

Pre-application Consultation Report for a Replacement School at St. David's Church in Wales School, Colwinston

June 2020



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Applicant: *21st Century Schools Team, Vale of Glamorgan Council*

Location: *St. David's Primary School, Colwinston*

Proposal: *Replacement primary school and associated works.*

1. Introduction

- 1.1. The Vale of Glamorgan Council's Planning Policy Department has been instructed by the 21st Century Schools Team (referred to as the applicant) to undertake a pre-application consultation in preparation for the submission of a full planning permission application on a replacement Primary School. The proposal comprises a 2-storey primary school building with associated works to re-arrange the existing school layout including the demolition of the existing school building.
- 1.2. The 21st Century Schools Programme is a long-term strategic investment in educational estate throughout Wales and is a unique collaboration between Welsh Government, the Welsh Local Government Association (WLGA), local authorities, colleges and diocesan authorities.
- 1.3. Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016 as amended (DMPWO) requires all planning applications for major development to undertake a statutory pre-application consultation and subsequently submit a pre-application consultation report (PAC) as part of a future planning application.
- 1.4. The PAC has been undertaken during the Covid-19 pandemic while lockdown measures have been enforced by Welsh Government. In response to these measures Welsh Government released emergency legislation which amended the DMPWO at midnight on the 19th May 2020 which changed certain aspects of the PAC process to account for the lockdown measures and ensure the consultation is effective. The PAC held for the proposed development has been undertaken in accordance with the amended DMPWO.

2. Legislative and Policy Context

2.1. Relevant Legislation

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (DMPWO)

- 2.1.1. The DMPWO places a requirement on developers to undertake a public consultation before applying for planning permission. This is known as a pre-application consultation. This form of consultation only applies to major development which is defined under Part 2 - Interpretation of the DMPWO. In regards to education proposals, major development is defined as “(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more” (DMPWO, Part 2 (c), 2012).
- 2.1.2. The DMPWO outlines the legislative requirements that developers must undertake as part of a pre-application consultation. These include:
- Making draft planning application documents available to view
 - Notifying the relevant consultees of the consultation
 - Providing a 28-day consultation period and;
 - Reporting how the pre-application consultation was undertaken and how people’s views were considered in a Pre-application Consultation Report submitted as part of the planning application.

The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

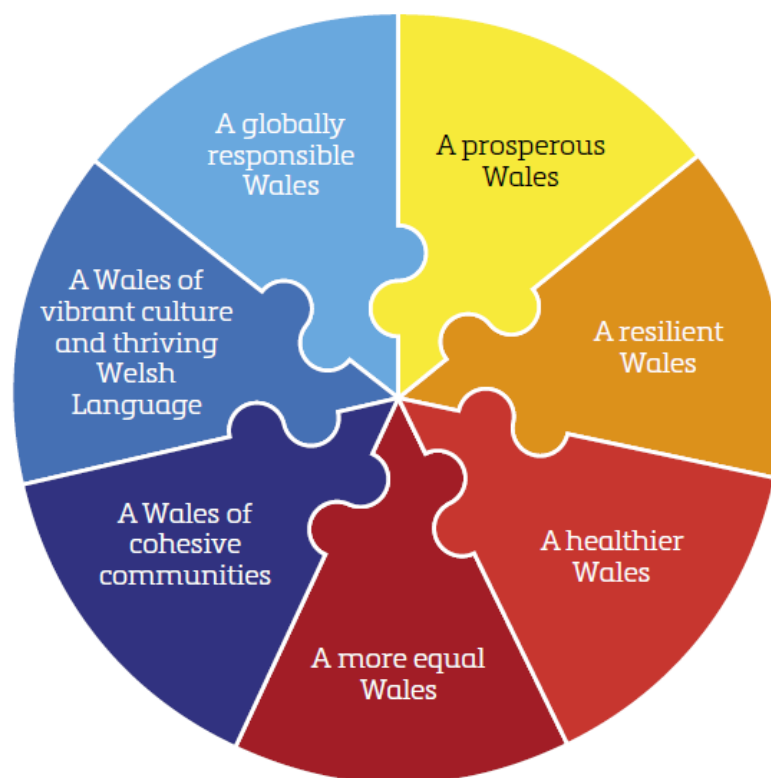
- 2.1.3. The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (“the Amendment Order”) has been made to enable the pre-application consultation process to take place and the subsequent submission of planning applications for major development. The Amendment Order makes changes to the PAC process outlined in the DMPWO.
- 2.1.4. The requirement to make information available for inspection at a location in the vicinity of the proposed development is removed for a temporary period. Developers must instead host all information online, with the web address clearly visible on the site notice (and on all direct neighbour notification letters if different from the site notice). The Amendment Order also requires developers to provide a contact telephone number. This will enable those without internet access to discuss the proposed development directly and request a hard copy of the documents to be sent to them. If hard copies are requested, an application must not be submitted before the period of 14 days beginning with the day on which the last document is sent.

2.2. National Policy

Planning Policy Wales (PPW) Edition 10 (2018) and Well-being and Future Generations Act (WBFGA)

- 2.2.1. PPW has been produced in accordance with the Well-being and Future Generations Act (WBFGA) (2015) which promotes sustainable development by using the sustainable development principle which “means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.” (PPW, p.9, 2018). To ensure the sustainable development principle is met the WBFGA has established 7 well-being goals (figure 1 refers). In order to demonstrate that appropriate consideration has been given to the Well-being goals and the sustainable development principle in the decision-making process the WBFGA sets out the five ways of working which require consideration of “involvement; collaboration; integration; prevention; and long-term factors.” (PPW, para.1.14, 2018).

Figure 1: The Well-being and Future Generation Goals (Source: Welsh Government)



- 2.2.2. In order to achieve the objectives of the WBFGA and ensure development follows the sustainable development principle PPW promotes a ‘placemaking’ approach to the planning system which is “a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well-being in the widest sense.” (PPW, p.16, 2018)

- 2.2.3. Paragraph 3.4 of PPW details the importance of early engagement within the development process stating “For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales. These objectives can be categorised into five key aspects of good design” (PPW, para.3.4, 2018). Figure 2 outlines the components of good design as detailed in PPW:

Figure 2: Objectives of Good Design (Source: Welsh Government)



- 2.2.4. Specifically, in relation to pre-application consultations the Welsh Government has produced further guidance known as ‘Pre-application Community Consultation: Best Practice Guidance for Developers’ (2017). This document provides information to help developers achieve the most from the pre-application consultation process which not only meets the statutory requirements of legislation but suggests ways in which developers can go beyond the minimum requirements to ensure the consultation is not treated as a tick box exercise. The document concludes; “Engagement is a two-way process, by introducing the statutory pre-application consultation requirements under the Act, the Welsh Government encourages developers and communities to work together to create successful developments across Wales... there are a number

of challenges and opportunities to achieving successful consultation and engagement. By delivering best practice consultation strategies will enable the community to take part in the process, assist in overcoming planning issues and improve planning successes.” (Section 4.1, 2017)

2.3. Local Policy

2.3.1. In regards to local planning guidance on how developers should consult as part of the PAC process, the Vale of Glamorgan Council has an approved Community Involvement Scheme which sets out the Council’s approach to engagement taken during the plan making process in relation to the Local Development Plan. This scheme does not go as far as advising on the approach to be taken in respect of individual planning applications or the PAC process.

2.3.2. However, the Vale of Glamorgan Council has produced a Well-being Plan 2018-2023 which sets out the specific well-being objectives for the authority which include “to enable people to get involved, participate in their local communities and shape local services” (VoG, p.5, 2018). To deliver upon this objective the Council has adopted the National Principles for Public Engagement in Wales which are:

1. Engagement is effectively designed to make a difference;
2. Encourage and enable everyone affected to be involved, if they so choose;
3. Engagement is planned and delivered in a timely and appropriate way;
4. Work with relevant partner organisations;
5. The information provided will be jargon free, appropriate and understandable;
6. Make it easier for people to take part;
7. Enable people to take part effectively;
8. Engagement is given the right resources and support to be effective;
9. People are told the impact of their contribution;
10. Learn and share lessons to improve the process of engagement.

2.3.3. Although these principles are not specific to the planning process it is considered to represent best practice. Furthermore, as the applicant for the proposal is part of the Vale of Glamorgan Council these principles should be at the heart of the consultation strategy forming the PAC.

2.4. Pre-application Consultation Requirements

2.4.1. The DMPWO places certain key requirements on developers when undertaking consultations. These include:

- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days prior to submitting a planning application;
- Write to any owner or occupier of any land adjoining the application site notifying them of the proposed development;
- Make the draft planning application publicly available. This must include all information that would be required to be submitted as part of a formal planning application and any information that would be needed to comply with local validation requirements;
- Consult community and specialist consultees. Community consultees comprise each town or community council in whose area the proposed development would be situated and each local member representing an electoral ward in which the proposal would be situated. Specialist consultees comprise the list of consultees set out in Schedule 4 of the DMPWO;
- Consider if an Environmental Impact Assessment (EIA) is required for the project;
- Submit a pre-application consultation report (PAC) as part of the planning application containing the information set out in Article 2F Paragraph 2 of the DMPWO.

3. Consultation Strategy

3.1. Site Notice

- 3.1.1. In accordance with the requirements of the DMPWO and the Amendment Order schedule 1D a bi-lingual (English and Welsh) site notice was displayed at two locations within close proximity to the application site on the 2nd June 2020. Figure 3 identifies the location of the notices in relation to the application site and Figure 4 provides photographic evidence of the notices being displayed. A copy of the site notice is included at Appendix 1 which contains a description of the proposal, reference to the land the proposal relates to, and how to access further information relating to the proposal in compliance with Schedule 1B Articles 2C and 2D of the DMPWO (as changed by the Amendment Order) in both English and Welsh.

Figure 3: Site Notice Location



Figure 4: Evidence of the Display of Public Notices



- 3.2. In accordance with the statutory requirements laid down in the DMPWO, the site notices were displayed for the 28-day consultation period. However, it is acknowledged the site notices could have been removed without the developer's knowledge, but sufficient measures were taken through the use of multiple site notices displayed to ensure one set of site notices were maintained for the full 28-day period.

