

2007/00030/FUL

APPENDIX A

PLANNING APPRAISAL

for

VALE OF GLAMORGAN COUNCIL

of

Planning Application No 07/00030/FUL

Application to transfer the agricultural occupancy condition
from
Foxwood House, Garn Farm, St Hilary (91/01151/FUL)
to
Plot 3, Garn Farm, St Hilary (06/00752/FUL)

Applicant: Mr A R T Davies
Agent: None

Prepared by:

**RICHARD ANSTIS MRICS
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Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

FAO: Mr M P Howell
DATE: February 2007

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1.0 INTRODUCTION

- 1.1 Mr A R T Davies has applied to the Vale of Glamorgan Council for consent to remove the agricultural occupancy condition attached to the permission granting consent to erect Foxwood House and transfer the occupancy condition to a barn in the farmyard to Garn Farm, proposed to be converted as Plot 3.
- 1.2 This appraisal was requested by the Vale of Glamorgan Council to examine the proposal in accordance with relevant planning policy.

2.0 DETAILS OF THE HOLDING

2.1 Location

- 2.1.1 Foxwood House and Plot 3 are both shown coloured red on the application plan. Both are in a rural location, midway between St Hilary and Llantrithyd. The site is considered as being in open countryside for the purposes of residential development.
- 2.1.2 Foxwood House is positioned directly off the public village road and around 200m from the centre of the existing farm yard. Plot 3 is positioned immediately adjacent to the farm yard and some 100m from the public highway.

2.2 Tenure

- 2.2.1 The holding is owned by the applicant, as is Foxwood House and Plot 3.

2.3 Dwellings

- 2.3.1 Foxwood House currently serves the holding. Both the neighbouring house (The Chase) and The Garn are owned by connected parties. The existing internal floor area of Foxwood House, excluding the garage, is approximately 255m², with the conservatory providing an additional 14.5m², bringing the total to over 269m². The Chase appears to have a similar ground floor area. The Garn having perhaps a greater ground floor area. Plot 3 however is substantially smaller.

2.4 Buildings

- 2.4.1 There is a substantial range of both traditional and modern agricultural buildings adjacent to (and including) Plot 3, shown on the application plan. The applicant has stated that the Dutch barn and the lean-to are redundant and would be demolished, but that the main yard would remain and would continue to function as an agricultural yard. The letter 16/10/06 from the

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dwelling could satisfy wider local need slightly more effectively, because of the lack of access constraints that exist with the proposed dwelling. The existing is bigger (suited some workers) with the proposed as smaller (suited others).

- 5.2 In terms of continuing to provide a contribution to the pool of workers' dwellings then, both properties are viable, but the existing is probably preferable in terms of access and flexibility.
- 5.3 This opinion presumes that any transfer would be to a completed property. Clearly, a barn with permission to be converted would not offer equivalence to an existing dwelling.

Signed

Dated



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WELSH WATER

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Appendix A.

07/00538/F

Director of Planning
Vale of Glamorgan County Borough
Council
Dock Office
Holton Road
Barry Docks
Barry
CF63 4RT

Date: 04/05/2007
Enquiries Tel.: 01443331155
Our Ref.: 2007/DCWW/43221
Your Ref.: P/DC/RD/2007/00538/F
Grid Ref.: ST1565769829

Dear Sir

**Re: Demolish Existing Barn and Erect New Dwelling of Sustainable Design
Green Lane, Dinas Powys**

Further to the above consultation we would provide the following comments:-

We would request that if you are minded to grant Planning consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Foul water and surface water discharges shall be drained separately from the site.

Reason :- To Protect the integrity of the Public Sewerage System.

No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason :- To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

Land drainage run-off shall not be permitted to discharge, either directly or in-directly, into the public sewerage system.

Reason :- To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Advisory Notes

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.

*End of comments
here - signature
on 2nd page.*



Welsh Water is owned by Glas Cymru - a "not-for-profit" company
Mae Dwr Cymru yn eiddo i Glas Cymru - cwmni nad yw'n gwneud elw

We welcome correspondence in Welsh and English
Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

NDC South working with Dwr Cymru in providing the
planning and development functions

Dwr Cymru Cylf, a limited company registered in
Wales no. 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

NDC de yn cywethio a Dwr Cymru ar ran waith cynllunio a
datblygu

Dwr Cymru Cylf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777, Swyddfa gofrestredig: Heol Pentwyn,
Nelson, Treharris, Morgannwg Ganol CF46 6LY

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We hope the above is satisfactory. However, should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,


Rhidian Clement
Planning Team Leader

Our response is based on the information provided by your application/enquiry. Should the information change then we reserve the right to make new representation.

**CONSULTATION RESPONSE: HEAD OF ECONOMIC DEVELOPMENT & LEISURE
(ECOLOGY)**

**APPLICATION REFERENCE: 2007/00538/FUL
APPLICATION SITE: Green Lane, Dinas Powys**

Appendix B.

