



19th January 2021

2020/00874/RG3 - **Objection**

St. Nicholas Church In Wales Primary School, St. Nicholas

The Community Council continues to **object** to the proposals for St Nicholas CIW School, and the surrounding streets and Conservation Area.

It's stated by the Vale of Glamorgan Council that the first benefit of 21st Century School is, quote, "Sites fit-for-purpose". Had St Nicholas CIW School not moved to the present site in the early 1960's who would consider this as a suitable site in the C21st?

Modern coaches cannot access the school on the narrow streets, so children have to be walked to the A48 bus stops, crossing the A48.



The proposed building, would perhaps be the only brick-built building in St Nicholas, would also be second tallest only the church tower standing taller.

Despite claims by the applicant that the new school would be in the present Settlement boundaries, the LDP map clearly shows this claim to be false.

Below is a Settlement Boundary marked on the map



Very clearly, the 50% of the new school building would be outside of the Settlement boundary.



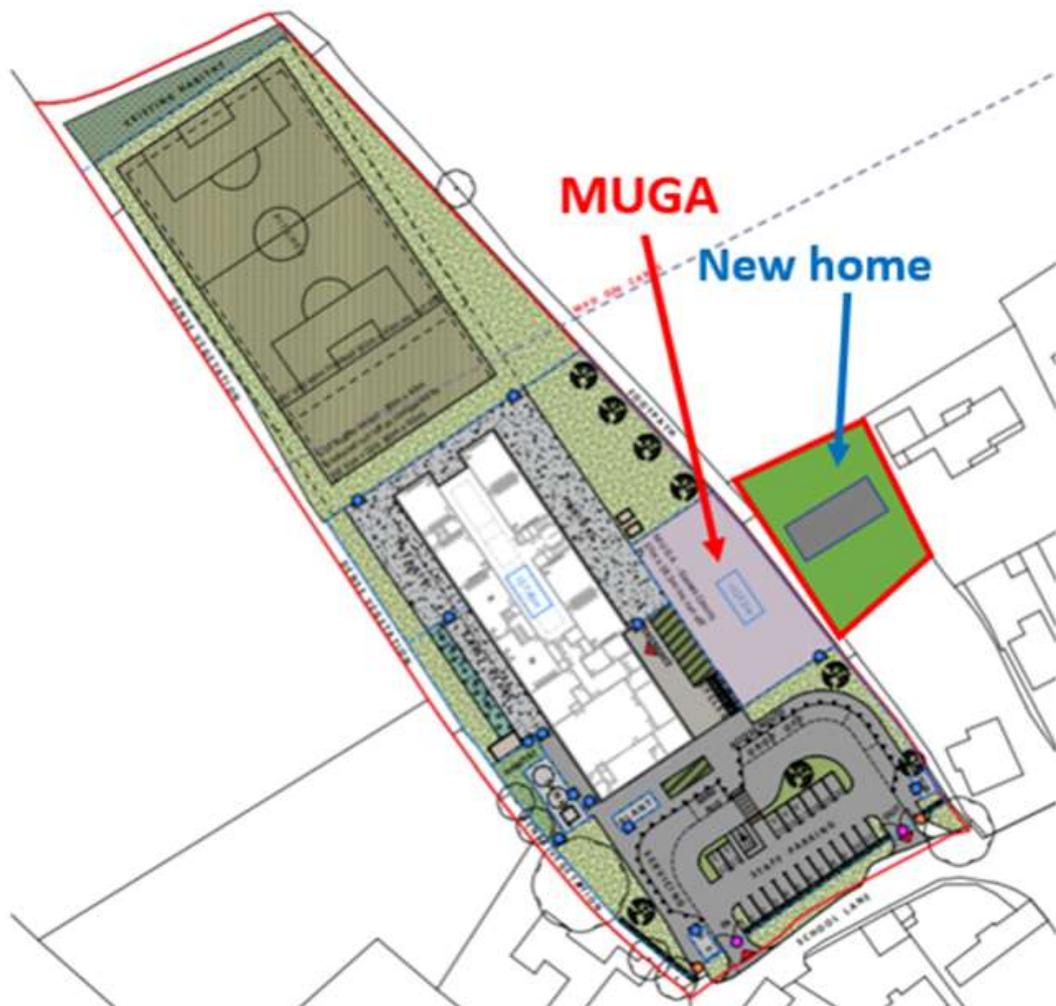
Many planning applications have been declined by the Planning Officers and the Planning Committee as they have been outside of Settlement Boundaries and deemed to be in open countryside.

The entire new building will be situated in the Special Landscape Area, Ely Slopes (existing school circled).



The MUGA is funded by S106 money that should provide a sports facility for the community. Whilst there has been no community engagement, the applicant concedes that the MUGA is below the regular size, but claims this is acceptable for primary school use – ignoring the fact that this is supposed to be a community facility, enjoyed by adults.

A MUGA should be at least 30m from a residential boundary. Basketball and tennis generate **noise nuisance**. Two properties would be greatly affected by this as marked on the map below. A new home was granted planning permission in 2020. The value of this plot greatly devalued if the MUGA is approved as in this application.



The applicant isn't a considerate neighbour.



Parking

Parking is an accepted problem by all parties. The Highways Authority has proposed a solution – alas, this solution doesn't relate to the real-life situation



It's common for the roads to be obstructed, particularly for larger vehicles that include **ambulances**.



Large delivery vehicles enter the village most days. The roads around the church are tight and difficult for them to navigate. Parked vehicles are a problem. The Highway Authority proposals seem to ignore the reality that large vehicles enter St Nicholas.



One-way system and pedestrianisation proposal

St Nicholas is a minor rural settlement, with large agricultural vehicles passing through it as pictured.