3.3. Notice to Owners / Occupiers

- 3.3.1. Bi-lingual notices addressed to owners / occupiers of neighbouring properties were delivered by mail carrier on behalf of the Policy Team. The properties which received a written notice are listed in Table 1 below. The written notices were sent on the 1st June 2020 aiming to be delivered to recipients on the 2nd June 2020.
- 3.3.2. A copy of the written letter giving notice of the PAC can be viewed at Appendix 2 of this report. The notice identified the 29th June 2020 as the closing date of the consultation, allowing for a minimum of 28-days for representations to be made. The plans and supporting information required for the consultation was made publicly available on the Vale of Glamorgan Council's Planning Register webpage. Hard copies could be requested by telephone to be delivered by mail carrier.
- 3.3.3. The scope of neighbouring properties to be directly consulted was based upon those properties which would be closest to the potential development and therefore likely to be most impacted by the proposal.

Table 1: List of Neighbour Consultees

1 Heol Cae Pwll	54 Heol Cae Pwll
2 Beech Park	55 Heol Cae Pwll
2 Heol Cae Pwll	56 Heol Cae Pwll
3 Beech Park	57 Heol Cae Pwll
3 Heol Cae Pwll	58 Heol Cae Pwll
4 Beech Park	59 Heol Cae Pwll
4 Heol Cae Pwll	60 Heol Cae Pwll
44 Heol Cae Pwll	61 Heol Cae Pwll
45 Heol Cae Pwll	62 Heol Cae Pwll
46 Heol Cae Pwll	63 Heol Cae Pwll
47 Heol Cae Pwll	64 Heol Cae Pwll
48 Heol Cae Pwll	Claypit Farm
49 Heol Cae Pwll	Cornerways
5 Beech Park	Hen Felin
5 Heol Cae Pwll	Ivy Cottage
50 Heol Cae Pwll	Lyndhurst
51 Heol Cae Pwll	Rose Cottage
52 Heol Cae Pwll	St. David's Church of Wales Primary School
53 Heol Cae Pwll	Strone Cottage
Valholl	

3.4. Notice to Community Consultees

- 3.4.1. Under the provision of Schedule 1B Articles 2C and 2D of the DMPWO (as changed by the Amendment Order), a bi-lingual notice was served on the following community consultees via email on the 2nd June 2020:

- Councillor Christine Cave (member for Llandow & Ewenny electoral ward);
- Colwinston Community Council (sent to Council Clerk).

- 3.4.2. The notice identified the 29th June 2020 as the consultation end date allowing a minimum of 28 days for representations to be made. A copy of the notice can be viewed at Appendix 3 of this report.

3.5. Notice to Specialist Consultees

- 3.5.1. The bi-lingual notice for specialist consultees was completed under the provision of Schedule 1C Article 2D of the DMPWO in accordance with Schedule 4. A copy of the notice can be viewed at Appendix 3 of this report. The notice was served via email on the 2nd June 2020 and stated that the closing date of the consultation was the 29th June 2020 allowing for the minimum consultation period of 28 days for representations to be received. The following bodies were consulted as specialist consultees:

- Dwr Cymru Welsh Water Developer Services
- Vale of Glamorgan Highway Development
- Vale of Glamorgan Planning Department

3.6. Additional Consultees

- 3.6.1. Beyond the requirements of the DMPWO, additional consultees were also identified who would likely be interested in the proposal to ensure the consultation was effective. Notice was served via email on the 2nd June 2020 and identified the 29th June 2020 as the consultation end date allowing a minimum of 28 days for representations to be made. Those consulted included:

- Natural Resources Wales (NRW) - (original PAC only)
- Vale of Glamorgan Ecology Officer
- Glamorgan and Gwent Archaeological Trust (GGAT)
- Vale of Glamorgan Cabinet Member for Education and Regeneration - Councillor Lis Burnett

3.7. Publication of Information

- 3.7.1. The plans and supporting information listed in Table 2 were made available to view on the Council's Planning Register webpage (<http://vagonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/00001/PAC> refers) and physical copies could be viewed upon request for the duration of the consultation period.

Table 2: List of Available Plans and Supporting Information

Draft Planning Application	Planning, Design and Access Statement
Site Location Plan	Existing Site Layout
Proposed Site Layout	Proposed Elevations
Proposed Floor Plans	Proposed Roof Plan
Proposed Boundary Treatment Plan	Proposed Hard landscape & External Furniture Plan
Proposed Soft Landscape Plan	Topographical Survey
Archaeological Report	Transport Assessment

Preliminary Ecology Appraisal Report	Bat Survey Report
Tree Report & Strategy	Proposed Site Levels
Drainage Layout	Proposed Bin Store and Sprinkler Enclosure
Proposed Cycle Store	

- 3.7.2. Representations could be made directly using the online form or by downloading a consultation form from the webpage and either emailing the response to npslater@valeofglamorgan.gov.uk or by post to Planning Policy, Dock Offices, Subway Road, Barry, CF63 4RT. Hard copies of the consultation form were available upon request by calling the Policy department.

3.8. Public Engagement Event

- 3.8.1. Usually a public engagement event would be held to support the PAC process. Holding a public engagement event is not a statutory requirement of the PAC process but does help to support the proposed development and help inform interested parties within the vicinity of the proposal. However, this type of public event cannot be held due to Welsh Government advice to stop any non-essential large meetings or gatherings in response to the ongoing Covid-19 outbreak.

3.9. Impact of Covid-19

- 3.9.1. Previously on the 2nd March 2020 a Pre-Application Consultation (PAC) was held for 28 days until the 30th March 2020. Following the completion of the PAC a planning application was submitted to the Local Planning Authority on the 29th April 2020. However, during this time Wales went into lockdown in response to the Covid-19 pandemic. In the Vale of Glamorgan public buildings were closed from the 23rd March 2020, which stopped the public from being able to access hard copies of the consultation material for the PAC. Welsh Government advice at the time was to continue with the existing processes as best as possible and ensure material was available online.
- 3.9.2. Following the submission of the planning application, Welsh Government released a letter on the 15th May 2020 which outlines the emergency changes that have been made to the Town and Country Planning (Development Management Procedure) (Wales) Order (2012) which came into force at midnight on the 19th May 2020. The Amendment Order seeks to ensure the public are still able to engage with the planning process by setting out parameters for interested parties to request hardcopies of documents during a PAC. This resulted in Welsh Government making the following decision; "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.”. Further information regarding the amended Order can be found here:- <https://gov.wales/sites/default/files/publications/2020-05/the-planning-applications-temporary-modifications-and-disapplication-wales-coronavirus-order-2020-developer-notification-letter.pdf>

- 3.9.3. Consequently, the Vale of Glamorgan Council’s 21st Century Schools Team re-issued the PAC consultation which was issued in accordance with the Amendment 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 re-issued PAC ran from Tuesday 2nd June 2020 until Monday 29th June 2020.

3.10. Changes to the Proposal from the Original Consultation to the Re-issued PAC

- 3.10.1. The proposed development has been subject to a number of minor changes following the outcome of the original consultation which supports the aims of the proposal in achieving a sustainable form of development. These include:
- A larger area for PVs on the roof of the school.
 - The removal of gas storage on site.
 - The enlarged PV area on the roof of the school and removal of gas storage is planned to enable the school to be run on electricity in response to future proof the school as energy needs change.
 - The addition of an extra car parking space to the proposed car park.
- 3.10.2. The proposed plans supporting the proposed development have been amended to reflect the above changes and have been included within the re-issued PAC.

4. Consultation Responses

- 4.1.1. The comments received during the original PAC held between the 2nd March and 28th March 2020 have been included within this PAC report, where no new representations were received during the re-issued PAC. If new comments have been received during the reissued PAC these have superseded the original comments. This is to ensure all comments relating to the proposal have been considered and no interested parties have been missed during the re-issued PAC.

4.2. Specialist Consultees

- 4.2.1. This section details the pre-application responses received from the specialist consultees. Out of the three specialist consultees contacted (listed under section 3.4), one response was received. This was from Dwr Cymru Welsh Water. The representations received from the consultees have been summarised below with a response to any issues raised and how this has been considered in the design of the proposal. The full representations received from the specialist consultees can be viewed at Appendix 5.

Dwr Cymru Welsh Water (DCWW)

- 4.2.2. A response was received from DCWW on the 19th June 2020. The representation did not object to the draft application stating, "Having reviewed the details submitted I would advise there is **no objection** to the proposed development".
- 4.2.3. Although DCWW did not raise an objection to the proposed development the representation offered standing advice which should be considered as part of a future planning application. In regards to sewerage, DCWW stated that "the foul flows only from the proposed development can be accommodated within the public sewerage system" however, they will seek to control points of communication via the appropriate planning conditions and request that the proposed drainage strategy takes this in to account. In response to this request the proposed development is supported by a Drainage Layout which identifies the existing foul drains and how they will relate to the proposed development.
- 4.2.4. Regarding sewerage treatment DCWW have confirmed "No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site". In relation to connecting a water supply to the proposal DCWW state "A water supply can be made available to service this proposed development.". Consequently, no further action is considered necessary concerning sewerage treatment and water supply connection.
- 4.2.5. Therefore, it is considered that the supporting Drainage Layout will be sufficient to describe the proposed development to allow DCWW to scrutinise the sewerage connections to the proposed development and propose suitable planning conditions during the full planning application process.

4.3. Additional Consultees

- 4.3.1. Out of the four additional consultees consulted as part of the proposed development, one response was received from Natural Resources Wales which is detailed below:

Natural Resources Wales (NRW)

- 4.3.2. NRW were consulted due to the biodiversity interests identified on the site. The draft ecological report makes recommendations to mitigate the impact of the proposal and enhance the biodiversity value of the site. A response was received from NRW on the 2nd March 2020 in relation to the original consultation. The comments stated that NRW were not required to respond to the PAC consultation at this stage and would await the submission of a full planning application before assessing the proposed development.
- 4.3.3. Therefore, based upon NRW's comments the ecological report is considered to adequately address the biodiversity issues on the site. However, this will be subject to further consideration following consultation with NRW as part of the full planning application process.

