

Public Consultation - The Development of a Replacement School at St. David's Church in Wales Primary School, Colwinston

The 21st Century Schools Team on behalf of the Vale of Glamorgan Council is looking to progress a planning application for the 'construction of a replacement school including associated works' on land at St. David's Church in Wales Primary School within the settlement of Colwinston.

Previously a Pre-Application Consultation (PAC) was undertaken for the proposal on the 2nd March 2020 for a period of 28 days until the 30th March 2020 in accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012.

Unfortunately during this time a nationwide lockdown was issued in response to the Covid-19 outbreak resulting in the closure of public buildings in the Vale of Glamorgan on the 23rd March. This meant that hardcopies of the consultation material were not readily available for the whole of the consultation period. Best efforts were made to continue the PAC until the close date of 30th March 2020 in line with Welsh Government guidance released on March 27th 2020 (<https://gov.wales/sites/default/files/publications/2020-03/coronavirus-guidance-to-planning-authorities.pdf> refers) and April 29th 2020 (<https://gov.wales/sites/default/files/publications/2020-04/coronavirus-covid-19-updated-guidance-to-planning-authorities.pdf> refers).

Based upon government advice it was considered presentation boards of the proposal and physical copies of the proposed development plans could be made available to view within St. David's Primary School Lobby where interested members of the public could view the material without being in a group setting. This was advertised through an additional letter drop carried out by the mail carrier Whistl to the neighbouring properties. The letter was sent on Monday 16th March 2020. On Monday 23rd March 2020 new advice from Welsh Government was released issuing a partial lockdown with all unessential travel stopped for a period of at least 3 weeks meaning the only way the PAC material could be accessed was through webpage on St. David's Primary School website. Due to the disruption caused by the Covid-19 outbreak and the need to cancel the public engagement event it was considered necessary that the consultation period should be extended to allow interested parties additional time to access the PAC material online and submit any comments on the proposal. In response to the outbreak the consultation was extended for an additional 7 days. The PAC consultation formally closed on Monday 6th April 2020.

Although the above additional measures were taken and were considered to comply with government guidance at the time, it has become apparent that the lockdown measures in Wales had a detrimental impact upon how consultations are run. As a result, the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 needed to be amended to reflect the current situation within Wales to ensure developments still progressed and allowed people to fully engage with the planning process. The amended Order came into force at midnight on the 19th May 2020. A letter was issued by Welsh

Government on the 15th May 2020 which made developers aware of the changes to the order and stated “Any community consultation underway when premises were required to close will not have fully complied with the requirement of article 2C (1). The community consultation will therefore have to start again. While we considered whether any previous consultation period could reduce subsequent requirements, the need to ensure wide participation in the design of schemes an alternative procedure which is clear to all has persuaded us that consultation should restart from the beginning. All requisite notices must be re-served and contain the updated information in Schedule 1D to enable the public to know where the relevant information can be viewed.”

(<https://gov.wales/sites/default/files/publications/2020-05/the-planning-applications-temporary-modifications-and-disapplication-wales-coronavirus-order-2020-developer-notification-letter.pdf> refers)

Therefore, the Vale of Glamorgan Council’s 21st Century Schools Team are re-issuing the PAC consultation which will be in accordance with the amended Order under articles 2C and 2D as modified by Article 2G of the Amended Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The proposal in planning terms is classified as a ‘major development’ as such there is a requirement to undertake a formal Pre-application Consultation (PAC) with statutory consultees and the local community prior to submission of the application to the Local Planning Authority. Please note all the material available to view is the most up to date information.

All relevant draft drawings, reports and supplementary supporting documents are made available for inspection on the **Council’s Planning Register** under the following reference **2020/00001/PAC**. This includes the following documents:

- Draft Planning Application
- Site Location Plan
- Existing Site layout
- Proposed Site Layout
- Proposed Bin and Sprinkler Enclosure
- Proposed Cycle Store
- Proposed Elevations
- Proposed Floor plans
- Proposed Roof Plan
- Proposed Soft Landscape Plan
- Proposed Hard Landscape & Furniture Plan
- Proposed Boundary Treatments Plan
- Planning, Design and Access Statement
- Preliminary Ecological Appraisal
- Bat Survey Report
- Drainage Layout
- Archaeological Statement
- Transport Assessment
- Tree Report and Strategy
- Topography Survey

A site notice and letters have been sent to neighbouring properties, landowners and local councillors regarding the proposed development notifying them of this pre-application Consultation process with information on how to comment on the proposal and access the above material.

Hard copies of the proposal are available by request via email on npslater@valeofglamorgan.gov.uk or telephone on **01446 704762** at the following times:

08:30 - 17:00 Monday to Thursday

08:30 - 16:30 Friday

Alternatively, responses can be made online by sending comments to npslater@valeofglamorgan.gov.uk

A comment form has been produced to help format responses however this is not necessary to make a formal representation. If you do not have access to email, hard copy responses can be sent to:

FOA: Nathan Slater

Planning Policy,

Dock Offices,

Subway Road,

CF63 4RT

All representations **must** be received by **Monday 29th June 2020** for them to be formally considered.

Vale of Glamorgan Council look forward to hearing your views on the proposals.