

**P-05-1069 Save the farmland and green fields at Cosmeston, Correspondence –  
Petitioner to Committee, 18.03.21**

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Date: 18<sup>th</sup> March 2021

To, the Petitions Committee,

Re: P-05-1069 Pwyllgor Deisebau / Petitions Committee,

At the Petitions Committee Meeting of 09.02.2021, members agreed to keep a “watching brief” on the issue regarding the above petition. Would it be possible for the following to be presented to the Petitions Committee as part of this “watching brief”.

1. In regard to the Planning Application a document has recently appeared on the Vale of Glamorgan Council Planning website, being a report by the Design Commission For Wales, dated 21<sup>st</sup> January 2021, which I have attached.

Extract from the Report is as follows,

*“The Commission raised a number of fundamental concerns about this project in December 2019 and has to date seen no evidence that the masterplan has been meaningfully altered to take account of and respond to those concerns.”*

*“The Welsh Government, as client and land-owner, has a particular responsibility to deliver exemplary development that meets the standards and ambitions set out in policy and legislation which it advocates for others and this scheme must be exemplary in every aspect. It is unclear which elements of the proposed development will make it distinctive from other residential development, and we are not currently confident that it will result in an exemplar of residential-led placemaking.”*

*“In consultation with the Commission in March 2019, Design Review in June 2019, and a DCFW workshop with the team in December 2019 fundamental concerns were raised regarding elements of the approach to the project. We are now a year on and based on the planning application materials available, there has been no change that would enable the scheme to meet the stated aspirations.”*

*“We have considered this report very carefully looking back at earlier correspondence and reports which are appended here. Based on these and the materials now submitted for review in January 2021, we are unable to support the proposals as they have been submitted for outline planning consent, which is in our view a premature step.”*

2. The Report briefly highlights the concerns of DCFW over: -
  - the increasing heights of the building which appear to have been raised significantly from the original application, despite a significant number of objections received on this issue.
  - the positioning of the dwellings, “fronts to back”
  - the location of the school and suggest that alternative locations be tested, and,
  - that Active Travel and Net Zero Carbon Development aspirations cannot be achieved.
3. It would appear that the applicant has increased the heights of the building significantly from the original application, to accommodate the reduction in site area due to the set back of the coastal path and ongoing coastal erosion and the seriously contaminated land that cannot be built on, rather than the need to allow for necessary population density to sustain a community facility as stated in the report.
4. The Welsh Governments own Planning Policy states that any development on the coast should be a development that requires a coastal location, and that developments that are not appropriate to a coastal location should not be permitted. Similarly, any development which adversely affects the open nature of the landscape should also not be permitted. Both seemingly being disregarded by the Welsh Government and the Planning Authority.
5. It is very concerning and disappointing that the Vale of Glamorgan Council are not viewing this application as independently as they should, seemingly taking a proactive stance on supporting this planning application, even though it is significantly different to Local Development Plan proposal and the original submitted planning application, without allowing public consultation on these changes, in order to achieve the provision of land for a school being offered by the applicant and maintain “agreements in principles” in regard to provision land and £8.25 million funding of a further school to be built on and adjacent site owned by the applicant.

Yours Faithfully,  
Michael Garland.