07/00538/FUL

SSSI

It is noted that the application site is adjacent to a SSSI (Cog Moors). It is recommended that CCW be consulted.

BARN OWLS

The building that is the subject of this application may potentially be used by barn owls, which have been found breeding in all months of the year.

- It is recommended that the developer be made aware that in addition to the standard protection afforded to nesting birds, barn owls have extra protection under Schedule 1 of the Wildlife and Countryside Act 1981.

It is recommended that a barn owl survey be conducted prior to the granting of planning permission to ascertain presence or absence of barn owls in the building. In the event that the survey detects the presence of barn owls, further advice should be sought from the Countryside Council for Wales (CCW). Appropriate mitigation measures as informed by the results of the survey should be conditioned into any consent.

OTHER NESTING BIRDS

The building intended for demolition and any vegetation on the application site may potentially be used by nesting birds.

- It is recommended that the developer be made aware that under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built.
- It is recommended that to comply with the law, a condition be included in any consent that states that any vegetation clearance should be done outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent.

BATS *

The building scheduled for demolition in this application along with trees on the site may provide potential roost sites for bats.

- It is recommended that the developer be made aware that British bats and their breeding sites and resting places are protected by law through UK legislation under the Wildlife and Countryside Act (1981) (as amended) and through European legislation under the Habitats Directive (EC Directive 92/43/EC), enacted in the UK through the Conservation Regulations (1994). In relation to structures used by bats for shelter or protection (i.e. roosts), this legislation makes it an offence to either intentionally or recklessly damage, destroy or

obstruct access to any site used by bats, whether bats are present at the time or not, or to intentionally or recklessly disturb bats within a roost.

- It is recommended that a full bat survey of the building be conducted by a licensed bat surveyor prior to the granting of planning permission to ascertain presence or absence of bats/bat roosts.
- It is also recommended that an assessment of any large/mature trees proposed for works/removal be conducted by a licensed bat surveyor to identify any which have may potential bat use. A full bat survey of these trees should then be conducted by the licensed surveyor prior to the granting of planning permission to ascertain presence or absence of bats/bat roosts
- In the event that the survey reveals the presence of bats/roosts, further advice must be sought from the Countryside Council for Wales (CCW) and their advice taken into account in making the planning decision. Appropriate mitigation measures as informed by the results of the survey should be conditioned into any consent

GREAT CRESTED NEWTS*

It is noted that several ponds lie within 500m of the application site, which is the recognised foraging range for a great crested newt. Great crested newts have been found under 1km away from the application site. Should any of the nearby ponds support breeding populations, there is the possibility that great crested newts could be using the application site as terrestrial habitat.

It is recommended that the developer be made aware that great crested newts and their breeding sites and resting places are protected by law through UK legislation under the Wildlife and Countryside Act (1981) (as amended) and through European legislation under the Habitats Directive (EC Directive 92/43/EC), enacted in the UK through the Conservation Regulations (1994). This legislation makes it an offence to damage or destroy a breeding site or resting place, to either intentionally or recklessly damage, destroy or obstruct access to a place used for shelter and protection, or to intentionally or recklessly disturb great crested newts within a place used for shelter or protection.

It is recommended that the following good practice guidelines be followed to minimise potential impacts on great crested newts, assuming potential presence on the application site:

- In the event that great crested newt is found to be present on site, stop works immediately and seek advice from the Countryside Council for Wales, (CCW) (tel. 02920 772400).
- Take particular care when disturbing materials/dense vegetation at ground level that could be being used by sheltering/hibernating great crested newts.

TREES AND HEDGEROWS

It is noted that provision will be made, where possible, to maintain existing trees. It is recommended that in all cases where trees are to be removed, the Council's Tree Officer be consulted.

It is also noted that boundaries are the responsibility of neighbouring properties and so should remain unaffected. If any boundary hedgerows are to be effected by the works on this application site (for example, for a visibility splay) or if hedgerows within the site are affected then further guidance from the Council's Ecology Team must be sought.

***N.B.** A developer will require a development licence from the National Assembly Wales government for any development that would contravene the protection afforded to European protected species (which include bats and great crested newt) under the Habitats Directive. Before such a licence can be granted, the following tests, specified in Article 16 of the Habitats Directive, must be satisfied:

- *the derogation (in the form of a licence) is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment"*
- *there is "no satisfactory alternative" to the derogation*
- *the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range".*

Although derogations are currently granted by a licence issued to the developer by the National Assembly Wales government, local planning authorities are under a duty to have regard to the requirements of the Habitats Directive in exercising their functions. To avoid developments with planning permission subsequently not being granted a derogation in relation to European protected species, planning authorities should take the three requirements for a derogation into account when considering development proposals where a European protected species is present, and planning reports should demonstrate that the three tests have been applied.

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2007/00870/FUL

Marcus Goldsworthy
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Marcus

Application No. 07/00870/FUL
National Training Facilities for Rugby and Football at Hensol Castle.

