

APPENDIX D.

26 February 2018

**Bridgend County Borough Council
Operational and Partnership services**

Civic Offices

Angel Street

Bridgend

CF31 4WB

For the Attention of – J.P. Dessent - Solicitor to Corporate Director

Dear Ms. Dessent

Controlled Pedestrian Crossing and Associated Traffic Works

30 Penprysg Road Pencoed

Revised Drawing and Notice Dated 31 January 2018

Please receive a copy of my letter to the Corporate Director with respect to the above.

Yours sincerely



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For the Attention of Mr. P. A. Jolley – Corporate Director

Dear Mr. Jolley

Controlled Pedestrian Crossing and Associated Traffic Works
30 Penprysg Road Pencoed

- ① I acknowledge receipt of your letter dated 31 January 2018 and the enclosed "Scheme Drawing" GC2488-CAP-66-XX-DR-C-0001 P02 marked Draft 18.01.18.
- ② I note with considered interest that you advise the drawing is for illustrative purposes only, and that the dimensions indicating the location of the crossing are specified in the Notice.
- ③ The above statements cannot be regarded as being correct:-
 - ③.1 The Controlled Crossing has been constructed at the wrong location and the traffic lights commissioned on 1st. September 2017.
 - ③.2 The associated Road Works were completed on the 2nd. September 2017.
- ④ The above "Scheme Drawing" indicates a Wimbourne Road Datum Point currently used to identify the wrong location of the Controlled Crossing.
- ⑤ X Please be advised that the dimension of 65metres (71yards) as shown on the "Scheme Drawing" and in the Notice is Incorrect. X
- ⑥ Further to receipt of the Council's letter dated the 5th. June 2017, no variations or notices of change occurred prior to the construction of the Controlled Crossing.

Pencoed Primary School Penprysg Road - Drawings Received

- ⑦ 9th. January 2017 – Traffic Orders – issued by Mr. A. Godsall
- ⑧ Drawing No. GC2488-CAP-66-XX-DR-C-0001 P01.1 – Dated 20/12/2016
- ⑨ Indicates proposed Traffic Calming – Controlled Crossing with raised road surface located at 30 Penprysg Road.
- ⑩ Further to my letter dated 25 January 2017 – a standard Controlled Crossing – with no raised road surface was agreed.

- ⑪ 5th. June 2017 - Notice and Revised Drawing – Issued by Solicitor J.P. Dessent
- ⑫ Drawing No. GC2488-CAP-66-XX-DR-C-0001 P01 – Dated 29/03/2017
- ⑬ Location of Controlled Crossing as above drawing – Raised Road Surface Omitted

⑭ It should be noted that the above drawings indicate the location of the Centre Line of the Controlled Crossing to coincide with the Centre Line of the West Gable Wall of The Chain, 30 Penprysg Road – a former Toll House – Circa 1800. There is no mystery, reason, or difficulty in locating the above Centre Point Location.

⑮ 2nd. February 2018 - Notice and Revised Drawing – Issued by Solicitor J.P. Dessent

⑯ Drawing No. GC2488-CAP-66-XX-DR-C-0001 P02 – Dated 18/01/2018

⑰ The above drawing is an area enlargement of the previous drawings identified above.

⑱ Two items of difference with respect to this enlargement are the blanking-out of the recently built Infants School Building, and the addition of the Wimbourne Road Datum Point.

⑲ The above Drawing and Notice indicate a distance of 65metres from the Wimbourne Road Datum Point to the Commencement of the Road Studs/Markings representing the Controlled Crossing.

⑳ A brief cursory view of the above Drawing identifies that the Road Studs/Markings furthest from the Datum Point coincide with the Centre Line of the Property – indicating an error of 2metres (2.00m).

㉑ All construction with respect to the location and commissioning of the Controlled Crossing was completed on 2nd. September 2017 – the Contractors were aware of the amended location of the Crossing.

㉒ The above error was brought to the attention of the Council's Appeal Panel at the meeting on Thursday 26th. October 2017 – it was agreed that the location of the Controlled Crossing would be checked, and that the Appeal Panel would visit on Monday 13th. November 2017 at 9:30 AM.

