

[REDACTED]
Pontprennau
Cardiff
[REDACTED]
22nd March 2021

Ms. Julie James MS
Minister for Housing & Local Government
By Email

Dear Minister,

I am writing to you to ask you to 'Call In' Planning Application 19/02648/MJR as listed on the Cardiff Council Planning Department.

The application is currently at planning stage and we are awaiting a date for Planning Committee (expected to be either April or May 2021). I am a petitioner against this development. It should also be noted that Julie Morgan, MS, facilitated a meeting between myself along with three other residents, Edenstone Homes, and United Welsh Housing on 19th March 2021 to discuss the proposal.

The Proposed Planning Application

The application refers to the development of 45 affordable housing units on Ty Draw Road (CF14) and the demolition of 43 Clos Nant Glaswg (CF23) to create a footpath / cyclepath. The development is being proposed by United Welsh in partnership with Edenstone Homes.

As residents, our concern is not with the 45 units themselves, but the demolition of 43 Clos Nant Glaswg (CNG) and opening the Cul-de-Sac into a thoroughfare.

Why do I believe this should be called in?

There are a number of issues raised by this proposal which I believe justify asking the Welsh Government to review this application:

1. The proposal could have wider effects beyond the immediate locality

Firstly, there are covenants in the deeds of the property of 43 Clos Nant Glaswg that clearly state that parties involved:

- a. Not to dispose of any interest in any part of the property to a housing association charity planning authority or similar organisation

In the meeting with Edenstone and United Welsh on 19th March it was made clear that Edenstone were buying 43 CNG and selling on to United Welsh Housing therefore passing the ownership to a Housing Association or similar organisation.

- b. not allow at any time to use the Property or allow the Property to be used as a means of access to or for services any adjacent or adjoining Land (whether or not forming part of the site).

The demolition of 43 CNG will allow for access from a closed Cul-de-Sac to adjoining land.

- c. Not to allow any party to connect into the Access Roads or roads within the Property or any services within the property.

The demolition of 43 CNG will connect into access roads (namely Ty Draw Road).

- d. To maintain all existing hedges trees and shrubs and not to fell lop destroy injure or remove the same except with the consent of the Council of the City of Cardiff

The demolition of 43 CNG will require the destruction of hedgerow and trees on Ty Draw Road at the back of the property.

- e. Not to connect into other Access Roads other than at Point X on Plan 1 from the Belmouth constructed by Heron

The demolition of 43 CNG will connect to Ty Draw Road from a different point than 'Point X' on the plans.

The first noted is my main concern, however as listed above there are at least five legal covenants in the deeds on the property that will be affected by this proposal. When questioned United Welsh stated that it was an 'issue for the legal team at a later date'. I believe if the demolition of 43 CNG is allowed and legal covenants are overturned, a precedent is being set for future planning applications. It is for this reason that I believe it should be of concern to the Welsh Government as it will allow other private builders and Housing Associations to use this as a case example and conduct similar activities in the future.

I do not believe that the process of knocking down a perfectly habitable home of circa 25 years of age should become 'normal' policy and indeed goes against a number of statements made in the Planning Policy Wales document (version 11) published in February 2021.

2. The proposal conflicts with national planning policies:

The Planning Policy Wales document clearly states that in placemaking, consideration must be given to social considerations namely "who will benefit and suffer any impacts from the proposal" and "what are the short and long-term consequences on the proposal on a community, including its composition, cohesion, character, how it functions and its sense of place" (p22). CNG by default becomes part of this planning application through creating a footpath / cyclepath through our street.

CNG is a cul-de-sac. It was developed as such, and residents rarely move for the reasons of privacy and security. On the recent call referred to above, Edenstone Homes and United Welsh made clear that the footpath / cyclepath would not only be for the 45 affordable housing units but to link all other units that are being built the length of Ty Draw Road to Pontprennau under the North Cardiff Development Plan (3600 units).

The residents of our street include single people, retirees, families with young children, families with children with disabilities and individuals who value their privacy and security. We are not being considered in the short or long term in terms of existing community or what may arise through changing its composition (see notes on consultation below).