With regard to the observations dated 20th July 2007 by Paul Harrison I would make the following comments: -

- Following site surveys our consultants have clarified the layout and levels of our proposals for the sports facilities as per the plans enclosed (6 copies).
- Following discussions with the Sports Council and the relevant parties our proposals have changed and the WRU will remain in the Indoor Arena and the Pavilion will be occupied by the Cardiff Blues Regional side and Cardiff City Football Club. The overall site facilities will then be utilised as follows: -
 - WRU
 - Will utilise the facilities as at present in the Indoor Arena.
 - Will utilise the outdoor facilities immediately in front of the new Pavilion for the following elite squads only: - Men's National and Ladies National, U20, U18, U16 and 7's.
 - Cardiff Blues
 - Will be based in the new Pavilion and share the facilities in front of the Pavilion with the WRU. Only their 1st team squad and support staff totalling 38 will be based at Hensol.
 - Cardiff City FC
 - Will be based in the new Pavilion and share the 2½ pitches near the Castle with the FAW. Only their 1st team squad and support staff totalling 37 will be based at Hensol.
- The artificial pitch together with the adjoining grass pitch will be floodlit as are the adjoining existing Tennis Courts. The pitches will be illuminated to a training pitch level with a minimal spread of light.

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- The outdoor facilities and Pavilion will only be used between the hours of 9am and 9pm and, as it is very much an elite facility, no other teams or individuals will be allowed to utilise them.
- With regard to car parking provision I would make the following points: -
 - The WRU and FAW Trust usage can be disregarded as they are already catered for.
 - The Cardiff Blues and Cardiff City usage is as below: -

| | <u>Team Members</u> | <u>Coaches</u> | <u>Staff</u> | <u>Total</u> |
|---------------|---------------------|----------------|--------------|--------------|
| Cardiff City | 25 | 9 | 3 | 37 |
| Cardiff Blues | 30 | 6 | 2 | 38 |

- The Hensol Castle Development Plan already approved included a substantial Time Share Development which has now been replaced by the outdoor sporting facilities. With reference to the RPS Transport Assessment Report dated November 2004 this would have generated a maximum of 46 trips per hour at peak times which is substantially more than generated by the above usage.
- Any coaches would drop off at the new Pavilion and park in the substantial area already allocated in the main Hotel Car Park for coach parking.
- I am also attaching an e-mail from Steve Leeke to Jane Crofts dated the 20th June 2006 which makes very relevant points concerning the existing parking provision and the amount of traffic generated by the conference facilities being constructed.

If any further information is required please contact me at the above address.

Yours sincerely


Mr G L Leeke
Managing Director

Encs.

Stephen Leeke

2007/00 870/FU

'A'

From: Stephen Leeke
Sent: 20 June 2006 15:43
To: Jane Crofts (jmcrofts@valeofglamorgan.gov.uk)
Subject: Vale of Glamorgan Hotel, Golf And Leisure Complex Hotel - 06/ 00400/Ful

Dear Jane

Thank you for keeping me informed of the situation. However, I must strongly disagree with your colleague on the following basis:-

1. The conference facility will indeed be an additional attractor for the site. However, as explained previously it is intended to assist us in filling not only the rooms of the Vale Hotel but also the timeshare units and the Castle. This is a major contributor to make the Castle scheme viable and its purpose is to allow us to maximize the utilization of the existing and proposed facility, not to extend it. Accordingly, it will generate single-visit multi-purpose trips that increase the utilization of the resort facilities but not necessarily the number of vehicular trips made to it.

2. You will find that hotels with large conference facilities, such as Celtic Manor, do not hire out their large function room to groups who do not wish to book substantial amounts of accommodation. This is simply good business practice as it ensures the best possible bedroom yields and we will therefore be implementing a similar policy. I can arrange for you to speak to somebody at Celtic Manor to validate this if you require.

3. Even if the Vale wished to allow day delegates to book the conference facility research conducted on behalf of Cardiff Marketing (now part of Cardiff Council) indicates that there is no day delegate market in South Wales for groups of over 250. Groups under this size are already adequately catered for in our existing facilities. I would be happy to make this research available to you if it would assist.

4. I do not know when your colleague has observed the existing main car park being full but can assure you that to date the car park has never been full. Furthermore, given that the conference delegates could be staying in the timeshare units I cannot see how you can simply discard the spaces in the associated car park as they will have the dual purpose already referred to. I would also point out that in our discussions over the timeshare car park we have always stated that there was capacity for use as an "overflow car park" for when the Vale hosts major events.

5. Our traffic surveys conducted for the Castle development indicated that the junctions to which Mr Harrison refers were operating at something like 40% below their capacity, the RFC (reserve flow capacity) having been calculated as 0.4 (40%). Therefore, even if you were to discount the above reasoning I still do not believe that another traffic survey is necessary.

Given the above I still maintain that there will be a negligible increase (if any) in traffic and therefore do not accept Mr Harrison's comments.

I will be contacting Mr Harrison this week to explain the position further but hope that this will enable you to grant the permission shortly.