The access to the village that all agricultural vehicle use, and most delivery vehicles is the eastern most access. This is proposed for pedestrianisation.

It's intended to divert all vehicles in front of the church, where cars park for the school and church, including Wedding Cars and hearses.



The road in front of the church is only 3.4m to 3.7m wide



This picture confirms that this is where many parents park to access the school. It's also where those attending church park.



No large vehicle can pass.

This road would need to be widened to 5.5m (reference 2019/01031/RG3) to enable parking and safe passage past parked vehicles.

A footway and crossings are also proposed. **The footway would be at least 2m wide.** This means that there would be no grass, no daffodils, no benches, and no litter bin in front of the church, to make way for the widening of the highway.

If the road wasn't widened, parking would need to be prohibited in front of the church. The one-way system is supposed to enable people to circulate the church until a parking space becomes available... If these parking spaces are removed, there is no need for the one-way system to encourage circulating. This would make the church less attractive for weddings, potentially resulting in its closure.

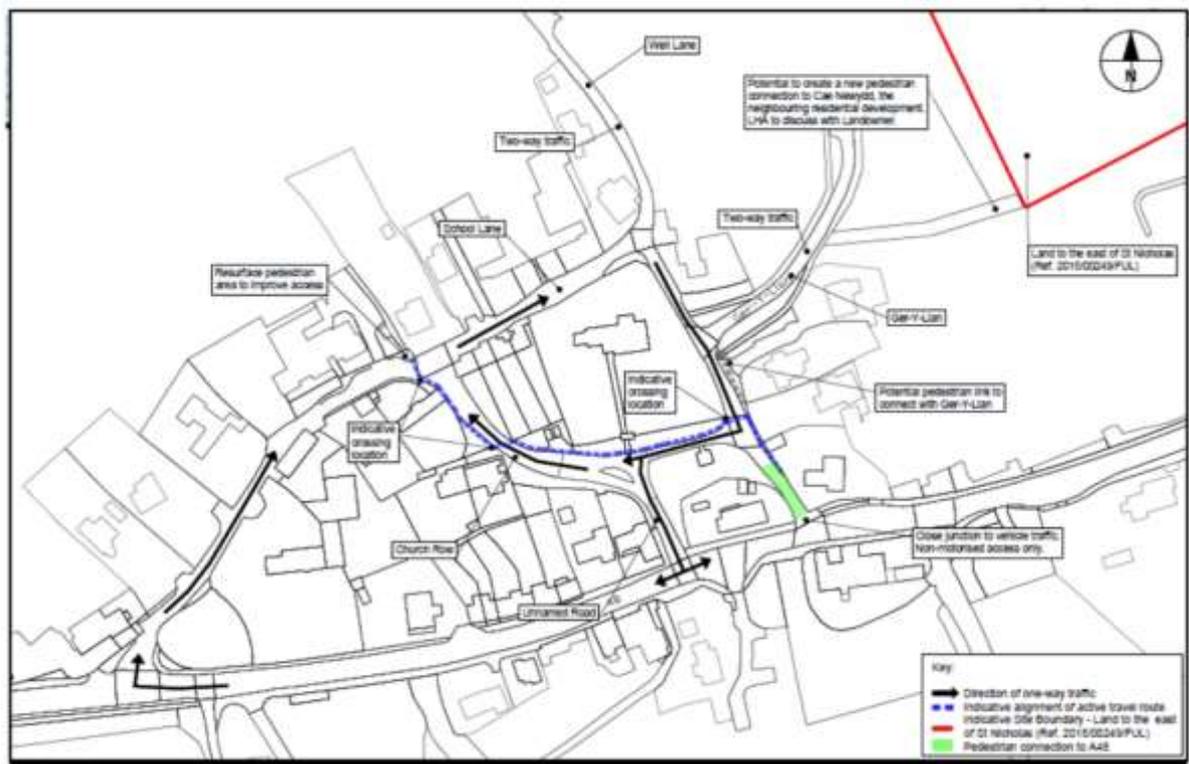
Proximity to the church is the one known reason for this site to still be being considered. Yet, the school traffic issue now threatens the viability of the church?



The proposed one-way system is unworkable, and would result in a loss of earnings of residents and farmers, resulting in legal action against the Vale of Glamorgan Council.

The corner to the north east of the church is particularly sharp and is another barrier to the movement of larger vehicles around the church.

The plan below shows the proposed one-way system and pedestrianisation.



These highway alterations cannot be successfully implemented, and cannot be a condition for planning approval. The Vale Council would be held in **disrepute** should this proposal pass through the Planning Committee.

The Community Council owns all land to the side of the road, and has indicated that it will vigorously oppose alterations to the Village Green imposed on our community by those in offices in Barry and Wenvoe.

Marked crossings, 2m wide footways and a 5.5m wide road (7.5m wide highway), as proposed by the Vale of Glamorgan Council would be incredibly detrimental to the Conservation Area. **The Community Council strongly objects to the threatened desecration of the Village Green and the setting of the Memorial and church.**



Building materials

We remain dissatisfied with the choice of building materials. There are no brick buildings in this part of the village/Conservation area.

Because of the awkward shape of the site, the school would be sideways to the frontage of the site and the Conservation Area, meaning that the side of the building, as pictured below will be street facing.



Anyone with an interest in Urban Design will know that this is not satisfactory.



Mature trees and the Environment

The loss of mature tree at the front of the site is not acceptable. There is no need for a footway to link the two entrances to the school as pedestrians will enter the first access point. What is the point/value of the footway across the front of the site that will replace these beautiful, mature trees?



Cllr Ian Perry

For and on behalf of St Nicholas with Bonvilston Community Council

