

Iles, Nicholas (ESNR-Planning)

Subject: ATISN 15010 - Item 001
Attachments: TyDraw objection (4) 21.pdf

From: [REDACTED]

Sent: 01 March 2021 09:47

To: Iles, Nicholas (ESNR-Planning) <Nicholas.Iles@gov.wales>

Subject: Cardiff City Council planning application Refs 19/02648/MJR & 19/02330/MJR

Dear Mr Iles

I act for a modestly sized group of residents - their names and addresses appear as a footnote on the attached letter of objection recently submitted to the Council in respect of application 19/02648/MJR. This application has been in for some time, and the latest amendments to the application have drawn wide scale objection from many other local residents, as illustrated in the newspaper article in the link below.

<https://www.walesonline.co.uk/news/wales-news/cardiff-home-pontpennau-sale-petition-19898577>

In their recently submitted letter of objection to the Council my clients objected to the scheme on several grounds, namely:

- conflict with development plan policy
- conflict with national planning policy on sustainable placemaking
- unsatisfactory and inappropriate highway arrangements

The meat on the bones of these objections is set out in the attached letter, so they aren't repeated here.

This proposal has much in common, in terms of the planning circumstances and background, with another housing association proposal at Brynna, RCT, which is itself the subject of a Ministerial Call-in Direction (dated 1 October 2020). I have noted the reason for the Ministerial decision in that case, together with the 'relevant matters' contained in your minute to PINS [dated 20 October 2020]

My clients formally request the minister to consider calling in application 19/02648, for the same reasons as in the Brynna case, together with the proposed access arrangements.

I note that the Minister has made a holding Direction in the case of application 19/02330/MJR (your ref Case No 1602). A large scale development was promoted in the LDP, and forms part of the development plan. I should clarify that my clients did not oppose the development per se at LDP stage, but are disappointed that the proposal is not following masterplan principles, as envisaged in LDP policy, for the whole of the designation. Instead applications are proceeding on a piecemeal basis.

One of the consequences of this fragmented approach will be a doubling of traffic on that stretch of road which fronts my clients' houses. As illustrated in the photographs in the attachment, this is a narrow country lane - and there are no proposals for its improvement except at either end.

Accordingly, my clients support the already submitted request for a call-in of application 19/02330 on the basis that inappropriate account has been taken of the effects of the development on cyclist, pedestrian and highway safety on the extant, surrounding highway network, in particular Ty Draw Road.

[REDACTED]

Chartered Town Planning Consultant