Yours sincerely,

Stephen Leeke

-----Original Message-----

From: Crofts, Jane [mailto:JMCrofts@valeofglamorgan.gov.uk]
Sent: 19 June 2006 08:44
To: Stephen Leeke
Subject: FW: Vale of Glamorgan Hotel, Golf And Leisure Complex Hotel - 06/ 00400/Ful
Importance: High

Dear Mr Leeke,



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Mr M Goldsworthy
 Planning and Transportation
 The Vale of Glamorgan Council
 Dock Office
 Barry Docks
 Barry
 CF63 4RT

2007/00870/FUL

APPENDIX B

| | |
|-------------------------------------|--------------------------------------|
| Eich cyfeirnod Your reference | P/DC/MG/2007/00870/FUL |
| Ein cyfeirnod Our reference | A-CAM011-09-0032-00 |
| Dyddiad Date | 27 July 2007 |
| Llinell uniongyrchol Direct line | 01443 336006 |
| Ebost Email: | Lisa.roberts-clarke@wales.gsi.gov.uk |

Dear Mr Goldsworthy

**TOWN AND COUNTRY PLANNING ACT 1990
 PLANNING APPLICATION NO. SCOPING REQUEST 2007/00870/FUL
 PROPOSED DEVELOPMENT: SPORTS PAVILLION WITH TRAINING PITCHES FOR WRU
 VALE OF GLAMORGAN HOTEL, GOLF AND LEISURE CLUB, HENSOL PARK, PONTYCLUN**

Thank you for your letter of 4 July 2007, inviting Cadw's comments on the planning application for the proposed development as described above.

The proposed development does not affect any scheduled ancient monuments or historic landscapes. It does however, lie within the historic park of Hensol Castle, which is included as Grade II on the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. I have enclosed details from the register about this important site. The Welsh Assembly Government's policies towards the protection of the historic environment are set out at chapter 6 of Planning Policy Wales (2002). Para 6.5.23 advises that "local planning authorities should protect parks and gardens and their settings on the first part (parks and gardens) of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales".

The proposals lie in two separate areas of the park – to the east of the house and to its south. These areas are very different in character and sensitivity. Our comments address first the highly sensitive east area of the house where the natural turf football pitch and pavilion are proposed. This is in an area of uninterrupted grassland that sweeps down from the house and garden to the artificial, ornamental lake at the foot of the slope. Cadw considers this to be a highly sensitive area, both historically and visually. It lies at the core of the park and is highly visible from the house, garden and entrance drive. There is already one football pitch on this grassland, which does not harm its essential character. Cadw considers that another similar pitch, to its north, should have a similar, minimal impact on the character of the area, so long as there is no earth-moving involved in its construction and that there are no visual barriers between the pitch and the surrounding grassland. However, the introduction of a sports pavilion on the edge of this grass area would in Cadw's opinion harm its character, which is one of open, uninterrupted parkland, with no built features. The proposed pavilion would be situated at the foot of the steep grass bank along the west side of the area. This bank is an integral part of the sweep of grassland that forms such an attractive setting to the house and garden and that lies at the core of the eighteenth-century landscaping scheme. To introduce a building into



this area in our view would devalue the setting of the house and garden.

The second area to the south of the house and garden is where the four rugby pitches, running track and training centre building are proposed. This is in the area formerly occupied by Hensol Hospital, and does not have the sensitivity of the east side of the house. Although within the historic park there are no remaining landscaped features apart from the lake and trees fringing it. Cadw considers that these would not be affected by the proposals. The house and garden are well to the north and the area concerned is not visible from them. In our view, the proposed building would fit in with the remaining former hospital buildings that would flank it. Therefore, Cadw considers that the proposed pitches, running track and training centre building would not cause harm to the visual character of the park.

Finally, we would like to point out one detail of the proposals to the south area that we consider would not be sympathetic to the character of the park. These are the earth banks along the north-east side of the pitches. Banks of this abrupt, artificial nature are in Cadw's view, alien features within a landscape park, where landforms are generally smooth and natural-looking. This is the case at Hensol Castle, where the landscaping has a very natural appearance. It is in Cadw's opinion that the proposed banks would cause harm to the character of the park.

The advice set out above relates only to those aspects of the proposal, which fall within Cadw's remit as a consultee on planning applications – the impact of developments on scheduled monuments or Registered Historic Landscapes, Parks and Gardens. Our comments do not address any potential impact on the setting of any listed building, which is properly a matter for your authority.

These views are provided without prejudice to the Welsh Assembly Government's consideration of the matter, should it come before it formally for determination.

