to potential alternative commercial uses for the barn in preference to residential use. This has already been considered by the applicant and noted in the Planning Statement submitted with the application (paragraphs 1.13 and 1.14):

"1.13. If considered for alternative commercial use, It is noted that there are many commercial/industrial units in nearby Barry which are already serviced with all the requirements of a modern office or industrial unit and which have good accessibility for delivery lorries and employee parking. However, many of these are empty.

1.14. With regards to commercial use, Coed y Colwn Barn would be prohibitively expensive to convert and provide services compared to other more attractive units in far more accessible locations."

The officer's implied suggestion is that the barn could be used as a small farm shop, small business use or community hall.

The barn is not attached to a farm as it was left to the applicant in her mother's will. Neither the applicant nor her husband are engaged in agriculture. Therefore, there would be no produce from a farm to sell in the farm shop – it would have to be purchased from third parties.

Small business use has been addressed previously.

There is already a community hall in Llancafarn. An additional hall would be superfluous.

Clearly, in the absence of any development the barn would fall into disrepair and ultimately be removed from the site. Barns are part of the historic fabric of the Vale of Glamorgan. The best means of preserving them is to provide a beneficial use; and the only effective means of achieving this in the case of Coed y Colwn Barn is to sympathetically convert it to residential accommodation. The barn is currently sound and would require no change in appearance to convert it to residential accommodation.

The 'existing shed' referred to in the Planning Statement is not currently *in situ* although it was at the time of our first visit to the site. The shed was a wooden-frame building with metal sheeting walls and was used for agricultural storage for many years. Unfortunately, during the interim period the structure was damaged and subsequently collapsed during a heavy storm. The collapsed structure remains on the site.

The curtilage to the rear of the barn would be minimised. There is no intention to use the 1 acre of land associated with the barn for amenity purposes. It is likely to be planted with specimen trees to act as a windbreak to protect the integrity of the building in the future.

There is no extension associated with the barn – it is merely reinstatement of the pre-existing cart shed for which the walls and roof timbers are clearly present and the stone lying where it fell. This is a relatively recent occurrence, as can be seen in the photograph taken from *Bing Maps*. We were informed by another Vale of Glamorgan Council Planning Officer that reinstatement would be acceptable. The building can be restored “*without substantial reconstruction of the external walls, or extension to the building*”. The building is probably 90% intact, as originally built, and structurally sound. The rebuilding of the lean-to which collapsed between 2006 and 2009 cannot be considered “substantial”, particularly when the base of the walls are still *in situ*.

On this basis it is considered that the application accords with planning policies and that there is sound justification for the conversion of the barn to residential use.

Yours sincerely,

Ieuan Williams
(BSc, MA, MIEMA, MBIAC)
Reading Agricultural Consultants Ltd.

Our Ref:6197
Planning Ref: 2014/01186/FUL

13th January 2015

Dear Committee Members

Coed Y Colwn Barn, Llancarfan

Following receipt of an email dated 12th November 2014 from the planning officer assigned to this application for the conversion of a redundant agricultural barn to a residential dwelling, we would like to clarify some of the issues raised in that email, and indicate further why this application should be approved.

The barn is stated by the officer to be "*substantially divorced from the nearest settlement (Llancarfan approximately 1 mile away) and as such is considered to be in an unsustainable location, being substantially divorced from local services*" and so would not accord with policies ENV1 and ENV8 of the Vale of Glamorgan Unitary Development Plan 1996-2011 and the Rural Conversions SPG as well as Technical Advice Note 6 and Planning Policy Wales.

In response, it should be noted that there are already a substantial number of 'isolated' barns in the locality which have been granted permission for residential conversion within the Vale of Glamorgan area. Probably the most similar is Slade Barn, Llanmaes, application 2009/00317/FUL, which was approved under delegated powers. In the officer's report for that application it is stated that the barn is "*1km south east of Sigingstone and 1km north of Llanmaes.*"; and :

"The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Strategic Policies 2 and 8, Policies ENV1 - Development in the Countryside; ENV8 - Small Scale Rural Conversions; ENV16 - Protected Species; and ENV27 - Design of New Developments; of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Council's Supplementary Planning Guidance on the Conversion of Rural Buildings and the advice contained within Planning Policy Wales 2002, the proposal is considered acceptable in that the conversion can be achieved without substantial reconstruction of the external walls, extension to the building or insertion of new openings, and would not unacceptably alter the appearance and rural character of the building or the wider character of the countryside.

This application was a minor amendment to a previous application (2008/01429/FUL) on the same site where the officer had reported:

"As noted above, the Council has prepared a Sustainable Settlements Appraisal, which identifies the settlements that can provide for the everyday needs of local residents and, therefore, those which may be considered as sustainable in terms of providing services for new dwellings in the area. Sigingstone falls within the 3rd tier of settlements in that, whilst very rural in nature, it contains services that makes it more appealing in terms of sustainability than smaller more isolated settlements.

Given the relative proximity of the site to the local bus route and the villages of Sigingstone and Llanmaes for local services, and the subsequent regular connections to larger settlements such as Llantwit Major for a wider range of services, it is considered that the application site bears a sufficiently proximate relationship to existing established settlements, such that its occupants would not be solely dependent on the private motor car. It is therefore considered that the application site is not isolated, and represents a sustainable location for a conversion."