The wider areas of Pontprennau have previously been part of development plans where footpaths / cyclepaths have been created as a subsequent thought following the building of properties. There is evidence that these have led to crime and antisocial behaviour and been subsequently closed to protect residents. It also seems in contrast to the investment that Welsh Government is making in its Alley Gate schemes across the Country. As residents, we are concerned that if crime and antisocial behaviour increases, the impact on us will be social and financial and will drastically change our community.

3. Wider Planning Issues:

In terms of planning, it seems 'novel' to knock down a perfectly habitable abode when there is a shortage of housing in order to put in a footpath / cycleway that does not comply with national planning strategy.

Connectivity was stated as one reason for the footpath link. As residents we understand Cardiff Council's plans and requirements for connectivity across the City however in terms of local amenities for connectivity, Pontprennau Primary is already an oversubscribed school, Butterfield park is already known as a place for antisocial behaviour and drug use and connecting Lisvane (Ty Draw Road) through to Pentwyn is offering a cut through to far more than the 3600 new properties suggested.

Furthermore, at the meeting with Edenstone and United Welsh, it was stated that this footpath / cycleway would form part of the "Cycleways" proposed to enhance connectivity across Cardiff and was 'not for discussion'. Reviewing the Cardiff Council Website, the nearest proposed cycleway does not run anywhere near Ty Draw Road / CNG and therefore it is clear that the planning application is not reliable in terms of its contents.

Pontprennau already has parking issues which are well documented by the Council and in the media. CNG is already full of resident's cars as well as being on a steep hill with a bend. Further parking (which will be inevitable if the street is a cut through) will affect the safety of families walking as well as wheelchair users, parents with prams, and cyclists not being able to safely see their route.

Ty Draw Road is a single lane road. It is not fit for purpose for the volume of traffic that could result in this and any other developments in the future. The pictures on the planning application are taken at the bottom of the road where development is already in situ as opposed to the single lane area being utilised in this site. When questioned, we have been informed by the partners in the project that Highways will be considered 'later'.

Has the Local Planning Authority given just consideration of the application?

The Local Planning Authority has not managed the planning process for this application effectively. I received my notification of planning on the 11th March 2021 even though I live [REDACTED] doors from the property being demolished. My neighbours received notification on / around 9th February. The signage was put up circa 10 days after some residents received notification in February, and not in an appropriate location.

It is apparent from the Council Planning website that initially the plan was to get this footpath / cycleway through Claverton Way (the Linc owned properties behind Clos Nant Glaswg). There are objections to this on the Planning website however we do not believe it got to Planning Committee. The arguments for being overturned are exactly the same, if not enhanced. In the Claverton Way option, there was no demolition of property.

The owners of 43 CNG verbally confirmed that they have known about this development for 'months' and accepted an offer and have a timescale to leave their property despite it not yet getting to Planning Committee.

Finally, is the site necessary?

The current LDP predicted a population growth from 364,248 in 2018 to 403,684 in 2026. Projections now sit at 372,944. The current LDP is out of date and consultation for the new one starts in May 2021. It is envisaged in this that there will be reduced need to build on farmlands and city outskirts.

Cllr [REDACTED] stated at Cabinet Meeting on 18th March “I don’t want to say I told you so, but we always said the population figures were well out when preparing the current LDP. So it’s interesting to see that, but regrettable because it means there are sites being used for housing that might otherwise not have been used”

Given the review that Cardiff Council will shortly be undertaking as well as a public statement about use of areas that may not otherwise be used, it would not seem prudent to build housing on a greenfield site when further analysis and review is needed of housing as a whole across the City. This again would appear to be in conflict with the Planning Policy Wales document issued recently.

Summary:

In addition to Clos Nant Glaswg, the residents of many of our surrounding streets have raised concerns with over 200 objections being lodged. In addition there are four petitions against this proposal. The wider community is gravely concerned about the impact this will have and the worrying precedent it sets to planners in the future across Wales.

I appreciate you taking the time to read this letter and hope I have justified that a review is required into this planning application based on legal issues, wider planning concerns for the existing community and the nature in which the whole process is being undertaken.

I am willing to answer any questions with regards to this and look forward to a response from you in the near future.

Yours sincerely

[REDACTED]

Resident, Clos Nant Glaswg