Yours sincerely

Lisa Roberts-Clarke

Mrs Lisa Roberts-Clarke
Gweinyddu Henebion / Ancient Monuments Administration

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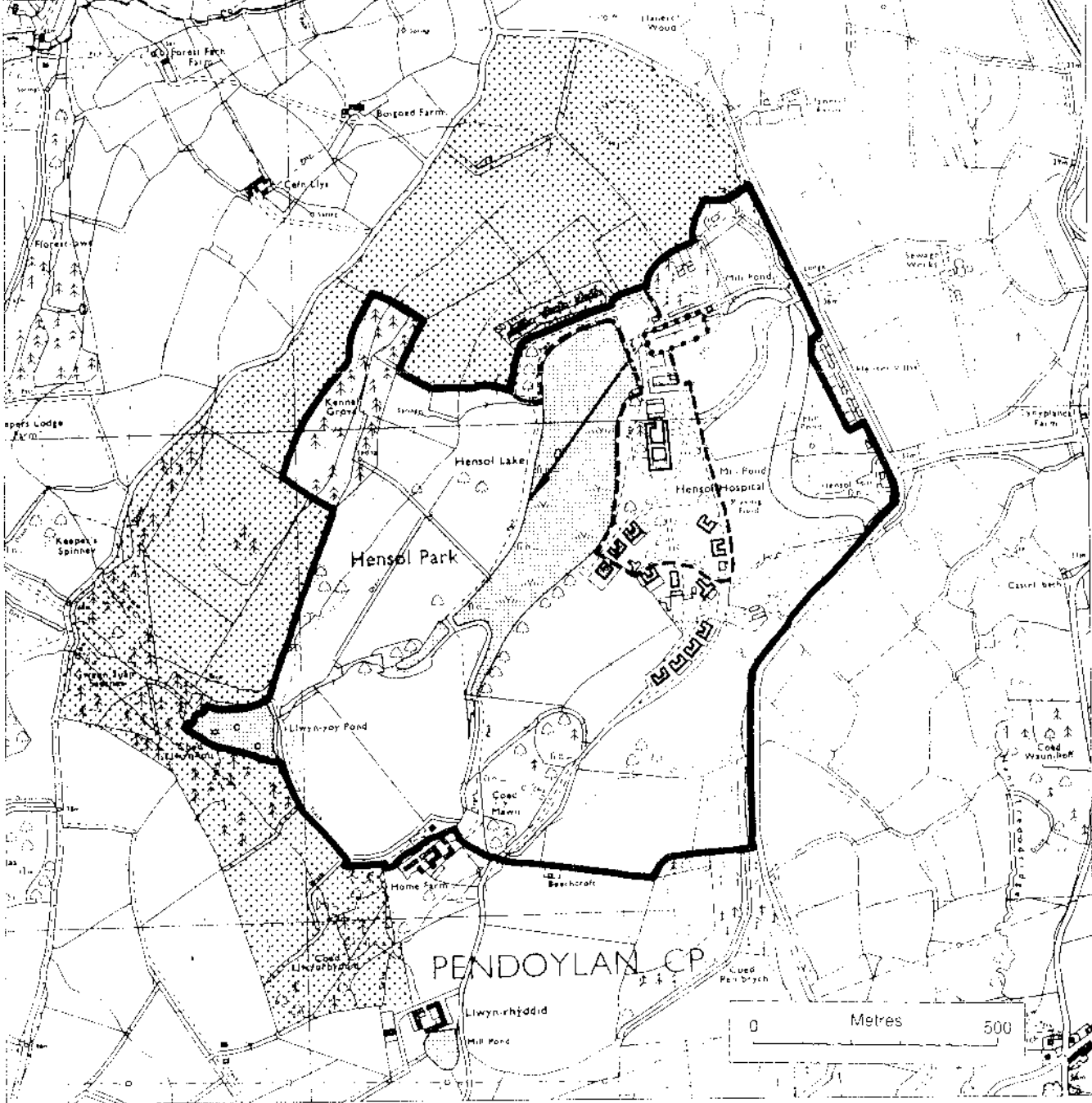


CADW

HENSOL CASTLE

ICUMOS UK

GLAMORGAN



- Park Boundary
- Garden and Pleasure Grounds
- Kitchen Garden
- Essential Setting
- Significant View

| | |
|------------------------|----------------------|
| Register Number | PGW (Gm) 41 (GLA) |
| Former Register Number | |
| O.S. Sheet Number | ST 07 NW ST 07 NE |
| Community | PENDOYLAN |

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SUMMARY

| | |
|------------------------------------|--|
| Ref number | PGW(Gm) 41 (GLA) |
| OS Map | 170 |
| Grid ref | ST 047 789 |
| Former county | South Glamorgan |
| Unitary authority | The Vale of Glamorgan Council |
| Community Council | Pendoylan |
| Designations | Listed buildings: Hensol Castle (grade I); Bridge on main drive to Hensol Castle (grade II); Hafod Lodge to Hensol Castle (grade II) |
| Site Evaluation | Grade II |
| Primary reasons for grading | The survival more or less intact of the main features of an important mid eighteenth-century landscape park, including a large lake and a serpentine pond, associated with a major house that is an early example of the Gothic style in Wales. The park contains some good bridges and an interesting island folly. |
| Type of site | Landscape park; pleasure grounds; formal garden; walled kitchen garden |
| Main phases of construction | Mid-eighteenth century; 1840s |

