

LLANDOUGH COMMUNITY COUNCIL

**MINUTES OF A SPECIAL MEETING OF THE COUNCIL HELD ON THURSDAY 7
FEBRUARY, 2019 AT 5.30pm in LLANDOUGH WAR MEMORIAL HALL.**

PRESENT

Councillor Mrs P. Carreyett (Chairman)
Councillor Mrs P. Gay (Vice-Chairman)
Councillor Mrs L. Barrowclough
Councillor M. Edwards
Councillor D. Mears
Councillor E. Penn
Councillor W. Williams – Part Meeting

APOLOGIES FOR ABSENCE

None

1. DECLARATIONS OF PERSONAL AND PREJUDICIAL INTEREST.

There were none declared.

2. MEETING ADJOURNMENT.

The Chairman proposed that the meeting be adjourned to enable members of the public to make comments to the Council on planning application no. 2018/01023/FUL.

RESOLVED that: The meeting be adjourned to enable the large number of residents present to make their observations on the planning application.

During the adjournment a range of issues were raised by residents in attendance which the Council agreed to consider when formulating their observations on the planning application. Following the adjournment, the Council proceeded to consider its response to the planning application.

**3. PLANNING APPLICATION NO. 2018/01023/FUL – LAND NORTH OF
LECKWITH ROAD – PROPOSED RESIDENTIAL DEVELOPMENT
COMPRISING OF 40 AFFORDABLE UNITS (MIX OF 1 AND 2 BED
APARTMENTS) ALONG WITH ASSOCIATED PARKING, HIGHWAY AND
ANCILLARY WORKS)**

The Council had submitted objections to the original application for 50 units and it was noted that the revised proposals were for 40 units with a number of other amendments described in the amended design and access statement. The applicant had indicated that the amended application had been developed following further discussions with planning officers as a means of addressing comments received during the consultation period on the original application. In summary, the amendments were as follows: -

- A reduction of 10 units comprising of 34 No. 1 bed and 6 No. 2 bed apartments
- An adjustment to ridge heights and gables

- Reduction of car parking spaces by 18 and an adjustment to car parking bays to make better use of the space including 2 visitor parking bays along the side of the access road and the addition of 2 linear parking spaces along the backs of Blocks 1 and 2
- Setting back further the blocks from the road and increasing landscaping
- Accommodating useable amenity for residents at the rear of the blocks.

RESOLVED that: The proposed development be strongly opposed on the following grounds: -

- a) The proposal represents a significant over-development on a restricted site and the apartment density remains far too high for the location. Although acknowledging that the number of apartments has reduced from 50 to 40 it remains the strong view of the Council that this number is far in excess of what would be appropriate for this site.
- 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 as well as having an undesirable impact on the privacy of neighbouring occupiers.
- c) 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.
- d) 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. It is understood that some residents in Leckwith Road had jointly funded an enhancement to the drainage system and they are rightly concerned about the impact of such a development on their properties.
- e) There is insufficient parking and amenity space identified in the proposal.
- f) The scale and size of the proposed development is far too great and overbearing and is totally unsuitable for this location.
- g) There are no facilities in Llandough to provide for the needs of a large influx of people. For example, there are no local shops and no GP facility. Furthermore, local bus services have already been cut and it is understood that there are plans afoot for the 95a and 95b services to be reduced with a possibility that Penarth will not feature in their destination itinerary.
- h) There would be a major issue for highway safety as a result of the number of vehicles accessing Leckwith Road from within the development. Furthermore, the number of cars right turning and entering the site may produce a tailback situation which would exacerbate traffic movement on Penlan and Leckwith Road. It should be acknowledged that Leckwith Road serves Llandough Hospital which is the second largest hospital in Wales and there are plans to expand the range of services such as the transfer of the Rookwood hospital complex.
- i) The Council would wish to point out that a proposed flats development in the near vicinity of the site at Keepers Gardens was refused on 13 November, 2003 (Application No.2002/01503). This related to a proposal for 21 flats which would have been set back well off the road. The decision on 13 November, 2003 was as follows: -

'The proposal represents an insensitive and intrusive form of development out of keeping with its environs, the scale and extent of which would adversely affect the character and appearance of the area contrary to Policy EV19 of the South Glamorgan Structure Plan Proposals for Alteration No. 1 1989; Policy H3 of the East Vale Local Plan 1987; Policies HOUS9 and ENV25 of the Vale of Glamorgan Unitary Development Plan Deposit Draft 1998 (as amended 2003); Supplementary Planning Guidance on Amenity Standards and national guidance contained in Planning Policy Wales (March 2002).

The proposal, due to its scale and extent, would detract from the residential amenities currently enjoyed by neighbouring occupiers contrary to Policy H3 of the East Vale Local Plan 1987; Policies HOUS9 and ENV25 of the Vale of Glamorgan Unitary Development Plan Deposit Draft 1998 (as amended 2003); Supplementary Planning Guidance on Amenity Standards and national guidance contained in Planning Policy Wales March, 2002.'

Although planning policy and plans have changed since 2003, it is the view of the Council that the reasons for the refusal of this application are equally applicable to the current proposal.

k) The proposed design of the blocks of flats is very unattractive and substantial improvements to the design should be considered as well as a major reduction in site density in line with the local development plan. It is important that the design blends in with those properties on Leckwith Road visible from the main road.

l) The storage on the proposed site of up to 80 black refuse bags during a 2-week period is of concern to neighbouring occupiers especially during periods of warmer weather.

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.

Signed.....

21 February, 2019

Chairman