

LLANDOUGH COMMUNITY COUNCIL

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING HELD ON A REMOTE BASIS ON WEDNESDAY 10 FEBRUARY 2021 AT 7.00PM.

PRESENT

Councillor Mrs P. Gay (Chairman)
Councillor E. Penn (Vice-Chairman)
Councillor Mrs L. Barrowclough
Councillor Mrs P Carreyett
Councillor M. Edwards
Councillor P. King
Councillor D. Mears
Councillor Dr M. Misra
Councillor I. Williams
Councillor W. Williams

1. DECLARATIONS OF INTEREST.

There were none declared.

2. PLANNING APPLICATION NO. 2020/01590/HYB

Land to the south of Llandough Hill and Penarth Road – Hybrid application comprising an outline application for residential development and a full application for the means of access to the site, provision of a spine road, drainage, engineering and infrastructure works.

RESOLVED that: The following comments be submitted to the Vale of Glamorgan Council –

TRANSPORT CONSIDERATIONS

The proposed development is of high density and will inevitably result in a large increase in the number of cars in the area with the resulting pinch points being at the junctions of Llandough Hill with Penarth Road and Penlan Road. Existing public transport links are poor and will not support the increasing demand generated by such a large development.

The increase in traffic flow on Llandough Hill during the construction period and following completion will be significant. The road is very narrow and in places two vehicles cannot easily pass one another. The need for a pavement on one side of the Hill is a longstanding issue and the Community Council has pressed for such a pedestrian facility over many years which have been declined by the Vale of Glamorgan Council as the road is too narrow. The volume of traffic

which would be generated by the development would exacerbate the current safety of pedestrians walking on the Hill. It would be essential for two crossing points to be provided southeast and northwest of Willowmere to allow safe crossing with dropped kerbs and appropriate lighting. The development would add to the current highway safety issues and it is unlikely that the road could be widened. The development brief identifies NHS key workers as likely residents and they would either access Llandough by driving or walking up the Hill which would create a dangerous condition without a pavement along the entire length of the road. Furthermore, Llandough Hill is poorly lit and improved lighting would be required as well as considerable lopping of trees to enhance the safety of the road. Complete resurfacing of the road would be essential to support an increased flow of traffic. Active travel is a key strategic priority for the Welsh Government as it is for the Vale of Glamorgan Council and the Community Council would want the developer to consider providing for appropriate lighting on Cogan Pill Road as well as improving disabled access to and from the Dochdwy Road estate which would also benefit those with pushchairs and buggies.

NATURE OF THE PROPOSED DEVELOPMENT

It is considered that the proposed development is not in keeping with the character of the area. Llandough Hill has a semi-rural feel with a number of detached and semi-detached cottages. The 100 flats proposed are totally out of character with the immediate area. A development more in keeping with the existing environment should be considered.

PRESERVATION OF GREEN SPACE and BIODIVERSITY

The site is a greenfield area with a number of mature trees of a variety of species. The loss of these trees and the natural wildlife habitats that they support would be catastrophic and undermine the biodiversity of the area. There would be a need to ensure that mature trees within and adjacent to the proposed development are preserved particularly those bordering Cogan Pill Road. The proposed pond within the development would be a poor substitute for what will be lost and appears to be included as simply a means to gain approval of this unwelcome development rather than a genuine attempt to support the biodiversity of the area. The existing site is appreciated by residents as a wildlife sanctuary and a bridge to adjacent areas for wildlife. Special care should be taken to retain existing habitats of significance and mitigation provided to encourage more and varied wildlife as part of the scheme. It is suggested that the proposed 33 houses on the upper plateau be constructed in a way which ensures the maximum feasible distance from Cogan Pill Road to retain the nature of the area and have the minimal detrimental impact. The rural nature of Cogan Pill Road should be preserved as a high priority. The preference of the Council is that a green corridor is maintained between the perimeter of the development and Cogan Pill Road. The Community Council is

very active in the field of biodiversity and has a plan in place that meets the requirements of the Section 6 duty contained in the Environment (Wales) Act 2016 and contributes to the objectives of the local well-being plan of the Local Service Board which is tasked to pursue the goals and objectives contained in the Well-Being of Future Generations (Wales) Act. An award-winning community engagement survey undertaken in 2017 by the Community Council concluded that from the responses received, 'the Council should continue with its Biodiversity work.' This reflected the community's desire for a high level of biodiversity to be considered in a relation to all developments in the community.