Site description

Hensol Castle is a substantial, mock Gothic, stone mansion situated in rolling countryside on the west side of the Ely valley, to the south of Llantrisant. The two- and three-storey house is built around a square courtyard, with the main entrance front on the south. Walls are of coursed grey stone, coursed rubble reddish stone (the turrets, towers and service court), or rendered (part of the west front), with freestone dressings. Single-storey wings extend the east and west fronts northwards to form a second, service, court, closed on the north side by a stone wall. The whole is given a castle-like air by its universal crenellations, protruding towers, round turrets on the corners, three-storey semi-octagonal towers on the east and west fronts, and turreted porte cochère in the centre of the south front. False machicolations and arrowslits complete the picture. The complicated history of the house is reflected in the variety of window types in different parts of the building. Styles include mullioned and transomed, traceried Gothic, and Georgian sash. The service court is entered in the middle of its east side through a round arch under a square two storey tower with helicot and clock over the arch.

From 1614 until 1721 Hensol was owned by the Jenkins family, and the core of the house, the centre of the south front, dates to the late seventeenth or early eighteenth century. The estate passed to Charles Talbot in 1721 and he became lord chancellor and baron Talbot of Hensol in 1733. The first major rebuilding was undertaken by Charles (died 1737) and his son William. William Talbot, who also became a prominent political figure, completely remodelled the house in Gothic style in about 1735, pushing the north end of the south block out to east and west, including the two towers, one of which has the date of 1735 on it. Hensol is a very early example of the adoption of the Gothic style for domestic buildings in Wales. On William's death in 1782 the estate passed through several hands and in about 1790 to Samuel Richardson, who made further additions and alterations in Gothic style, including the turrets, battlements, storeyed porch and porte cochère, extensions

to the east and west of the south front, and the north side of the main courtyard.

In 1815 the estate was bought by Benjamin Hall, and then in 1826 by William Crawshay, but neither made any alterations. The final phase of building, which gave Hensol its present-day appearance, took place after the industrialist Rowland Fortherrgill bought the estate in 1838. He employed the architects T. H. Wyatt and D. Brandon in the 1840s to extend the east wing northwards and create the service court. Further changes were also made to the main block. In 1927 the house and grounds were sold to Glamorgan County Council to be used as a hospital, which it remains today.

To the south of the house, in former parkland beyond the formal gardens, is a complex of twentieth-century hospital buildings. Another modern hospital building lies to the north-east of the service court.

Hensol Castle lies towards the eastern side of a medium-sized, roughly rectangular landscape park orientated north-east/south-west. The ground is rolling, the highest part being a ridge at the west end. The centre of the park is occupied by a large lake which lies to the west of the Hensol grounds. The park to the west of the lake is now in use as a golf course.

The main entrance is situated in the middle of the north-east side of the park. It is flanked by incurving iron railings on stone pinnacles ending in square stone piers. Rubble stone boundary walls continue on either side. To the north is a small stuccoed lodge in Tudor Gothic style, probably built for Rowland Fortherrgill by T. H. Wyatt and D. Brandon in the 1840s. It is single-storey with pitched slate roofs, overhanging eaves, and attic windows in the gable ends.

A tarmac drive runs westwards over a gently arched stone bridge which also probably dates to the 1840s. Water flows southwards under the bridge through two circular iron pipes which are set in stone arches either side of the central pier. The top has dressed stone balustraded parapets except at the ends, where the balustrading gives way to walls. The drive, flanked by mixed trees including horse chestnut, beech and cypress, then curves round towards the south-west and runs up the sloping ground to the east side of the house in front of the entrance to the service court. Branches lead to the north, south, and to the service court, while the main drive sweeps round the house to a small tarmac forecourt. The south drive leads to hospital buildings; a curving drive around their north side is lined with copper and ordinary beech, and a central north-south drive leading off from it is flanked by double rows of beech.

To the east of the house a smooth grass slope dotted with specimen trees leads down to level ground on which there are playing fields. Trees include two cedars and horse chestnut. Beyond are two ponds. That to the south curves around towards the east, has artificial islands, and is fringed by reeds and trees, including large oaks and beeches. The other pond lies between this one and the drive bridge. It is roughly rectangular, aligned north-south, and is edged by reeds. To the north of the bridge a reed-edged stream curves round towards the west. Near the bridge there is a sluice, and the floor of the stream is stone paved. This stream is fed from the lake via a water channel through the kitchen garden. All three sections make an inverted S shape.

South of the house is a complex of modern hospital buildings with drives flanked by beeches and copper beeches leading to it. A former drive leads past the complex to the former Haufe Farm at the south end of the park. This is now the site of the Vale of

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Glamorgan Golf and Country Club buildings. A belt of deciduous woodland runs down the east boundary.