4.4. Community Consultees

- 4.4.1. The community consultees were identified as being the local councillor for the ward area of Llandow & Ewenny, Councillor Christine Cave and Colwinston Community Council.
- 4.4.2. No response was received from Councillor Christine Cave in relation to the proposed development.
- 4.4.3. One representation was received from Colwinston Community Council during the original consultation period. The Community Council contacted the developer to express that the Community Council has no new comments to make and would like its previous pre-planning comments included as part of the new consultation. The issues raised in the representation have been summarised and responded to in Table 3 below. Copies of the complete representation made by Colwinston Community Council can be viewed at Appendix 6.

Table 3: Summary of Comments from Colwinston Community Council and Applicant Response

Summary of Comments from the Colwinston Community Council Representation	
Comments	Response
The proposed building does not reflect the existing school building	Comments noted. It is accepted that the proposed development would represent a significant change to the existing school building which is a single storey prefabricated building that has been subject to a number of extensions over recent years to accommodate the increasing school roll. Although the proposed school building will use different external material finishes which includes buff coloured

	<p>facing brick and off-white render, it is considered these lighter material finishes better reflect the surrounding properties adjacent to the school. The lighter colour palette has been chosen in recognition of the site's location on the edge of the settlement overlooking the open countryside to the west. It is considered this will help the school building blend into the wider landscape whereas a darker colour palette would have the opposite effect.</p> <p>The proposed school building would also represent an increase in scale as the proposal is set over two storeys, measuring approximately 10m high. However, the increased scale is required to accommodate the growing number of pupils attending the school. Although the scale of the school building has increased, the footprint of the structure remains modest allowing for a larger car parking area to serve the new school while maintaining sufficient play space areas and safeguarding habitat areas within the site which would not be achievable on site through the construction of a larger single storey school.</p> <p>Additionally, the materials used in the proposed development have been specifically chosen to ensure the new building achieves the BREEAM Excellent Certification. This is awarded to buildings which achieve a BREEAM rating of 70% or more based upon a number of sustainability criteria. The proposed design has been subject to a BREEAM pre-assessment which demonstrates the proposal represents a sustainable building in accordance with national policy contained within Planning Policy Wales (PPW) which promotes developments that "seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution." (PPW, para.3.7, 2018). Furthermore, this is reiterated under LDP Policy MD2 criterion 12 which states proposals should "mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change" (LDP, p.100, 2017).</p>
Building will cause overshadowing to properties along Beech Park	<p>The buildings along Beech Park would be located to the south of the proposed development. Therefore, the proposed building's shadow would be cast towards the north during most of the day outside of land relating to the residential properties along Beech Park. However, during the summer months there would likely be a short period during the early morning 6:00 till 7:00 where the shadow of the proposed building would touch the north western corner of no.1 Beech Park's rear garden. Furthermore, during the evening in the summer months between 19:00 till 20:00 a shadow would likely be cast to the north eastern corner of</p>

	<p>no.5 Beech Park. In both cases shadowing will take place for a short period and to a small area of the neighbouring properties. Additionally, dense vegetation can be found along the boundary between the development site and the neighbouring properties along Beech Park. It is therefore not considered that the proposed development would significantly change the shadowing currently experienced by these properties that is caused by the current vegetation.</p>
<p>Increase in school capacity will exacerbate existing traffic problems during peak travel times</p>	<p>The proposed design has been subject to a Transport Assessment (TA) undertaken by Aecom. The TA assessed the proposal using traffic, parking and pedestrian surveys to understand if there is spare capacity in the highway network or whether mitigation would be required to accommodate the proposed development. The assessment accounts for a worst-case scenario measuring the impact the development would have as it does not account for pupils who arrive / depart outside the identified peak hours or the increase of pupils within a two-mile catchment of the school which are more likely to use alternative methods of travel such as walking and cycling. Based on this assessment the TA found the proposed development would result in an increase of 55 two-way vehicular movements during AM and PM peak hours which compared to the existing situation would represent a significant impact. However, this figure would equate to approximately one vehicular movement per minute during each peak hour which is not considered to be a severe impact.</p> <p>The TA outlines the measures the proposed development will undertake to improve the existing traffic issues and manage the forecasted increase in school traffic. This will include adopting travel mode targets which aim to reduce the car mode share by 6% for pupils and staff over a five-year period through the adoption and implementation of a Travel Plan. The Travel Plan will be brought forward under a planning condition following consultation with the Local Highway Authority. The Travel Plan must be in place before full occupancy of the proposed development and will contain a range of measures to enhance the attractiveness of sustainable travel options and encourage the use of walking, cycling and public transport. These will include soft measures such as promotion of the Travel Plan through newsletters, displaying sustainable transport information on public notice boards outside the school and implementing national sustainable initiatives such as national walk to school day and cycle to school week.</p> <p>The TA also recommends hard measures to mitigate the proposed developments impact which includes maintaining pedestrian and cycle access to the site, creating 20 bicycle parking spaces to the front of the proposed school and re-implementing the one-way system during school opening and closing times. The TA recommends the school promotes, monitors and if necessary enforces the one-way</p>

	<p>system as part of a traffic management strategy for users of the proposed school.</p> <p>It is considered the above measures would be sufficient to alleviate the concerns raised by the Community Council.</p>
Concern there is insufficient onsite safe parking proposed	<p>Comments are noted. The development is a constrained site however, to help alleviate the concern raised the car parking layout has been re-arranged to accommodate an additional space resulting in the proposed development having 20 staff parking spaces 3 visitors parking spaces and 1 commercial parking space. This would still fall below the maximum provision of 26 car parking spaces by 2 spaces as outlined in the Parking Standards SPG. It is important to note that the SPG promotes maximum standards and highlights that “such an approach will enable more flexibility to the application of the parking standards (where supported by appropriate and robust evidence) to reflect local conditions and the availability of alternative forms of transport and may result in a reduction in the level of vehicle parking required.” (para.5.2, 2019). The SPG outlines the type of evidence it would consider necessary to support a reduction in car parking which includes, the availability of private buses, taxi services or the extent of car-pooling, accessibility by walking and cycling to every day goods and services and the production of an agreed Travel Plan, supported by appropriate financial investment and staff commitment.</p> <p>To further mitigate the under provision of car parking spaces the proposed development does seek to include a car sharing scheme reserving 3 car parking spaces for users of the scheme. Further detail of the scheme will be outlined in a subsequent Travel Plan to support the proposal and evidence the reduction in car parking on site. The proposed site layout also includes bicycle parking provision for 20 bikes situated to the front of the proposed school with the aim to promote active travel to and from the school and create a modal shift from private car to other forms of sustainable travel.</p> <p>In response to the concern raised the layout of the car park has been amended to increase the car parking available from 23 to 24 spaces. It is considered this increase in conjunction with the above approach will alleviate the concerns raised regarding staff parking at the proposed development.</p>
Proposed school entrance too close to existing junction causing congestion at peak times	<p>The TA did not highlight this junction as being an issue as part of the junction capacity assessment. However, it did note that “there are likely to be some negative impacts on Unnamed Road 1 from the development proposals, particularly if vehicles undertake a turning manoeuvre in the road to exit via the same direction in which they arrived. This would further intensify congestion and delay from one-way carriageway working arising from parked vehicles, and potential adverse highway safety for pedestrians.” (TA,</p>

	para.6.3.9, 2020). To mitigate this issue the TA proposes to implement a one-way system moving traffic that is visiting the school at peak times in one direction. This would also alleviate access from the Heol Cae Pwll junction by minimising traffic flow coming from both directions.
Disruption caused by construction if development is approved.	Managing the effects from the construction of the proposed development will form part of a Construction Traffic Management Plan (CTMP). The management measures will be intended to protect the environment, amenity and safety of local residents, businesses, the general public and the surroundings in the vicinity of the proposed development. As part of the CTMP, a construction vehicle routeing regime for access to the construction site will be identified and agreed with the Local Highway Authority (LHA) to ensure that drivers of construction related vehicles do not use inappropriate routes which are unsuitable by virtue of their width, alignment or character. The CTMP will also consider measures to discourage deliveries during peak traffic periods on the highway network. There will be ongoing monitoring of the CTMP during the construction phase to establish the effectiveness of the measures. At this stage of the planning process the CTMP is not required. The publication of this document is normally required by condition following the approval of the proposed development. This is to ensure the proposed development does not incur additional costs at this stage if planning approval is not forthcoming.
Traffic plan for construction phase of proposal is required	Agreed, a Construction Traffic Management Plan would be required by the LHA to ensure minimal disruption to the highway network and to preserve highway safety. The publication of this document is normally required by condition following the approval of the proposed development. This is to ensure the proposed development does not incur additional costs at this stage if planning approval is not forthcoming.
Objects to the implementation of a permanent one-way system outside of peak traffic times	The one-way system is proposed for vehicle trips to and from the school site during school opening and closing times. It is recognised that the one-way system would not apply to local residents who do not use the school as the one-way system would be implemented by the school and travel plan co-ordinator who would be unable to enforce the proposed one-way system on people who do not attend the school. However, it is considered that many will likely choose to follow as this would be an easier option compared to travelling against the prevailing flow.
Concerns raised that construction of site will cause disruption to pupil's recreation	Comments noted. The construction of the new school building will result in a temporary loss of the existing school playing field. However, it is noted there is a public recreation ground adjoining the Village Hall approximately 50m from the school site. If this was to be used during the construction of the proposed development as play space for pupils, an agreement would likely need to be established between the relevant Council Department responsible for the land and the LHA to ensure there is safe access to and

	from the school. However, it is not considered this would be essential to the proposal at this stage but is likely an issue that can be addressed outside of the planning process.
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4.5. Public Consultation

- 4.5.1. 2 representations were received by email during the original consultation. Both responses supported the principle of the proposal however a number of concerns were raised. A consultation form was provided to help the public present their comments, however, the representations did not follow this format therefore, this format has not been continued in this report. A copy of the consultation form can be found at Appendix 7. The concerns raised by the representations have been summarised and responded to in Table 4 below. However, all the representations received can be viewed in full at Appendix 8.

