

Dear All

Subject: Detailed planning consent granted by Cardiff Council on 19 December 2019.

Phase 3: Churchlands Housing Development, Lisvane by Kier Living Ltd

I am sure you all now aware that Cardiff Council granted detailed planning consent to Kier Living Ltd on 20 December 2019 for the Phase 3 housing development (270 homes) at Churchlands, Lisvane. I have read the planning officer report and consider it to be based on inaccurate and mis-leading statements. Interestingly (and quite disgracefully), the objection submitted by Anna McMorrin, MP for Cardiff North, was not even mentioned!

I intend to provide a detailed commentary on this report over the next few days and will circulate it to all.

However, this decision cannot now be challenged save for a request for a judicial review to be submitted to the High Court. This has to be submitted within six weeks from the date of the consent ie before 30 January 2020.

It is infuriating that 30% of this six-week period has now been lost as Cardiff Council granted planning consent on the last Thursday before Xmas – most interested parties did not return to work until 6 January 2020 – two weeks later!

This is a quite deplorable act by a public body – it is quite clear that it was deliberate as there were no other specific time pressures.

In granting consent Cardiff Council has ignored well-structured and evidence-based objections.

In addition, the Council has also consistently refused to provide planning information specific to this development requested under the Freedom of Information Act.

I intend to now pursue other matters with the following parties:

Design Commission for Wales (DCfW) – I believe the DCfW **FAILED** in its remit to the Welsh Government (and the Welsh community) to:

- *“promote good design”*
- *“capture the value of high quality design for better outcomes”*
- *“add value and help to support well-being and enhanced quality of life for the people of Wales”*
- *“champion high standards of design and architecture”*
- *“promote excellence in day to day developments, like housing estates”*

Note: The above text is all taken from the DCfW web site (<https://dcfw.org>).

Welsh Government – the Minister for Housing and Local Government which is the department responsible for the function of the DCfW.

I maintain that input from the DCfW during the consultation process would have had a significant bearing on the decision by Cardiff Council.

Lisvane Link newsletter – My question is: Why should local residents bother to become involved during the “consultation” period with the Taylor Wimpey application for 2,500 homes in NE Cardiff?

Western Mail/Wales On-Line – same question as above – **Why bother? What’s the point?**

The Churchlands consent raises significant local democracy issues if the same question is applied to the forth-coming Taylor Wimpey development for 2,500 homes (plus other uses) in NE Cardiff –

- Why become involved?
- Why submit comments?
- Why attend “consultation” meetings or presentations?

It also raises questions regarding the purpose of local democracy and local representations

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- Do we really need a community council?
- Does the local community really need councillors?

Of course, there will always be a plentiful supply of local matters to deal with but the

Churchlands and Taylor Wimpey developments are absolutely huge in scale and will have a massive impact (good and bad) on the Lisvane, Llanishen, Thornhill and Pontprennau communities for the next 20, 30, 40+ years.

Yet, from the objections submitted on Churchlands, it is clear that a planning objection on a neighbours' house extension would be more fruitful than an objection on a neighbours' 1,000 house development!

I ask you all to carefully consider your input to date on the Churchlands planning application – you all fully supported my objections – and, I guess, you all did so as you thought you would be listened to or that your objections would be given adequate and due consideration. I guess you all played a part in the “*consultation process*” as that is what is expected of you – it's what you do – represent the local community.

Well, I do not consider that my specific objections have been given full and due consideration – I consider them to have been merely “*noted*” – exactly as I predicted in my letter to Cardiff Council dated 17 October 2019 and my briefing note to Lisvane Community Council dated 22 October 2019.

So ... what are you going to do about it?