

Watkins, Emma (Agency)

From: Cllr Ian Perry <[REDACTED]>
Sent: 20 January 2021 21:18
To: Moore, Neil (Cllr); Burnett, Lis (Cllr); Goldsworthy, Marcus J; Watkins, Emma (Agency); Slater, Nathan P; Thomas, Rob; Thomas, Peter DJ; Robinson, Victoria L; 21st Century Schools; Curtis, Matthew RL
Cc: Bird, Jonathan (Cllr); Birch, Rhiannon (Cllr); Drake, Pamela (Cllr); Gray, Benjamin T (Cllr); Thomas, Neil C (Cllr); Wilkinson, Margaret R (Cllr); Wilson, Mark R (Cllr); Hutt, Jane (Aelod Cynulliad Assembly Member); Marles, Debbie; Morgan, Michael J (Cllr); King, Peter (Cllr)
Subject: St Nicholas CIW School Planning Application

Dear All,

** Members of the Planning Committee, & Cabinet Member for Neighbourhood Services and Transport copied in as interested parties.*

I hope that **prior to the Planning Committee Meeting** of January 21, the applicant will provide all interested parties with full details of the proposed mitigation of the problems associated with a 1960's school site that is not fit-for-purpose in the 21st century. The site struggles to accommodate the present small village school. A school twice the size...

The narrow streets of St Nicholas, with no footways, provide little space for parking and it's been accepted by the applicant/Vale Council that the shared surface presents a danger to young children as vehicles manoeuvre to park.

St Nicholas CIW School planning application is going to determination, because the applicant/Vale Council claim that adding footways around the Village Green and imposing a formal one-way system with a TRO and prominent signage within the Conservation Area, resolves the problem of the school site.

Please consider the two images below.



St Nicholas is a Minor Rural Settlement and has 3m wide agricultural vehicles pass through it. The access to the village that allow larger vehicles use is to be pedestrianised. All vehicles are to be directed on a one-way system around the church, even though all these roads are narrow and corners are tight. No consideration of delivery/removal vehicles or utility works which block the streets has been made.

All vehicles will need to pass in front of the church. The road in front of the church is 3.4m wide. Cars, as pictured above, park with two wheels up on the grass - the bollards restricting how far the cars can pull off the road.

The width required by the Manual for Roads and Bridges for a road like this is 5.5m. Can we all agree that this is sufficient space for a 3m wide vehicle to comfortably pass a parked vehicle that is 1.8m wide?

The applicant also wished to build a footway along the front of the church.

Let's have a look at this part of St Nicholas and the measurements:



The 3.4m (3.7m at the wider ends) width of the existing road would be sufficient, if parking was prohibited. However, the one-way system has been proposed so that cars can circulate around the church until they can park in an available parking space in front of the church.

In order to maintain parking for the school and the church (including hearses and Wedding Cars), the road will need to be widened to 5.5m - I'm sure Michael Clogg or a colleague from Highways can confirm this. The footway will need to be at least 2m wide, requiring more land...

Therefore, the heart of our Conservation Area, will be dominated by highway (5.5m + 2m), a significant part of our Village Green paved over. **All the grass, benches, litter bin and daffodils in front of the church will have to be removed as the road and footway will go all the way to the churchyard wall** - unless it's the plan of the Vale Council to move the Memorial? As Chair of the Community Council that owns the land of the Village Green on both sides of this road, and the Memorial, I believe that the Vale Council will have a troublesome fight to pave over our land and desecrate our Conservation Area.

There are also issues with the width of the street behind the church, and a tight corner that prevents larger vehicles traveling this way. There is no footway here, and the extra traffic the one-way system would put on this street would be a threat to the safety of residents.

There is also a proposal to place a junction warning sign on the A48 ahead of the obscured central access to the village, where it's proposed all vehicles will exit the village. Will this sign be placed in the gardens of Smiths Row? The 1.8m wide footway is too narrow to accommodate a post for a new sign. **Has CADW been consulted over this as Blacksmiths Cottages are Grade II listed buildings?** <https://britishlistedbuildings.co.uk/300016323-blacksmiths-cottages-st-nicholas-and-bonvilston>

I've a huge hunch that no sign will be allowed to be placed on the A48 as proposed in this planning application.

The proposals are so appalling, most people would believe that there had been no engagement with the residents of the community!

I do apologise if I have missed the joke.

It is in no one's interests for the Planning Committee to be fooled into approving a planning application that has serious flaws, and would bring the Vale Council into disrepute as both the applicant and the planning authority.

Best regards,

Ian Perry

Chair - St Nicholas with Bonvilston Community Council