Table 4: Summary of Comments received from the Original Public Consultation and Applicant's Response

Summary of Comments received during the Original Public Consultation	
Comments	Response
Incorrect reference to village road in Transport Statement	Agreed. Reference made to the road referred to as "Coed Marsarnen" in the Transport Assessment has been amended to read "Coed Masarnen" to appropriately reflect the correct name of the road.
Supports one-way system plan for traffic management, concerns on how this will be enforced for parents of pupils attending the school	The one-way system will be managed by the school and the Travel Plan co-ordinator. Marketing material will be produced and provided to all pupils, parents / carers and local residents to ensure they are aware of the one-way system and encourage its use during the school AM and PM Peaks. The school will monitor the use of the one-way system and if necessary enforce its use by those attending the school as part of a traffic management strategy.
Lack of parent drop off and pick up facility	The proposed car park on the site will allow for private mini-bus drop off and pick up for nursery pupils and the existing bus stop outside of the school will continue to be used as a dedicated school bus stop for the P121 School Bus from Cowbridge to Colwinston for eligible students. Furthermore, the TA outlines a target for modal shift of 6% from private car to other modes of travel for users of the site to reduce congestion on the road. There are currently no parking restrictions on the roads surrounding the school which means parking is permissible where safe to do so. The proposal is limited in scope as to how drop off and pick up can be accommodated on site due to existing site constraints. However, it is considered the above measure will help to alleviate the existing situation at the school site.
Concern of disruption caused by construction vehicles	A Construction Traffic Management Plan (CTMP) would be required by the Local Highway Authority to ensure minimal disruption to the highway network and to preserve highway safety during the construction phase

	of the development. The publication of this document is normally required by condition following the approval of the proposed development. The CTMP is not produced at this stage to ensure the proposed development does not incur additional costs if planning approval is not forthcoming.
No playing field provided as part of the proposal concerns raised if Village Hall playing fields used due to poor existing pedestrian environment.	<p>Comments noted. The construction of the new school building will result in a temporary loss of the existing school playing field. However, it is noted there is a public recreation ground adjoining the Village Hall approximately 50m from the school site. If this was to be used during the construction of the proposed development as play space for pupils an agreement would likely need to be established between the relevant Council Department responsible for the land and the Local Highway Authority to ensure there is safe access to and from the school. However, it is not considered this would be essential to the proposal at this stage but is likely an issue that can be addressed outside of the planning process.</p> <p>However, once the school is complete the proposal does include a Junior's yard, Infant's yard and nursery play area within the site. Furthermore, grassed play space will also be available within the site as part of the proposal to meet the needs of pupils attending the school.</p>

4.5.2. The Re-issued PAC resulted in 6 consultation responses. The concerns raised by the representations have been summarised and responded to in Table 5 below. However, all the representations received can be viewed in full at Appendix 8.

Table 5: Summary of Comments from the Re-issued PAC and the Applicant's Response

Summary of Comments received during the Re-issued Public Consultation	
Comments	Response
Transport Assessment does not address the increase in pupils and staff as a result of the proposed development.	The TA assessed the proposal using traffic, parking and pedestrian surveys to understand if there is spare capacity in the highway network or whether mitigation would be required to accommodate the proposed development. The assessment accounts for a worst-case scenario measuring the impact the development would have as it does not account for pupils who arrive / depart outside the identified peak hours or the increase of pupils within a two-mile catchment of the school which are more likely to use alternative methods of travel such as walking and cycling. Based on this assessment the TA found the proposed development would result in an increase of 55 two-way vehicular movements during AM and PM peak hours which compared to the existing situation would represent a significant impact. However, this figure would equate to approximately one vehicular

	<p>movement per minute during each peak hour which is not considered to be a severe impact.</p> <p>The TA outlines the measures the proposed development will undertake to improve the existing traffic issues and manage the forecasted increase in school traffic. This will include adopting travel mode targets which aim to reduce the car mode share by 6% for pupils and staff over a five-year period through the adoption and implementation of a Travel Plan. The Travel Plan will be brought forward under a planning condition following consultation with the Local Highway Authority. The Travel Plan must be in place in before full occupancy of the proposed development and will contain a range of measures to enhance the attractiveness of sustainable travel modes and encourage the use of walking, cycling and public transport. These will include soft measures such as promotion of the Travel Plan through newsletters, displaying sustainable transport information on public notice boards outside the school and implementing national sustainable initiatives such as national walk to school day and cycle to school week.</p> <p>The TA also recommends hard measures to mitigate the proposed developments impact which includes maintaining pedestrian and cycle access to the site, creating 20 bicycle parking spaces to the front of the proposed school and re-implementing the one-way system during school opening and closing times. The TA recommends the school promotes, monitors and if necessary enforces the one-way system as part of a traffic management strategy for users of the proposed school.</p>
Landscaping scheme does not include areas outside of the school boundary.	<p>The proposed development site relates to land directly in control of the applicant. Unfortunately, land adjoining the site to the west is classed as a highway verge and forms part of the adopted highway. Therefore, any development within this area including landscaping would need to be approved by the local highway authority (LHA). The applicant is working with the LHA to improve sustainable transport infrastructure to this area with monies acquired through a section 106 agreement relating to the recently developed housing allocation within Colwinston which includes improving the quality of the pedestrian environment. However, it is considered more prudent for the LHA to lead upon this as the land falls under their authority. In regards to the land to the north of the site, this land is not in the ownership of the Council and it is not considered necessary to improve landscaping to this area as it relates to the residential area rather than the proposed development site.</p>
No additional parent drop-off / pick-up provided as part of the proposals.	<p>The proposed car park on the site will allow for private mini-bus drop off and pick up for nursery pupils and the existing bus stop outside of the school will continue to be used as a dedicated school bus stop for the P121</p>

	<p>School Bus from Cowbridge to Colwinston for eligible students.</p> <p>The proposed development would result in 97 vehicle arrivals in both the AM and PM peak periods which results in 194 two vehicle movements. This represents an increase of 74 two-way vehicle movements across the local highway network. It is considered the existing highway network can support the additional traffic caused by the school expansion. There are currently no parking restrictions on the roads surrounding the school which means parking is permissible where safe to do so. The proposal is limited in scope as to how drop off and pick up can be accommodated on site due to existing site constraints however, the proposal includes a traffic management plan to alleviate concerns regarding parent pick up / drop off. Following the occupation of the new school facility, the school will promote, monitor and, if necessary, try to enforce a one-way system as part of a traffic management strategy, for vehicle trips to and from the school site during school opening and closing times. The one-way system is proposed as follows:</p> <ul style="list-style-type: none"> • Traffic to / from the A48 – will route via the A48 / Unnamed Road 2 junction towards the crossroad junctions, and then route south via Unnamed Road 1 towards the school. Once pupils have been dropped-off / picked-up traffic will continue their route south on Unnamed Road 1 towards Colwinston and then route via Unnamed Road 3 to access the A48 at the A48 / Unnamed Road 3 junction or the A48 / Unnamed Road 2 junction. • Traffic to / from the south of Colwinston – will route via Unnamed Road 4 or Unnamed Road 5 to park in Colwinston. Adults will then be required to escort pupils from the residential areas of Colwinston to the school, to then depart via Coed Masarnen back to the south. <p>Furthermore, the proposal will be supported by a Travel Plan which aims to reduce the ‘car’ mode share by 6% for pupils and for staff over five years. The Travel Plan will contain a range of measures additional to those that will be provided as part of the development to enhance the attractiveness of sustainable travel and to encourage the use of the walking, cycling and public transport infrastructure.</p> <p>The measures outlined above are considered sufficient to mitigate the increase in traffic caused by the expansion of the school. However, it is also noted that there is money available to improve sustainable transport infrastructure to this area in the form of section 106 monies which could further alleviate traffic issues.</p>
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<p>Lack of appropriate parking provision.</p>	<p>The development is a constrained site however, to alleviate the concern raised the car parking layout has been re-arranged from the original proposal to accommodate an additional space resulting in the proposed development having 20 staff parking spaces, 3 visitors parking spaces and 1 commercial parking space. This would still fall below the maximum provision of 26 car parking spaces by 2 spaces as outlined in the Parking Standards SPG. It is important to note that the SPG promotes maximum standards and highlights that “such an approach will enable more flexibility to the application of the parking standards (where supported by appropriate and robust evidence) to reflect local conditions and the availability of alternative forms of transport and may result in a reduction in the level of vehicle parking required.” (para.5.2, 2019). The SPG outlines the type of evidence it would consider necessary to support a reduction in car parking which includes, the availability of private buses, taxi services or the extent of car-pooling, accessibility by walking and cycling to every day goods and services and the production of an agreed Travel Plan, supported by appropriate financial investment and staff commitment.</p> <p>To further mitigate the under provision of car parking spaces the proposed development does seek to include a car sharing scheme reserving 3 car parking spaces for the scheme. Further detail of the scheme will be outlined in a subsequent Travel Plan to support the proposal and evidence the reduction in car parking on site. The proposed site layout also includes bicycle parking - provision for 20 bikes situated to the front of the proposed school with the aim to promote active travel to and from the school and create a modal shift from private car to other forms of sustainable travel.</p> <p>It is considered the proposed parking provision in conjunction with the above approach will alleviate the concern raised regarding staff parking at the proposed development.</p>
<p>Uncertainty surrounding how parents will be encouraged to use alternative transport system and what road markings will be included as part of the proposal.</p>	<p>The proposed one-way system will be promoted to parents / guardians of pupils and the school will regularly observe traffic behaviours to identify whether the system is effective and adhered to. The one-way system will be managed by the school and the Travel Plan co-ordinator. Marketing material will be produced and provided to all pupils, parents / carers and local residents to ensure they are aware and encourage use of the one-way system operation during the school AM and PM Peaks. The Travel Plan will promote the one-way system through newsletters; and noticeboards advertising the information. To ensure the one-way system is working a monitoring report will be prepared by the Travel Plan Co-ordinator for each monitoring survey. These will identify</p>

