

To Members of the Council

28 January, 2019

Dear Member,

SPECIAL MEETING OF THE COUNCIL

A special meeting of the Council will be held on Thursday 7 February, 2019 at **5.30pm** in the main Hall at Llandough War Memorial Hall, Penlan Road, Llandough. The agenda will be as follows: -

1. To receive apologies for absence and declarations of personal and prejudicial interests.
2. To consider the following planning application: -

Application No. 2018/01023/FUL

Location: Land North of Leckwith Road, Llandough

Proposal: Proposed residential development comprising 40 affordable units (comprising a mix of 1 and 2 bed apartments) along with associated parking, highway and ancillary works) (Note that this is a reduction from 50 to 40 units).

The web-link to access full details of the application is:

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2018/01023/FUL>

The Council's objections to the original application for 50 units is produced on the reverse side of this agenda.

Yours faithfully,

Paul R. Egan
Clerk to the Council

MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING

The planning application be strongly opposed on the following grounds: -

- a) The proposal represented a significant over-development on a restricted site and the apartment density was far too high for the location.
- b) The proposal is unneighbourly and would not fit in with the general environment of the adjoining area and the visual impact would be a major issue in terms of the environment of the area.
- c) It is understood that there might be existing drainage restrictions relating to the site which could impact on the development and possibly have an adverse impact on the adjoining properties.
- d) There is insufficient parking and amenity space identified in the proposal.
- e) The scale and size of the proposed development is far too great and overbearing and is totally unsuitable for this location.
- f) There would be a major issue for highway safety as a result of the number of vehicles accessing Leckwith Road from within the development.
- g) The local development plan had identified this site as suitable for 8 dwellings and the Council considers that this would represent an appropriate form of development on the site. The departure from the LDP is totally unacceptable.

If approved, it is considered that the developer should be required to contribute significant S106 funding to address transport infrastructure issues including the provision of a new bus stop and shelter facility as well as investment in issues relating to safe access to the school.