Coed y Colwn Barn is a similar distance to Llancarfan with its regular bus service and local amenities. The area is also served by the Green Links (hail and ride) bus service on a regular basis.

Other 'isolated' barns in the Vale include:

- Gigham Barn, St Mary Church;
- Meadow Barn and Y Grawnby, Llantrithyd;
- barn at Caemen Farm, Bonvilston;
- barn at New Barn, St Athan; and
- barn at Treguff, Llancarfan

The successfully defended appeals, referred in the officer's report for this application, relate to applications submitted in 2007. Slade Barn was an approved 2008 application.

It is also noted that many of the adverse comments relate to potential alternative commercial uses for the barn, in preference to residential use. However, this has already been considered by the applicant and addressed in the Planning Statement submitted with the application (paragraphs 1.13 and 1.14):

"1.13. If considered for alternative commercial use, It is noted that there are many commercial/industrial units in nearby Barry which are already serviced with all the requirements of a modern office or industrial unit and which have good accessibility for delivery lorries and employee parking. However, many of these are empty.

1.14. With regards to commercial use, Coed y Colwn Barn would be prohibitively expensive to convert and provide services compared to other more attractive units in far more accessible locations."

The officer's implied suggestion is that the barn could be used as a small farm shop, small business use or community hall. But, the barn is not attached to a farm as it was left to the applicant in her mother's will. Neither the applicant nor her husband are engaged in agriculture. Therefore, there would be no produce from a farm to sell in the farm shop – it would have to be purchased from third parties.

There is already a community hall in Llancarfan. An additional hall would be superfluous.

Clearly, in the absence of any development the barn will fall into disrepair. Old agricultural barns are part of the historic fabric of the Vale of Glamorgan and the best means of preserving them is with a beneficial use - and the only effective means of achieving this in the case of Coed y Colwn Barn is to sympathetically convert it to residential accommodation. The barn is currently sound and would require no change in external appearance to convert it to residential accommodation.

The smaller '*existing shed*' referred to in the Planning Statement is not currently *in situ* although it was at the time of our first visit to the site. The shed was a wooden-frame building with metal sheeting walls and had been used for agricultural storage for many years. Unfortunately, during the interim period the structure has been damaged and collapsed during a heavy storm. The collapsed structure remains on the site.

The curtilage to the rear of the barn would be minimised. There is no intention to use the 1 acre of land associated with the barn for amenity purposes. It is likely to be planted with specimen trees to act as a windbreak to protect the integrity of the building in the future.

There is no extension associated with the barn – it is merely reinstatement of the pre-existing cart shed for which the former walls and roof timbers are clearly present and the stone lying where it fell. This is a relatively recent occurrence, as can be seen in the photograph taken from *Bing Maps*, and we were informed by another Vale of Glamorgan Council Planning Officer that reinstatement would be acceptable.

The building can be restored "*without substantial reconstruction of the external walls, or extension to the building*". The building is probably 90-95% intact, as originally built, and is structurally sound. The rebuilding of the lean-to which collapsed between 2006 and 2009 cannot be considered "substantial", particularly when the bases of the walls are still *in situ*.

On this basis it is considered that the application accords with planning policies and that there is sound justification for the conversion of the barn to residential use.

Yours sincerely,

Ieuan Williams

(BSc, MA, MIEMA, MBIAC)

Reading Agricultural Consultants Ltd.

LATE ITEMS FOR COMMITTEE**COMMITTEE DATE : 15 January 2015**

Application No.: 2014/01237/FUL	Case Officer: Mrs. Y. J. Prichard
Location: Vacant land, The Limes, Cowbridge	
Proposal: Erection of two blocks of apartments each containing six dwelling units	

From: Mr C Pearce of 2 Darren Close, Cowbridge

Summary of Comments:

Proposed development is not consistent with the Conservation Area Management Plan and would detract from the character and appearance of the area.

[Back to Application](#)

Comment on Planning Application

Reference Number of application:

2014/01237/FUL

Case Officer:

Mrs. Y. J. Prichard

Location:

Vacant land, The Limes, Cowbridge

Proposal:

Erection of two blocks of apartments each containing six dwelling units

Title:

Mr

First name:*

Christopher

Surname:*

Pearce

Address:*

2, Darren Close
Cowbridge
Vale of Glamorgan

Postcode:*

CF717DE

Email:*

[Redacted]

Receive reply by email:



Type of comment:*

Objection

Type:*

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06 JAN 2015

ENVIRONMENTAL AND ECONOMIC REGENERATION

As a resident of Cowbridge I acknowledge that this site would benefit from appropriate housing development. However I wish to object to this planning application because it is not consistent with the Conservation Area Management Plan (2010) paragraph .25.2 "Expectation in Design" in scale or design and would detract from the character and appearance, of the surrounding area. It does not relate to the design or context of adjacent buildings.

Attachments

Add another file Browse...



NB. Submission electronically failed to submit. Server Error in 'Application message

You are Here:

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU, Tel: (01446) 700111

CA Pearce. 4/1/2015