	<p>the results of the surveys and success of the measures implemented in achieving the targets. The reports will be submitted to the Vale of Glamorgan Council for comment. If the targets are not met, then it will be necessary to review what remedial measures need to be implemented to mitigate the impact of any under achievement.</p>
Concerns regarding the catchment area for the primary school.	<p>The catchment of the existing school will remain the same following the proposed expansion. The catchment mainly includes small rural villages within the parishes of Colwinston, Llandow and Llysworney. However, the school also has pupils attending from further afield such as Cowbridge and Bridgend, but this is typical of a faith school which tend to have wider catchments as they operate over a Rectoral Benefice. The expansion of St. David's CiW School is to meet the projected demand for denominational education.</p> <p>The representation also refers to the allocated education facility at land to the north and west of Darren Close Cowbridge. The proposed education facility is allocated within the adopted LDP and has been approved in principle under the 2014/01505/OUT application which safeguards the location of the school. However, it is not proposed that the new school allocated at Darren Farm will provide denominational education. Therefore, the allocated school would not be sufficient to meet the demand of its proposed catchment and that of the proposed expansion of St David's Primary School.</p> <p>Consequently, the proposed development of the school in Colwinston is considered to meet the local demand for school places in accordance with LDP Policy MG6 Provision of Education Facilities which states, "existing schools will be extended or improved to meet demand for school places during the plan period" (LDP, p.65, 2017).</p>
Lack of sufficient infrastructure to support the enlarged school.	<p>The TA which supports the proposed development has assessed the local and wider highway network which will be impacted by the proposal. It is considered there is sufficient capacity within the network to support the additional 74 two-way traffic movements created by the proposed development.</p> <p>No change required.</p>
Speed limit should be reduced to 20mph rather than maintaining the current 30mph speed limit.	<p>The changing of speed limits is approved by the Local Highway Authority and are based upon speed surveys. The submitted TA assesses the existing situation within Colwinston and in relation to the unnamed road outside the school (Unnamed Road 1) the vehicle speeds which have been recorded are generally observed to be travelling below the 30mph speed limit. It is not considered the proposed development would cause</p>

	users to increase speeds on this road. Therefore, no change is considered necessary.
Concerns over the loss of a mature ash tree to accommodate proposed layout.	The proposed development includes the loss of the existing Ash Tree (referred to as T-17). The proposed development layout has been informed by an Arboricultural Report which assesses the trees on the site. T-17 is a mature tree which has been classed as C2, category C trees are defined as trees of low quality, adequate for retention for a minimum of 10 years expecting new planting to take place; or young trees that are less than 15cm in diameter which should be considered for re-planting where they impinge significantly on the proposed development. However, the Report did note signs of ash dieback to the southern crown of the tree. Due to the presence of ash dieback and its classification as a category C tree it is considered appropriate to remove this tree to accommodate the proposed layout. The proposed development site is tightly constrained, and the movement of the sprinkler tank would result in a loss of play area for the school or parking. It is considered the proposed layout strikes an appropriate balance between retaining existing trees on the site and providing adequate parking and play facilities for the proposed school. However, the loss of the tree will be replaced at a 2 to 1 ratio, meaning for every tree removed two will be planted within the site to mitigate the loss in accordance with guidance contained within the Trees, Woodlands, Hedgerows and Development SPG.
Uncertainty regarding loss of other vegetation found on the existing site.	The representation refers to the tree further down from T-17 near the entrance to the proposed development. This tree is referred to as T-1 and is a Norway Maple. This tree will be retained as part of the proposed development.
The proposed development should include upgrades to surrounding infrastructure including installing traffic cameras to monitor and enforce highway restrictions.	<p>The TA which supports the proposed development has assessed the local and wider highway network which will be impacted by the proposal. It is considered there is sufficient capacity within the network to support the additional 74 two-way traffic movements created by the proposed development.</p> <p>It is proposed that a travel plan is used to enforce the proposed one-way system to the school site. This is considered more appropriate as the one-way system would not apply to local residents who do not use the school as the one-way system would be implemented by the school and travel plan co-ordinator who would be unable to enforce the proposed one-way system on people who do not attend the school. However, it is considered that many will likely choose to follow this system as it would be an easier option compared to travelling against the prevailing flow.</p> <p>No change required.</p>

<p>Inclusion of street furniture to the adjoining land to the proposed school.</p>	<p>The land outside the site boundary of the school is not in the ownership of the applicant. However, the applicant is aware of section 106 money available to improve sustainable travel infrastructure which could include seating to create a more attractive walking environment. However, as the land is within the adopted highway it is for the local highway authority to decide how best to implement the money available to improve sustainable travel infrastructure.</p>
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5. Conclusion

- 5.1. The PAC has been carried out in accordance with the legislative framework. It has been demonstrated that the concerns of consultees have either been addressed through revisions to the design or are considered to be unjustified in planning terms.
- 5.2. It is considered the pre-application consultation exercise has been completed and following the outcome of the process the proposed development is ready to move to the formal submission stage to be considered by the LPA.

6. Appendices

6.1. Appendix 1: English and Welsh Sites Notices

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

(To be served on owners and / or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

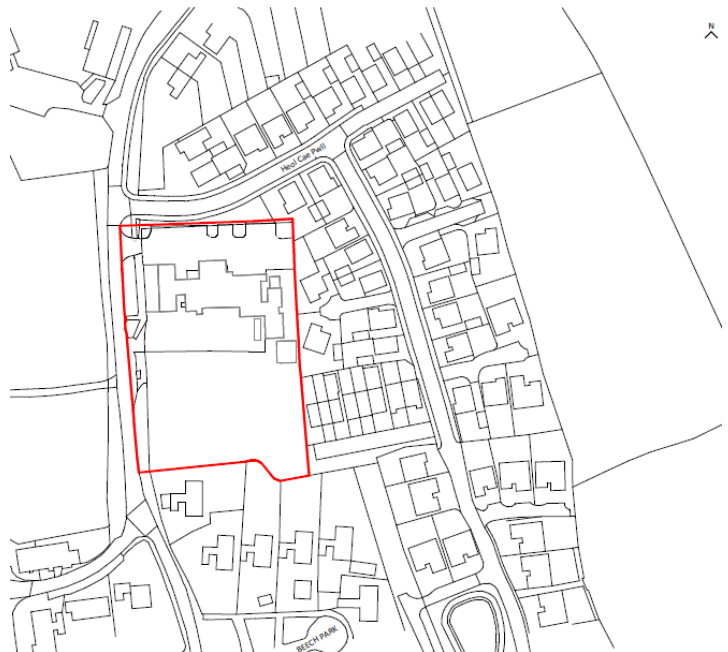
Proposed Replacement School Building at St. David's Church in Wales Primary School, Colwinston.

I give notice that the Vale of Glamorgan Council (21st Century Schools) is intending to apply for planning permission to construct a replacement school.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

Online at <http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/00001/PAC>.



If you are unable to access the documents electronically you may request copies of this information by emailing npslater@valeofglamorgan.gov.uk or by telephoning the agent on **01446 704762**.

Anyone who wishes to make representations about this proposed development must write to the agent at FOA: Nathan Slater, Planning Policy, Dock Offices, Subway Road, CF63 4RT or emailing npslater@valeofglamorgan.gov.uk. All representations must be received by **Monday 29th June 2020**.

Representations must be received by Monday 29th June 2020

Signed: Nathan Slater (Senior Policy Planner)

Date: 02/06/2020

HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO
GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

HYSBYSIAD O DAN ERTHYGLAU 2C A 2D FEL Y'U HADDASWYD GAN ERTHYGL 2G

(I'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgynghoreion cymunedol; a'i arddangos ar hysbysiad safle ar neu ger y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

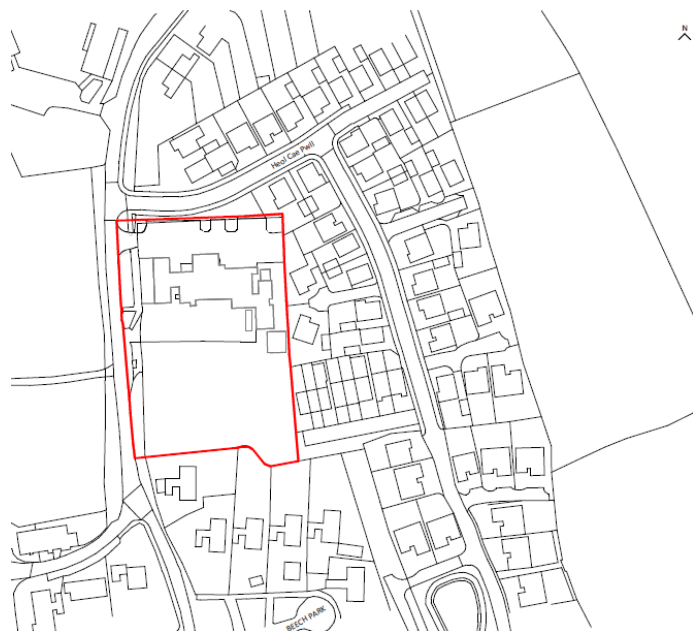
Adeilad arfaethedig yr Ysgol Newydd yn Ysgol Gynradd Eglwys Dewi yng Nghymru, Tregolwyn.

Rwy'n rhoi rhybudd bod Cyngor Bro Morgannwg (Ysgolion yr 21 Ganrif) yn bwriadu gwneud cais am ganiatâd cynllunio i adeiladu ysgol newydd..

Gallwch weld copïau o'r:

- Cais arfaethedig;
- Y cynlluniau; a'r
- Dogfennau cysylltiedig eraill

Ar-lein yn <http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/00001/PAC>.



Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at npslater@valeofglamorgan.gov.uk neu drwy ffonio'r ceisydd ar **01446 704762**.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn Polisi Cynllunio, Swyddfeydd y Dociau, Heol yr Isffordd, y Barri, CF63 4RT neu e-bostio npslater@valeofglamorgan.gov.uk. Rhaid derbyn pob sylw erbyn **dydd Llun 29 Mehefin 2020**.

Mae'n rhaid derbyn sylwadau erbyn dydd Llun 29 Mehefin 2020

Llofnodwyd: Nathan Slater (Uwch Swyddog Polisi)

Dyddiad: 02/06/2020

6.2. Appendix 2: Neighbour Consultee Letter

Date/Dyddiad: 01/06/2020

Ask for/Gofynwch am: Nathan Slater

Telephone/Rhif ffon: (01446) 704762

e-mail/e-bost: npslater@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



Owner / Occupier
Address 1
Address 2
Address 3
Postcode

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G
(to be served on owners and/or occupiers of adjoining land and community consultees; and
displayed by site notice on or near the location of the proposed development)**

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed Development at St. David's Church in Wales Primary School, Colwinston.

I give notice that the 21st Century Schools Team, Vale of Glamorgan Council is intending to apply for planning permission for a: Proposed Replacement School and associated works.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

Online at <http://vagonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/00001/PAC>.

If you are unable to access the documents electronically you may request copies of this information by emailing npslater@valeofglamorgan.gov.uk or by telephoning the agent on **01446 704762**.

Anyone who wishes to make representations about this proposed development must write to the agent at FOA: Nathan Slater, Planning Policy, Dock Offices, Subway Road, CF63 4RT or emailing npslater@valeofglamorgan.gov.uk. All representations must be received by **Monday 29th June 2020**.

Representations must be received by Monday 29th June 2020

Signed: Nathan Slater (Senior Policy Officer)

Date: 01/06/2020

Date/Dyddiad: 01/06/2020
Ask for/Gofynwch am: Nathan Slater
Telephone/Rhif ffon: (01446) 704762
e-mail/e-bost: npslater@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



Annwyl Syr/Madam

**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C a 2D FEL Y'U HADDASWYD GAN ERTHYGL 2G**

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn Ysgol Gynradd Eglwys Dewi yng Nghymru, Tregolwyn.

Rwy'n rhoi rhybudd bod Tîm Ysgolion yr 21ain Ganrif, Cyngor Bro Morgannwg yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer: Ysgol Amnewid Arfaethedig a gwaith cysylltiedig.

Gallwch weld copïau o'r:

- Cais arfaethedig;
- Y cynlluniau; a'r
- Dogfennau cysylltiedig eraill

Ar-lein yn <http://vagonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/00001/PAC>.

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at npslater@valeofglamorgan.gov.uk neu drwy ffonio'r ceisydd ar **01446 704762**.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn Polisi Cynllunio, Swyddfeydd y Dociau, Heol yr Isffordd, y Barri, CF63 4RT neu e-bostio npslater@valeofglamorgan.gov.uk. Rhaid derbyn pob sylw erbyn **dydd Llun 29 Mehefin 2020**.

Mae'n rhaid derbyn sylwadau erbyn dydd Llun 29 Mehefin 2020

Llofnodwyd: Nathan Slater (Uwch Swyddog Polisi)

Dyddiad: 01/06/2020

6.3. Appendix 3: Specialist, Community and Additional Consultee Letter

Date/Dyddiad: 01/06/2020
Ask for/Gofynwch am: Nathan Slater
Telephone/Rhif ffon: (01446) 704762
e-mail/e-bost: np Slater@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER 2D
(To be served on specialist consultees, as defined by article 2(1) of the Town and Country
Planning (Development Management Procedure) (Wales) Order 2012)**

Purpose of this notice: This notice comprises a formal request for pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed Development at St. David's Church in Wales Primary School, Colwinston.

I give notice that the 21st Century Schools Team, Vale of Glamorgan Council is intending to apply for planning permission for a: Proposed Replacement School and associated works.

A copy of the proposed application; plans; and other supporting documents are attached can be viewed online at <http://vonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/00001/PAC>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to np Slater@valeofglamorgan.gov.uk by **Monday 29th June 2020**.

Signed: Nathan Slater (Senior Policy Officer)

Date: 01/06/2020

Date/Dyddiad: 01/06/2020
Ask for/Gofynwch am: Nathan Slater
Telephone/Rhif ffon: (01446) 704762
e-mail/e-bost: npslater@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



Annwyl Syr/Madam

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
YMGYNGHORI CYN CAIS AM HYSBYSIAD CANIATÂD CYNLLUNIO DAN 2D
(I'w gyflwyno ar ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2 (1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012).

Pwrpas yr hysbysiad hwn: Mae'r hysbysiad hwn yn cynnwys cais ffurfiol ar gyfer ymateb ymgynghori cyn cyflwyno cais dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig yn Ysgol Gynradd Eglwys Dewi yng Nghymru, Tregolwyn.

Rwy'n rhoi rhybudd bod Tîm Ysgolion yr 21ain Ganrif, Cyngor Bro Morgannwg yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer: Ysgol Amnewid Arfaethedig a gwaith cysylltiedig.

Copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill i'w gweld ar-lein yn <http://vagonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2020/00001/PAC>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, mae'n rhaid anfon ymateb i npslater@valeofglamorgan.gov.uk erbyn **dydd Llun 29 Mehefin 2020**.

Llofnodwyd: Nathan Slater (Uwch Swyddog Polisi)

Dyddiad: 01/06/2020

6.4. Appendix 4: Neighbour Consultee Letter Covid-19 Update

Date/Dyddiad: 16/03/2020

Ask for/Gofynwch am: Nathan Slater

Telephone/Rhif ffon: (01446) 704762

e-mail/e-bost: npslater@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



Address Line 1
Address Line 2
Address Line 3
Postcode

Dear Sir/Madam

You have previously been contacted via an earlier letter delivered on Monday 2nd March 2020 under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D (To be served on owners and / or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development).

The previous letter made you aware of a proposed development at St. David's Church in Wales Primary School, Colwinston for a replacement school building and associated works.

The letter also made you aware of a planned public consultation event at St David's Primary School between 16:00pm and 20:00pm on Thursday 19th March 2020. Unfortunately, **this event has been cancelled** due to the Coronavirus. Currently the Council has advised staff that events which have the potential to spread the virus should be cancelled in the interest of public health.

However, documents relating to the consultation can still be viewed online at <https://www.stdavidscwprimaryschool.co.uk/copy-of-whats-new-consultation> and comments can be submitted via email or post using the information found on the above website.

Additionally, the proposed site layout, elevations and 3D visuals of the proposal will be made available for collection at St. David's Church in Wales Primary School (from reception) and potentially from Colwinston Village Hall depending on availability. Physical copies will be available at these locations from Friday 20th March 2020.

If you have any queries regarding the Pre-Application Consultation, please contact Nathan Slater via email on npslater@valeofglamorgan.gov.uk or telephone 01446 704762.

Representations relating to the proposed development must be received by Monday 30th March 2020.

Signed: Nathan Slater (Senior Policy Officer)

Date: 16/03/2020

Date/Dyddiad: 16/03/2020
Ask for/Gofynwch am: Nathan Slater
Telephone/Rhif ffon: (01446) 704762
e-mail/e-bost: npslater@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



Address Line 1
Address Line 2
Address Line 3
Postcode

Annwyl Syr/Madam

Cysylltwyd â chi o'r blaen trwy llythyr cynharach a gyflwynwyd ddydd Llun 2 Mawrth 2020 o dan Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM HYSBYSIAD CANIATÁU CYNLLUNIO DAN ERTHYGLAU 2C A 2D (I'w weini ar perchnogion a / neu ddeiliaid ymgynghoreion tir a chymuned gyfagos; ac yn cael eu harddangos trwy hysbysiad safle ar neu ger lleoliad y datblygiad arfaethedig).

Gwnaeth y llythyr blaenorol eich gwneud yn ymwybodol o ddatblygiad arfaethedig yn Ysgol Gynradd Eglwys Dewi yng Nghymru, Tregolwyn ar gyfer adeilad ysgol newydd a gwaith cysylltiedig.

Fe wnaeth y llythyr hefyd eich gwneud yn ymwybodol o ddigwyddiad ymgynghori cyhoeddus a gynlluniwyd yn Ysgol Gynradd Dewi Sant rhwng 16:00 a 20:00 pm ddydd Iau 19 Mawrth 2020. Yn anffodus, **mae'r digwyddiad hwn wedi'i ganslo** oherwydd y Coronafeirws. Ar hyn o bryd mae'r Cyngor wedi cynghori staff y dylid canslo digwyddiadau sydd â'r potensial i ledaenu'r firws er budd iechyd y cyhoedd

Fodd bynnag, gellir gweld dogfennau sy'n ymwneud â'r ymgynghoriad ar-lein o hyd yn <https://www.stdavidscwprimaryschool.co.uk/copy-of-whats-new-consultation> a gellir cyflwyno sylwadau trwy e-bost neu bost gan ddefnyddio'r wybodaeth a geir ar yr uchod gwefan.

Yn ogystal, bydd cynllun arfaethedig y safle, drychiadau a delweddau 3D o'r cynnig ar gael i'w gasglu yn Ysgol Gynradd Eglwys Dewi yng Nghymru (o'r dderbynfa) ac o bosibl o Neuadd Bentref Tregolwyn yn dibynnu ar argaeledd. Bydd copïau corfforol ar gael yn y lleoliadau hyn o ddydd Gwener 20 Mawrth 2020.

Os oes gennych unrhyw ymholiadau ynglŷn â'r Ymgynghoriad Cyn Ymgeisio, cysylltwch â Nathan Slater trwy e-bost ar npslater@valeofglamorgan.gov.uk neu ffoniwch 01446 704762.

Rhaid derbyn sylwadau sy'n ymwneud â'r datblygiad arfaethedig erbyn dydd Llun 30 Mawrth 2020.

