



## **LLANHARAN COMMUNITY COUNCIL**

Minutes of the Extraordinary Council meeting held by remote attendance, 7.00pm on Wednesday 22<sup>nd</sup> April 2021.

*The meeting was held in accordance with:*

**The Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020 - enabling meetings of local authorities held before 1 May 2021 to be held by means of remote attendance.**

### **Members Present:**

**Councillors;** Chris Parker (Chair), Rob Lewis-Watkin (Deputy Chair), Roger Turner, Geraint Hopkins, Rhys Jenkins, Will Thomas, Janine Turner, Helen Donnan, Daniel Morelli.

**Apologies:** Cllr. Barry Stephens, Cllr. Parmindra Pannu, Cllr. Pam Uppal.

### **Acting Clerk/Project Officer Leigh Smith**

Katherine Dowdall (Geraint John Planning), Annamaria Sgueglia (Geraint John Planning), Russell Davies (Cooke & Arkwright).

20 members of the public

### **EM2021/001 Welcome and Apologies.**

Apologies for absence were received from Cllr. Barry Stephens, Cllr Parmindra Pannu and Cllr Pam Uppal.

### **EM2021/002 Disclosures of personal and/or prejudicial interests.**

None.

### **EM2021/003 Presentation.**

A presentation regarding the 'Land at Brynna Road, Hendrewen' and 'Residential Development comprising up to 130 dwellings with associated access, ancillary uses and necessary other works', was given by Katherine Dowdall of Geraint John Planning.

### **2021/004 Members Questions**

The following Questions were asked by members and responses noted accordingly.



Questions and responses are grouped by topic in these minutes to aid the reader. All responses were given by Katherine Dowdall of Geraint John Planning unless stated otherwise.

## **BRYNNA WOODS**

Cllt Roger Turner

Q – Given the proximity of the site to Brynna Woods and Llanharan Marsh, have you consulted the Wildlife Trust? And if you have not already, then will you consider doing so?

A – We intend to consult with the Wildlife Trust as part of the full planning application. We also intend to provide formal and appropriate routes to the woods as part of the development.

Cllr Helen Donnan

Q – This is more of a statement than a question, I am concerned over the detrimental impact on the Brynna Wood nature reserve which will become totally encircled by houses and would no longer be sustainable. I appreciate you have designed in a buffer but houses will be backing onto the woods and they do have an impact. House pets such as cats also have an impact on some of the species of animals there. The last few years have had so much of an impact on the community and Brynna Woods is the last remaining green space we have.

Cllr Roger Turner

Q – Regarding the buffer at the western end of the development near Maywood. What kind of buffer would that be?

A – We would work with a landscape architect and the planners to decide upon a final scheme. We would consider noise, visual impact, overlooking issues and privacy.

## **ACCESS/TRAFFIC**

Cllr Roger Turner

Q – The access to the site from the west, from the west of the Meadow Rise entrance raises concerns as vehicles exiting the site would have limited visibility given the rise in the road.

A – We recognise the concerns regarding the visibility but felt the current proposed entrance to be the most appropriate and safest, especially in terms of visibility splays. When we submit the planning application we will of course engage with RCTCBC's highways department to find an acceptable solution. The location is indicative at the moment and we would be happy to move it.



Q – Regarding the active travel route proposed for the pavement to the north of the development, how far would this active travel route stretch? Would it run from the entrance to Hillcrest down to Grove Terrace?

A – This would very much be decided after discussions with RCTCBC. In fact the inclusion of the active travel route was RCTCBC's proposal. No doubt this would be included in any Section 106 agreement.

Cllr Will Thomas

Q – Your study says that traffic volumes may be low, but I am concerned about the traffic through Brynna village and also access to the A473 at the village square. Something would surely need to be done with regards to traffic at both ends?

A – Our traffic impact study shows that the development would have a low impact in terms of traffic, however a much more detailed survey and study will be carried out with RCTCBC as part of the application.

Cllr Geraint Hopkins

Q – I echo the concerns raised by Cllr Roger Turner regarding access onto Brynna Road and clearly more work is required here. The road can get very busy and traffic travels at high speed. Please look at this carefully.