To the west of the house a large naturalistic lake occupies a slight dip in the ground, with the main area of the park sloping up from its west side. The lake is elongated north-south, with two narrow channels for incoming water at either side of the south end and a massive straight earthen dam at the north-east end. On top of the dam is a concrete path flanked by iron railings. The dam has two overflow weirs, one with two stone arches and the other, at the south end, concrete-lined. Next to the south end is a small concrete and stone boathouse, at present disused. A small wooded island near the west shore has a tiered folly built of stone on it. The west and south sides of the lake are reed-edged, with a fringe of deciduous trees around them, beyond is sloping open ground on which there is now a golf course.

This western part of the park consists of a large expanse of enclosed grassland, now mostly in use as a golf course, with some shelter hedge lines of oaks and hedging and one shelter clump of deciduous trees with a ditch around it near the south-west end. There is some new tree planting associated with the golf course. On the steeper ground to the west there are two clumps of large, mature beech and oak trees. On the top of the ridge is a large plantation, Kennel Grove, bounded by a ditch on its south side and with a stretch of old and ruinous dry-stone wall along its east side. Its southern end is planted with rows of beech trees, its northern end with larch. The wood also contains some laurel and in front of it is a venerable oak tree. There has been some recent felling of larches at the north end. The present northern boundary of the park is formed by an ancient hedge line of oak, yew and holly with a ditched watercourse running down it.

The southern inlet arm of the lake widens into two alder-fringed ponds. The upper is an irregular pond with two small islands. At its upper end is a small, two-arched stone bridge associated with the golf course. From it a cascade leads into a smaller pond with one island, at the lower end of which is a wide, high stone dam with a gently arched stone bridge over it. This has low parapet walls topped with dressed stone coping and five round arches, the central one, under which the water flows, larger than the rest. The stream cascades down into a pool and then flows through a wooded area into the lake.

At the south-west end of the park it is bounded by a hedge with laurel planted in it and by Cowd Llwyn-y-y, a mixed deciduous woodland again with laurel in it. At the northern end of the wood is a small lake, Llwyn-y-y Pond. This is roughly triangular, tree, laurel and reed fringed, with a substantial earthen dam, higher at its northern end, along its east side. The dam is revetted in stone on its inner face and has a recently cleared path along its flat top. At the southern end is a stone built overflow channel and outlet sluice. Below the pond a tree-fringed stream runs eastwards, eventually forming the northern inlet arm of the main lake, where it runs into a small pond, surrounded by boggy wood and with rhododendrons. A track leads over the dam, under which the water runs in a pipe.

The park was developed from the mid-eighteenth century onwards, with its major phase of ornamentation during the 1840s for Rowland Forthgill. They may even have been earlier work, on it as Sir Edward Mansel of Margam, wrote in 1677 that David Jenkins of Hensall, 'sold about forty-two acres tending the improvement of his estate'. There is evidence for eighteenth-century improvement, and in particular planting Benjamin Heath Mallot in 1794 recorded that it was William Ford Talbot, who

planned the park for 'the inseparable principles of good taste and utility, indeed, the utility in all its first and improvements'. Samuel Richardson, by contrast, is credited with agricultural improvements to the estate. Mallot also noted that there was a 'very fine piece of artificial water measuring twenty-five acres', and a 'very nice and beautiful pond between the house and the mill. The grounds he found in general 'rich and pleasing'. It is clear, therefore, that the major landscaping, including the lake and ponds, had already taken place before 1806. The 1877 Ordnance Survey map shows all the main features of the park, and these have remained more or less intact to this day. Changes that have occurred since that date are the splitting up of the single sinuous pond, the Mill Pond, to the east of the house into its three present constituents. The 1877 map shows it as having a smoothly curving inverted S shape, which the present ponds roughly follow. The other main change is the building of the hospital complex to the south of the house. On this side of the park is shown as sweeping right up to the forecourt, without intervening gardens.

The park has shrunk on its western side: in 1877 it included the whole ridge as far west as a lane beyond Kennel Grove, and there were a number of clumps on the ridge top, some of them of Scots pine. These have now all gone, the two southern ones of pines being felled in 1997, and the western side of the park is now purely agricultural. Llwyn-y-y Pond is of some antiquity, appearing on the 1877 map. This also shows ponds on the inlet arms of the lake, although in a smoother shape to the present ones. This suggests that the southern ponds at least have been altered as part of the golf course landscaping. Near them, Cowd Llwyn, to the south of the lake, has been felled and the golf course club house and ancillary buildings have been built to its south-west. A former back drive, now a track, runs south from here to Llwyn-ghyddid and the mill and on to an entrance and lodge, Mountain Lodge, on a small lane.

The pleasure grounds of the Castle fall into two main areas: first, the gardens immediately around the house, and secondly, the wooded grounds around the northern end of the lake. The gardens are of two main characters and phases. First there are the informally laid out areas to the east and west of the house, and secondly there is a formal garden to the south of the house.