Llofnodwyd: Nathan Slater (Uwch Swyddog Polisi)

Dyddiad: 16/03/2020

6.5. Appendix 5: Specialist Consultee Responses

Nathan Slater
Vale of Glamorgan Council
Dock Offices
Subway Road
Barry
Vale of Glamorgan
CF63 4RT

Date: 19/06/2020
Our Ref: PPA0004920

Dear Mr Slater,

Grid Ref: 294107, 175665

Site Address: St Davids Primary School, Colwinston, Vale of Glamorgan, CF71 7NL

Development: Schedule 1C Article 2D - Replacement primary school including associated works

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I would advise there is **no objection** to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development.

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system. Should a planning application be submitted for this development we will seek to control points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on

0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer engage in consultation with the Vale of Glamorgan Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to service this proposed development.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

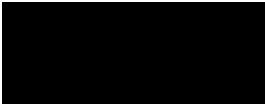
Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

Slater, Nathan P

From: [REDACTED]
Sent: 02 March 2020 15:45
To: Slater, Nathan P
Subject: Stat Pre App - St David's Church in Wales Primary School (Stat Pre App) - NRW
Response NRW:01172790

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Nathan,

I refer to your email dated 2 March 2020 and statutory pre-application consultation for the above.

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the Order), we should be consulted where the proposed development falls within one of the categories set out in Schedule 4 of the Order where the Natural Resources Body for Wales is an identified specialist consultee. Any pre-application consultation submitted to us under the Order should be supported by the requisite notice and documents described in the Order. Here is a link to the development management procedure amendment where the schedule notice is included, along with the table of who should be consulted:

<http://www.assembly.wales/laid%20documents/sub-ld10539/sub-ld10539-e.pdf>

Please note, when consulted, our comments will only relate specifically to matters listed in our [Consultation Topics](#) document (September 2018). We will not consider potential effects on other matters, and therefore cannot rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

Having considered the information submitted, it does not appear that we are identified as a specialist consultee in accordance with Schedule 4 of the Order and therefore we have no comments to make on this pre-application consultation. If you believe this to be incorrect, please contact us, giving reasons and we will reconsider our position.

Please note, in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

Kind Regards

Sarah Lund

Tîm Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

[REDACTED]
www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

6.6. Appendix 6: Colwinston Community Council Response

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

The response of Colwinston Community Council – April 2020

To date CCC has fully supported the redevelopment of the school, which it views as a vital asset to the local community. Having considered the plans CCC remains fully supportive of the project and looks forward to its completion. The existing building is well past its sell-by date and does not offer the children and staff the quality environment for learning that they deserve in the 21st century.

We make the following specific comments about the proposed building, the development and the construction process and pose some points upon which CCC would request clarification:

The building

1. The proposed building is, as expected, visibly very different to what we have been used to seeing on that site but is in line with other school developments in the Vale. Once completed CCC has no doubt it will 'blend in' and become less 'different' to what we have seen for nearly 50 years.
2. In previous discussions it was suggested that the entrance would be on the south end of the development rather than how it is at present. By developing a two-storey building, it will overshadow some of the houses in Beech Park and CCC is aware of residents' concerns. Has the impact on these homes been considered? Placing car parking for the school on the southern side of the site would go a long way to mitigate the impact on Beech Park.

The development

3. The increase in school numbers will result in the existing traffic problems around the school in the mornings and afternoon increasing further. Careful consideration must be given as to how traffic is to be managed to ensure the school integrates successfully into the village to enhance school and community interaction and does not become problematic within the context of a rural village. This is not just a matter of traffic management, but how public transport can be utilised to minimise reliance on private vehicles. This planning is essential, not only in relation to traffic, but also for pedestrians whose health and safety, and quiet enjoyment of their village must be safeguarded.
4. The development must be able to accommodate enough car parking for staff and visitors to minimise the impact on the surrounding village. We are concerned that there is insufficient onsite safe parking for all who come to the school by vehicle. There is land opposite the school site that could be acquired for this purpose, if the current site layout cannot be amended to create more parking.

5. The present school entrance is adjacent to Heol Cae Pwll and there is considerable congestion at this point on the highway, particularly in the morning, when children and their parents are arriving for school at the same time that many the residents in Heol Cae Pwll are leaving for work and for other purposes outside of the village. During the planning process for the Redrow development this issue was raised with the Planning Department but the officers responsible for highways did not accept that this was an issue. Having now had a period with all the houses in Heol Cae Pwll occupied, we can now see that our original concerns were justified. There is now an opportunity to remedy this by placing the entrance to the school on the southern end away from the pinch point with Heol Cae Pwll.

The construction process

6. Undoubtedly during the period of construction there will be disruption in and around the development, and no matter what plans are put in place disruption will be the reality. However, as part of the planning process clear plans should be made to ensure that the impact on the school and the village is kept to an absolute minimum.
7. The lanes around the school will become more congested and again that is the reality of how it will be. The road to the north of the school will bear the brunt of the increased traffic flow, as indeed that lane has since the development of the houses behind the school. Nevertheless, a clear traffic plan must be in place to minimise disruption, and the impact construction vehicles will have on the community.
8. A one-way system around the village is an option. Whilst CCC is not opposed to a one-way system operating at the beginning and end of the school day, it would not support a system being used throughout the day – we suggest this would be the case for nearly all residents. A one-way system could increase traffic speed, which could be to the detriment of pedestrians.
9. CCC is concerned that during the construction process the opportunities for the children's recreation will be limited. CCC believes that the village playing field, which is owned by VOGC, should be 'handed over' to the school for the exclusive use of the children for the duration of the building programme. CCC accepts that this will be a loss to residents generally but believes that the well-being of the children should take precedent, and that the eventual benefits the new school will bring to Colwinston will significantly out-weigh short term inconvenience. The VOGC, should, therefore, ensure that the necessary steps are taken to ensure the village field is temporarily the preserve of the school, which should include steps to ensure the prohibition of dogs for the duration.

Future consultation

Clearly the impact of the coronavirus has been detrimental to the planned consultation with the community. At the time of write we do not know how long the current crisis will continue. CCC would, however, encourage the VOGC to ensure that it does all it can to involve the public during this difficult time.

6.7. Appendix 7: PAC Consultation Form

Pre-Application Consultation Form for the Proposed Replacement School at St. David's Church in Wales School, Colwinston

Thank you for taking part in the pre-application consultation, your views are important, and the feedback collected will help shape the proposal moving forward.

Please fill in your contact details below:

Name:

Address:

.....

Email Address:

Telephone:

What are your views on the proposed scheme?

☐ Support

☐ Object

Please give the reasons for your answer?

.....

.....

.....

.....

.....

.....

.....

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.....

6.8. Appendix 8: Public Consultees Responses

No doubt a much needed new school building that from the documents looks both fit for purpose and Architecturally very good.

However, the 131 page transport assessment is a complete nonsense and an insult to the residents of Colwinston. Anyone with a remote morsel of common sense will know that even the current traffic and parking issues at the school are a nightmare and a serious accident waiting to happen ! The report does not address the minor issue of increasing the pupil numbers from the existing 144 to a proposed 234 (an increase of 63%) plus an additional 9 staff and the scheme design does not address any additional (on or off site) parking/drop-off, pick-up space. Surely the Vale Council will not hide behind this report to avoid these traffic and parking issues ? if so, for a radical idea why don't any pupils who can't walk to school get dropped off and picked up at the Vale offices in Barry and then bussed to and from the school, then perhaps the Council may understand the issues we face in the village.

In addition and whilst I'm on a roll the landscaping proposals ignore the areas outside the school where kerbs and verges have been ruined over the years by "off road" parking. Surely in conjunction with the new building this should be addressed to protect the footpaths and verges.

I for one hope the Vale Council take a proper and realistic view on what is required outside the school boundary and don't hide behind a 131 page report.

Comment for planning application 2020/00001/PAC

Application Number	<input type="text" value="2020/00001/PAC"/>
Location	<input type="text" value="St. David's Church in Wales Primary School, Colwinston"/>
Proposal	<input type="text" value="Pre-Application Consultation - The development of a Replacement School"/>
Case Officer	<input type="text" value="Mr. N.P. Slater"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Sam Taylor"/>
Address	<input type="text" value="REDACTED"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I accept the plans of the school. however, my concerns are around transport, parking and child safety. Already on school days it is mayhem parking. On several occasions parents have parked across my drive causing me to be blocked in. That is a personal inconvenience but the problems are that the parking restricts the view, pavements are blocked and already causing problems. The safety of the children going to school is paramount. I also feel it would be appropriate to reduce the speed in the village. How will parents be encouraged to use the alternative transport system? What road marking will help enforce this please?"/>
Received Date	<input type="text" value="29/06/2020 19:40:47"/>
Attachments	<p>The following files have been uploaded:</p> <ul style="list-style-type: none">•

Slater, Nathan P

From: [REDACTED]
Sent: 28 June 2020 13:02
To: Slater, Nathan P
Subject: St David's School, Colwinston.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir,

I would wish to object to the redevelopment of St David's school, within the small village of Colwinston, and specifically to question why children from local villages, Colwinston, Llandow and Llysworney, are not travelling to the new development at Cowbridge for schooling. My understanding of the original plan was that a new school was to be built on the new housing estate to cater for children from that estate and the villages I have referred to. Alternatively there was a plan to build a large new primary school on the site of Cowbridge Comprehensive which would serve the same purpose.

The infrastructure for the proposed larger school is very poor. Traffic through Colwinston is already excessive and is particularly bad at term time. Most parents seem not to want their children to travel on the school transport provided, resulting in queues and disruption virtually every morning and afternoon. The roads into, through and out of Colwinston are not suitable for this level of traffic as it stands, let alone with the additional journeys that a larger school would engender. The new site in Cowbridge already has infinitely better access and egress roads to and from the A48 constructed. Development within Colwinston has already made the traffic situation there much worse and the new school would add to that enormously. The maintaining of the 30mph speed limit, incidentally, is ridiculous, it should be reduced to 20.