Cllr Chris Parker

Q – In relation to the traffic report in the pack you provided. I would like to make the observation that the assumptions based on figures for rush hour traffic seem of limited value as they are based on equivalent locations on the outskirts of large conurbations in England. I don't feel that these figures are representative as we are a larger community. There is also an assumption that rush hour is between 8-9am and then 5-6pm and this seems dated now. Our busy times are more like 7.30-9.30am, with a lot of people taking advantage of flexible working and using the roads to transport children to school at different times. I feel this needs to be revisited, particularly when considering the effects of Covid on traffic movements.

A – I accept that the submitted transport statement is not as representative as we would like owing to the current pandemic situation. A more detailed transport assessment will be prepared and submitted as part of the planning application which will pick up new patterns. The current transport statement is accurate and reliable for this point in time.

## **SCHOOLS**

Cllr Chris Parker

Q – Your plan states that the development is situated between two local primary schools, Brynna primary school and Llanharan primary school. However both of these schools are near full capacity. I wouldn't want people to purchase houses on the development in the expectation that their children would attend one of these



schools only to find that they have to travel to alternative schools further away adding further to transport congestion in the area. The nearest primary school is Dolau primary school which is also near capacity. This needs to be addressed as a matter of urgency with RCTCBC.

A – Given the size of the proposed development we aren't required to consider this, however we are happy to work with RCTCBC during the application process.

## **GENERAL/OTHER**

Cllr Robert Lewis-Watkin

Q – With 2000 homes already being planned for the area how can you justify building homes on the last remaining piece of green land inside the community?

A - The site is identified by RCTCBC as a site suitable for development and in fact is allocated for 200 units.

Cllr Daniel Morelli

Q – Assumptions have been made based on plans and assessments made 10 years ago. There is huge concern regarding whether we have the infrastructure to support this development in terms of roads, schools and healthcare provision. Also you say that you recognise the importance of green open spaces and yet the site is one of the only remaining areas of green open space in the village.

A – We appreciate the concerns. Ultimately these are considerations for RCTCBC. We have tried to consider the green spaces in our masterplan. We have included a LEAP and a LAP in our plan and also the inclusion of less dense entrance routes into Brynna Woods. We have also ensured there is an adequate standoff from the woods and so have considered this as a factor. Obviously there would be more discussions with RCTCBC during the planning application on the specifics.

Cllr Will Thomas

Q – The plan shows a hedgerow along the northern edge of the development to the layby to the west of the proposed entry to the site. Would it not be possible to choose a better route to avoid destroying the current continuous hedge?

There is also no mention of a path to the bus-stop on Hillcrest. The footpath could rise to the west rather than go to Maywood, I have concerns over this.

A – The current access point to the site was chosen due to the topography and visibility splays of the site. We will of course be happy to look at other options and will work with RCTCBC highways department as part of the application.

Cllr Geraint Hopkins

Q - I would like to raise the issue of affordable and social housing. I can see nothing in your plans about this and I have many local residents who complain that it is



difficult for local people to afford housing costs in the area. Is there any scope in your proposal to include affordable or social housing?

A – Then plan is currently indicative only, we have not yet looked at the housing mix as we are only at pre-application stage. However we would be happy to enter into this conversation with RCTCBC at the appropriate stage.

Cllr Chris Parker

Q – Regarding the coal report, there seem to be conflicting views within the report on the nature of the coal strata underneath the development. The report is somewhat dismissive of the coal authority mapping, instead relying on other sources. I have concerns here and believe that a more thorough investigation is required covering the entire site rather than parts of it. I know from personal experience that the contours of the fields there have changed and there has been some sinking of the field. I am very concerned that houses are not built here without further investigation.

A -We are liaising further with the coal authority and their response is expected soon. We will alter the master plan accordingly if required.

Annamaria Sgueglia – The coal consultant that we used is very well regarded locally and well established and we have confidence that his work is accurate.

### **2021/005 Community Council consideration of response.**

No response was decided upon at this meeting.

### **2021/006 Closing remarks**

Members of the public were informed that Llanharan Community Council was a statutory consultee and the purpose of tonight's meeting was a fact-finding exercise to find out more detail on the nature of the plans. The Community Council will in due course have the opportunity to make representations to RCTCBC to present its view on the proposals on behalf of the community.

Members of the public will similarly have the opportunity to make representations of their own at the appropriate time.

The Community Council would like to see the issues raised in this meeting addressed as part of the planning application and will decide upon its formal response to the planning application at the appropriate time.



**With no further business to discuss, the meeting ended at 8pm**

**Councillor Chris Parker  
Chair of Llanharan Community Council**