INVASIVE WEED GROWTH

There have been problems with the growth of Japanese Knotweed in the immediate area and this would need to be thoroughly investigated as part of the development brief.

FLOOD RISK

There is an abundance of natural underground springs at the development site and surrounding area. The Community Council is aware of the problems this can cause due to the issues concerning the water flow on the Brook Green pocket park and Llandough Hill generally. The area is currently a green space and so is permeable but once developed and paved, the potential for surface water flooding is a concern. The Flood Consequence and Drainage Statement identifies the development site as "Highly Vulnerable" in accordance with the Welsh Government's TAN 15 Development and Flood Risk, which states that allowing residential developments in areas subject to high risks of flooding can result in a traumatic impact on people's lives. The Northern Section of the site has been identified as being located within Flood Zone B - known to have flooded in the past. The risk of flooding from surface water runoff is greater in locations that are situated adjacent to sloping land and this site is on a considerable gradient. The report states that the flood risk will be reduced by drainage and porous paving but it is questionable how effective both will be following periods of heavy rainfall when a significant area of the site is paved. Penarth Road frequently has a considerable amount of water flowing down it at times of heavy rainfall, and this will only be exacerbated by the development, potentially blocking the route and affecting buildings and businesses further down the road.

IMPACT ON LOCAL AMENITIES

The local primary school is currently at capacity and there are no spaces for children who will be residents of the development unless the catchment area is amended. The development would also create pressures on other public services in the area.

SOIL QUALITY

The Community Council is aware that the investigation of the soil quality has revealed concerns about its general suitability for housing development as well as the identification of substances within the site that are of a hazardous nature and would need to be safely removed before any development is commenced.

SECTION 106 AGREEMENT

If the planning application was approved, the Community Council would request the Vale of Glamorgan Council to seek a S106 agreement to fund appropriate lighting in Cogan Pill Road where pedestrian access is likely to increase significantly as well as a range of highway measures to improve access for residents due to the increase in traffic and footfall and for disabled people and for those with buggies and pushchairs. Furthermore, for funding to be provided to upgrade the children's outdoor play facilities situated in the adventure playground area off Cogan Pill Road. This would serve to benefit current residents and those who will reside in the new development.

3. PLANNING APPLICATION NO. 2021/00024/PND

Demolition of Storage Building at JP Motor Company, Leckwith Road, Llandough

RESOLVED that: No comments be made.

4. PLANNING APPLICATION NO. 2021/0047/FUL

17 Dochdwy Road – Balcony at First Floor Level to front elevation with stainless steel handrailing and toughened etched glass

RESOLVED that: No comments be made.

5. PLANNING APPLICATION NO. 2021/00047/FUL

18 Dochdwy Road - Build an enclosed porch on the front of the house with window and new front door

RESOLVED that: No comments be made.

6. PLANNING APPLICATION NO. 2021/00093/FUL

Land adjacent to 20 Dylan Close – Erection of 4 houses with amenity space and parking for bikes and cars

RESOLVED that: The following comments be submitted to the Vale of Glamorgan Council-

- a) There should be a full assessment made of any parking issues within Dylan Close which could result from the development. The Council is aware that other residents in the Close have major concerns about the parking implications that might arise from the development.
- b) The proposal is likely to represent an over-development of the site and could be considered as unneighbourly.
- c) A full assessment should be made of the stability of the foundations of the site given that it is very close to the escarpment and might result in water run-off to the highway below.
- d) If permission for development is granted, conditions should be imposed in relation to noise control and appropriate hours of construction periods.

Signed..... Date: 25 February 2021
Chairman