- 23 On Friday 27th. October 2017 the location of the Controlled Crossing was checked by the Council's Highway's Team and deemed to be correct.
- 24 The Council's Appeals Panel Meeting as scheduled to visit the Site on Monday 13th. November was cancelled - the letter cancelling the meeting is dated 7 November and signed by Mr. J.A. Lloyd.
- 25 Appeal Panel Meeting at Civic Offices Monday 13th. November at 10:30 AM – accepted in unison that the Location of the Controlled Crossing is correct – the decision of an Impartial Appeal Committee that failed to visit the site.
- 26 It should be noted that the control boxes that operate the Traffic Lights should have been sited on the other side of road, at no additional cost, where they would not have defaced an existing habitable property, and especially noting the eventual demolition of the School Buildings.

Further items of note with respect to the above "Revised Scheme Drawing" :-

- 27 Immediately opposite the relocated bus stop a parking space has been permitted; at the Wimbourne Road Junction the kerb line has been extended into Penprysg Road causing traffic to veer towards the centre of Penprysg Road and the parking area – a designed hazard; the bus stop is located in the carriageway that has been narrowed – Council's Policy – no bus laybys – Meeting 13th. November 2017.

Appeal Panel Traffic Calming Penprysg Road – Meetings Thursday 26 October 2017

- 28 Please refer to my File Note regarding the above meetings – a copy as forwarded to Solicitor J. P. Dessent on 30th. October 2017.
- 29 With reference to Page 3 – Learner Travel Route – my request for a definition of this item was granted:- "It represents the most direct walking route to the New School".
- 30 My comment "Therefore the intended planning of the proposed development of the site is known – otherwise such a Route is Arbitrary".
- 31 On January 10th. 2018 I received a letter from "Asbriplanning" with regard to building 40 residential units and demolition of the current Pencoed Primary School. To obtain a plan visit Pencoed Library or online at "asbriplanning".
- 32 I enclose a copy of the plan as downloaded. – please note:-
- 33 The Plan has been prepared by Architects Roberts Limbrick – dated July 2017 and verifies my above comment.
- 34 The scale of the internet plan – is diagrammatic but the proposed footpath access to Penprysg Road complies with the centre line of West Wall to 30 Penprysg Road.

On Wednesday 24th. January 2018 Messrs. Asbriplanning and Hafod Housing held a Public Meeting at St. David's Church Hall – Plans of the above development were displayed – but not available.

Summary of Written Requests with respect to Traffic Calming Works

Noise and Vibration Analysis

35 Two of the most important factors with respect to Transportation Routing are Noise and Vibration. With respect to a Noise and Vibration Analysis Monitor being mounted within my Home - Four Requests were made:-

Visit and discussion BCBC Messrs. Lloyd & Power on 1 March 2017

My letter to BCBC dated 20th. March 2017 for the attention of Mr. J.A. Lloyd

My letter to BCBC dated 20th. June 2017 for the attention of Mr. P.A. Jolley

My letter to BCBC dated 6th. July 2017 for the attention of Mr. J.A. Lloyd

36 Detailed Working Drawings – Three Requests were made

13th. January 2017 Letter to Capita – Response 16.01.17- Highway design works are in accordance with our Clients requirements – i.e. BCBC

1st. March 2017 – Visit - Mr. Lloyd to forward details prior to Legalisation

My letter to BCBC dated 31st. July 2017 for the attention of Mr. P.A. Jolley

37 I regard that my response to the Council's Notice and Revised Drawing dated 2nd. February 2018, has been written without rancour with the view to a true and final resolution of this continuing matter. The Revised Drawing attached to your Notice verifies the incorrect siting of the Controlled Crossing.

38 I request that with your Solicitor you make a Site visit within the next week to verify the detail of the Notice, the Date for the Introduction of the Notice, Relevant Detail with respect to the Revised Drawing, and possible Resolution.

Yours sincerely

Solicitor to Corporate Director J.P. Dessent

Enclosures

File Note – Appeal Panel Meetings Thursday 26th. October

Asbriplanning/ RobertsLimbrick Proposed Site Layout

It is hereby declared that the site is suitable for the proposed development and that the proposed development is in accordance with the provisions of the relevant planning legislation and that the proposed development is in accordance with the provisions of the relevant planning legislation.

