

## APPLICATION 2020/01170/OUT UPPER COSMESTON FARM

Penarth Town Council Chair Observation.

This is an amended application following consideration of consultations and the listing of some of the remaining farm buildings.

The Town Council submitted detailed comments, in 2019, on the initial application following a briefing from the Welsh Government Agents and correspondence sent to the Agents.

We note the subsequent amendment's following detailed meetings/correspondence with Statutory Consultees.

We are happy to endorse the principal of development noting the detailed work on design and master planning and the commitments to housing need, sustainable/net zero building, community and convenience facilities, green infrastructure and environmental stewardship. We are pleased to see that amendment's to the Masterplan and Design Code/Parameter Plans have covered some of the issues we identified.

The Town Council covered the importance of development procurement in initial comment's, crucial to the successful implementation of the Scheme. We noted in our initial comments the issues at Caversham Park and there are other instances, in the Vale-e.g. Rhoose, where masterplans have been compromised. We are pleased to see that this is covered in the Introduction to the Design Code and the treatment of Reserved Matters.

Whilst appreciating the difficulties, there remains concern that in distinguishing between Mandatory and Discretionary items of the Code some of the more imaginative elements in the scheme remain discretionary. Crucially we note the housing mix in the respect character areas does not deal with affordable housing, which we note is increased to 50% overall. We assume this will be located throughout the development.

We note from the documents on line that the principles for any Planning Agreement have been discussed in correspondence between the Vale Council and the Governments Agent. Since the original application there has been a renewed commitment by the Welsh Government, the landowners in this instance to Place Making. This is set out in PPW and "Building Better Places" advice following the Pandemic which notes.

"Planners have a role beyond the statutory processes to engage with the implementation of plans to ensure that the national place making outcomes are achieved in practice." It would be useful to confirm this on-going engagement in reporting to the Planning Committee

Recommendation –The Application should be approved, subject to the following :A Planning Agreement including the Design Code /Parameter Plans and their procurement should be part of the consent.