Quite why it is felt to be a good idea to put a bigger school in a little village with hopeless roads has to be open to question.

Yours faithfully,

John Savery.

Slater, Nathan P

From: [REDACTED]
Sent: 28 June 2020 16:55
To: Slater, Nathan P
Subject: St David's Church in Wales Primary School Colwinston

Follow Up Flag: Follow up
Flag Status: Flagged

RE : PROPOSED DEVELOPMENT OF ST DAVID'S CHURCH IN WALES PRIMARY SCHOOL COLWINSTON.

Dear. Mr Slater.

Having studied the on line plans re-the proposed development of Saint Davids church in Wales primary school Colwinston, I note that on the plans (page 15, soft landscape plan) It is proposed to fell a mature Ashtree (labelled T-17), in order to install a sprinkler and tank. I appreciate the necessity of this, but question why this could not be positioned on the parking spaces available either side of this tree, noting that 3 of these spaces are for visitors use only. The loss would unlikely be a problem, as this parking area I have never seen full, (I overlook this area). More often than not people seem to favour parking on the road when visiting the school.

I also note that the other mature tree on this Boundry a few metres down from the Ash tree (T17) nearer the entrance does not seem to appear on the plans, so I question is this tree Also to be felled.

Like myself a number of residence on the Redrow development are unhappy at the decision that we could lose this beautiful tree and have researched reasons why this should not happen. These are:-

1. Welsh government policy advocates increasing the number of trees as documented on the government website and in October 2019. The first minister celebrated the tree planting scheme in a ceremonial planting of a tree in Bute Park, Cardiff. The Welsh government Plant Programme records a point particularly relevant to the school and tree. T-17 as the aim to "create accessibility woodland...build stronger connection between children and their natural environment and engage with local communities."

2. Recent new reports, report Wales is severely lacking behind the rest of the UK in tree conservation. In the tree report this tree is stated to have signs of dieback noted on the southern crown, Even a correct diagnosis of (chalara ash dieback) should not result in tree felling according to the Forestry Commission, because there is good evidence that a proportion of Ashtrees can become diseased, but then recover to good health"

I would be pleased if you could review this situation as to the felling of this beautiful tree.
Thanking you .

Yours sincerely ,

Margaret Ashcroft
[REDACTED]

Slater, Nathan P

From: [REDACTED]
Sent: 11 June 2020 10:38
To: Slater, Nathan P
Subject: Re: Proposed Development at St Davids Primary School, Colwinston

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Slater,

Yes that,s fine to contact me when the application been submitted.

As you may know there is a grass area on the right as you go into Heol Cae Pwll that is next to school boundary which parents and children use when they are dropped off or picked up. I was wondering its an ideal spot to have a seat situated for parents to use whilst waiting. Would the council look favourably into placing a bench seat there as it would add to the facilities of the school area. I am more than happy to look after the seat if required.

Kind regards,

Robin Williams

On Friday, 5 June 2020, 09:01:03 BST, Slater, Nathan P <npslater@valeofglamorgan.gov.uk> wrote:

Dear Mr Williams,

Thank you for submitting your comments. The concerns you have raised will be considered formally as part of the Pre-Application Consultation (PAC) Report. The PAC Report outlines all the comments which have been received and where appropriate outlines what changes have been made subject to the comments submitted. The PAC Report is then submitted along with any amended plans as a planning application.

The PAC Report can be viewed once the planning application has been submitted and there will be an opportunity to assess the PAC Report and the submitted plans as part of the planning application process and make comments to the Local Planning Authority. To ensure you remain involved with the process are you happy for me to contact you in the future, when the planning application has been submitted?

If you have any queries please do not hesitate to get in contact.

Kind regards,

Nathan Slater

Senior Planner / Cynllunydd Myfyrwyr

Planning and Transportation Services / Gwasanaethau Cynllunio a Thrafnidiaeth

Vale of Glamorgan Council / Cyngor Bro Morgannwg

tel / ffôn: 01446 704762

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e-mail / e-bost: npslater@valeofglamorgan.gov.uk

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: [REDACTED]
Sent: 04 June 2020 18:09
To: Slater, [REDACTED]
Subject: Fw: Proposed Development at St Davids Primary School, Colwinston

Subject: Proposed Development at St Davids Primary School, Colwinston

Dear Mr Slater,

Further to your letter dated 1/6/20 requesting representations about the above development.

I have the following comments that I wish to make for you to consider in order to improve this proposed development.

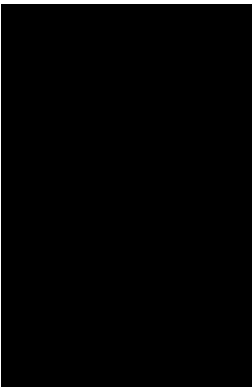
1. Why do you need to cut down one of the two existing large mature trees positioned on the left as you drive into the site. Surely by moving the position of a proposed hut into part of the car parking area would be a better and a more logical solution and also add to the overall appearance of the site and less damaging to the environment..

2. With the expected increase of upto a third of pupils attending the school the expected corresponding increase of traffic three times a day how are you proposing to make the single lane down to the school from A48 safe. Currently it is very dangerous to walk and indeed drive on this lane especially on a particular blind corner at school times. I would like to see a 20mph speed limit, a one way system, cameras outside school to improve this and clear no parking areas. This is an area that an accident is waiting to happen especially with a third increase to the school numbers.

Hope you can consider the above with your proposed plan.

Regards,

Robin Williams



Pre-Application Consultation Form for the Proposed Replacement School at St. David's Church in Wales School, Colwinston

Thank you for taking part in the pre-application consultation, your views are important, and the feedback collected will help shape the proposal moving forward.

Please fill in your contact details below:

Name:MR RG THOMAS

Address:

[REDACTED]

[REDACTED]

Email Address:

[REDACTED]

Telephone:

[REDACTED]

What are your views on the proposed scheme?

☒ Support

☐ Object

Please give the reasons for your answer?

As per my original comments in the first consultation period

Copy attached.....

Concern possibly could arise as no playing field provided on the

Site and issues if the village hall and playing fields used ,as to

Traffic when crossing, security when there (as public area) and the

Increased use by dog walkers and fouling?

.....

.....

Slater, Nathan P

From: [REDACTED]
Sent: 29 March 2020 17:34
To: Slater, Nathan P
Cc: [REDACTED]
Subject: Proposed New School Colwinston
Attachments: IMG_2663.JPG

Follow Up Flag: Follow up
Flag Status: Completed

Mr Slater

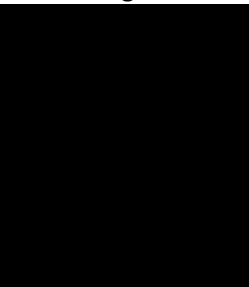
I understand that public comments about the proposed new St David's school are still able to be made:-

- (a) there are several incorrect references in the report to the village road you call Coed "Marsarnen" – that word does not exist, it has always been Masarnen (which is Welsh for sycamore and a photo of your VGC sign is attached in confirmation);
- (b) the anti-clockwise travel system has lapsed over the years and I welcome its return (I have continued to use it since it was introduced), the problem is how to educate the parents in their appalling methods of driving and parking twice daily;
- (c) a few years ago (when excessively large Redrow building development was forced on the village) the Colwinston Community Council met with a VGC officer to suggest improving the road structure opposite the school by digging up the large grass verges and tarmacking the area to create improved parking for parents dropping off their children. Your colleague arrogantly dismissed the proposal with little thought at the time;
- (d) I admit that I have had only a first and cursory look at the report, but I am unable to find any reference to the actual construction itself, i.e. contractors' parking, working times, noise levels, etc. (the village had to endure many months of disturbance with the recent infamous Redrow development).

I look forward to your reply, copies of this email have been sent the Chairman and Clerk of the Colwinston Community Council for their information.

Thank you

Mr T Morgan



Slater, Nathan P

From: [REDACTED]
Sent: 18 June 2020 10:06
To: Slater, Nathan P
Subject: Re: Proposed Development at St David's Church in Wales Primary School, Colwinston

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Slater,

The proposed development of the above school is to be warmly welcomed as an important amenity for the local catchment area. Clearly the installation of the water tank/sprinkler system is a vital safety feature.

Unfortunately, the plans include the felling of a mature ash tree, labelled T-17 on the tree report (Page 15, 'soft landscape plan' tree removed for building of sprinkler tank & pump

T-17 ash on tree plan); a number of people, who, like myself are owners of neighbouring properties are disquieted by this suggestion which seems wanton for the following reasons:

1. Welsh Government policy advocates increasing the number of trees as documented on the government website and in October 2019, the first minister celebrated the tree-planting scheme in a ceremonial planting of a tree in Bute Park, Cardiff. The Welsh Government Plant Programme records a point particularly germane to the school and tree T-17 as the aim to "create accessible woodland --- build stronger connection between children and their natural environment and engage with local communities". Recent new reports report Wales severely lagging behind the rest of the UK in tree conservation.
2. I note in the 'tree report' this tree is stated to have 'signs of dieback noted on the southern crown.' Although there are several causes of ash dieback other than the fungal aetiology of *Hymenoscyphus fraxineus*/Chalara fraxinea even a correct diagnosis of 'chalara ash dieback' should not result in tree felling according to the Forestry Commission; the 'Management and Control' section of their website article states "we advise a general presumption against felling living ash trees--- because there is good evidence that a proportion of ash trees can become diseased but then recover to good health".

In order that expert advice is heeded and Welsh Government Policy followed and nature respected, I implore you to consider recommending that the water tank be sited in a modified position and that tree T-17 be preserved. If one or two parking places were lost this would be unlikely to present a problem as the extant, small staff car park always seems to have plenty of room with parents favouring neighbouring roads for parking.

Others in my neighbourhood, and I, would be very grateful if you could be kind enough to review the proposal regarding the ash tree which is a mature and attractive tree gracing the landscape; the tree is as important to us as the ash tree population as a whole to the UK ecosystem.

Yours sincerely,

Owain Davies