Roberts
Landscape

PROJECT
RESIDENTIAL DEVELOPMENT
FORMER PENROD PRIMARY
SCHOOL SITE

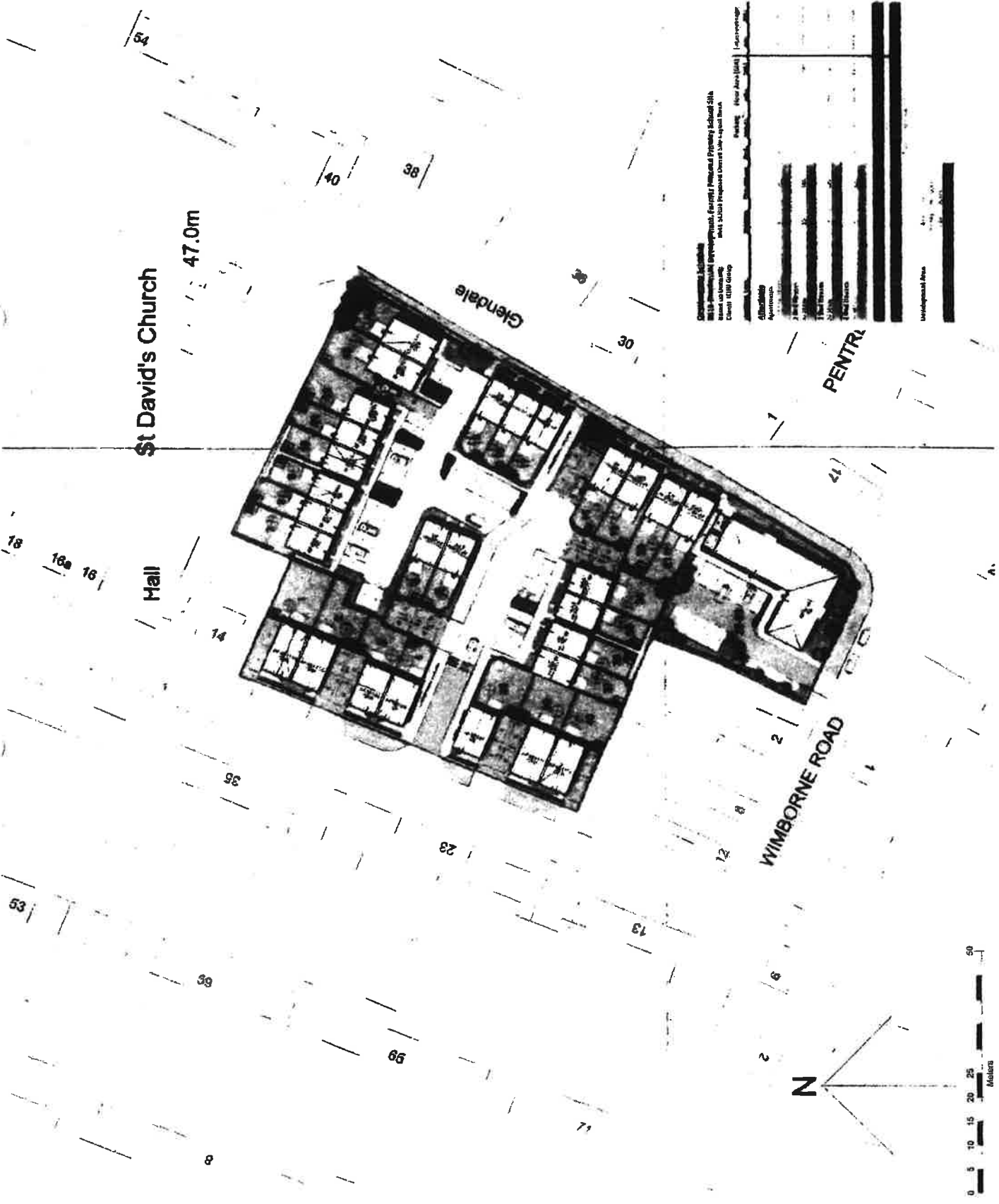
CLIENT
JEHU GROUP

DRAWING
PROPOSED SITE LAYOUT

ROBERTS LANDSCAPE LTD
The Church Building, South Way,
Gloucester, GL1 3JF
The Lanes, Gloucester, GL1 2JF
Tel: 01452 855199
www.robertslandscape.com

DATE
15/03/2012

SCALE
1:1000



Development Information
Site: Former Penrod Primary School Site
Client: Jehu Group
Date: 15/03/2012

Area	Area (sqm)	Area (sqft)	Description
Site Area	10,000	108,000	Total site area
Building Footprint	4,500	48,000	Area covered by buildings
Parking	1,500	16,000	Area reserved for parking
Landscaping	4,000	43,000	Area reserved for landscaping
Other	0	0	Other areas
Total	10,000	108,000	