The informal parts of the garden probably owe their present appearance and layout mainly to the post-1858 phase of alterations by Rowland Forthgill. Certainly they were in place by 1877, when they are shown on the first edition Ordnance Survey map. At this time there was no garden to the south of the house, only a narrow forecourt. The gardens are shown as informally planned with mixed deciduous and coniferous trees and shrubs, with winding paths through them. To the west of the house they are bounded by the lake. Today their layout remains the same, with level or gently sloping extensive lawns and informally grouped mixed trees and shrubs, particularly banks of rhododendrons. To the east of the house is a sloping lawn above the drive, with sparse planting of a few specimen trees, including a large spreading Turkey oak to the south-east of the service court entrance, two large beech trees to the north-east and two cedars and horse chestnuts further south. Immediately around the house are clipped golden privet and laurel hedges, and hydrangeas. The area to the west of the house has many fine specimen trees, including large beech, oak, yew, cypress, wellingtonia, pine, evergreen oak and a tulip tree. A large copper beech stands in the middle of a lawn

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to the south-west of the house. A stretch of cypress hedge runs next to the house to the north of the main block.

To the south of the house is a large level lawn with a central north-south path of crazy paving on the axis of the front door of the house. There is a slight drop from the forecourt to the lawn. At the north end the path is covered by a modern rustic wooden rose pergola. In the centre of the lawn the path widens to a circle around a raised stone plinth topped by a flattened dome of clipped box. Around the east and west sides the path is bounded by small clipped box domes. At the south end a flight of steps flanked by clipped privet leads down to a tarmac drive to the modern hospital complex. On the south the lawn is bounded by a shrub border with copper beeches flanking the drive beyond. This part of the garden probably dates to after 1927, when Hensol became a hospital.

A path across the top of the lake dam leads to a strip of wooded grounds along the north side of the lake. This is an area of mainly beech and oak woodland, underplanted with yews and rhododendrons, with a path, the 'Tulip Walk' running through it. Half way along this loops around the margins of the western half of the wood in a circle. On the north side the wood is bounded by a ha-ha with a stone revetment wall on its south side. This area is shown in its present form on the 1877 Ordnance Survey map, then planted with mixed deciduous and coniferous trees. The ha-ha would suggest that it may be eighteenth-century in origin. To the east of this area an area shown as an orchard on the 1877 map is now a conifer plantation.

The walled kitchen garden lies to the north of the house, east of the dam of the lake. The garden is rectangular, orientated west-south-west/east-north-east. The overflow stream from the lake runs east-west through the garden, at a slight angle to the walls, in a straight, stone-lined channel. The ground slopes gently down towards the channel to its north and south.

The walls of the garden are of rubble stone construction. That on the north side is stepped and up to about 5m high. Those on the east and south are 2-2.5 m high, and that on the west is about 5m high, with an arch in its base for the stream culvert. In front of this is a flat concrete bridge over the stream. The interior is mostly rough grass and no layout of paths or beds is visible. The central canal has flat dressed stone coping on top of its side walls and stone lining is visible at the top end. It is crossed by an arched stone footbridge with no parapets. The channel is stepped down the slope and formerly had two sluices, visible as grooves in the stone walls and stone blocks making a small cascade across the channel. The channel is now partly overgrown and reed filled.

Against the north wall are one large and two small glasshouses. They are neglected and ruinous, but retain most of their framework and some of their glass. A vine still grows in the large one. In front are some overgrown frames.

The kitchen garden is shown in its present form on the 1877 Ordnance Survey map. At that time it was laid out with a perimeter path and several cross paths to the canal. It had one large and one small glasshouse against the north wall, corresponding to the present large one and one small one. It is probable that the garden dates to the eighteenth century and was possibly contemporary with the lake. The cottages that now stand along its north side were not present in 1877 and at that time the area to the north was planted as an orchard. It is now a plantation of conifers.

Sources

Secondary

Malin, B. H., *The Scenery, Antiquities, and Biography of South Wales* (1804), 116-19.
 Nicholas, T., *Annals and Antiquities of the Counties and County Families of Wales*, II (1872), 464.
 'The Glamorgan Gentry in 1677', *The National Library of Wales Journal*, XXV, 61.
 Royal Commission on the Ancient and Historical Monuments of Wales, *An Inventory of the Ancient Monuments in Glamorgan*, Volume IV (1981), 339-40.
 Newman, J., *The Buildings of Wales: Glamorgan* (1995), 500-01.

FAX- FAO Jane Crofts

Appendix A1

07/0113/ful

BARRY TOWN COUNCIL

Council Offices
7 Gladstone Road
Barry
CF62 8NA
Tel. No. (01446) 738663

21st February 2007

Dear Sir

Town and Country Planning Act 1990 (as amended)

Planning Application No. 2007/00113 (FUL) - Former Hyper Value Site between 34-35 High Street and 106/107 Queen Street.
Proposed Development: Removal of existing redundant building and replace with 6no. (3-bedroom) houses and 2no. (4-bedroom) houses to infill the existing terraced houses fronting High Street and Queen Street.

The Barry Town Council wish to submit the following observations in respect of the above-mentioned application:

Very Strong Objection

- 1) The loss of this large retail unit and its replacement with a purely residential development would undermine the vitality, attractiveness and viability of this part of the High Street District Shopping Centre contrary to Strategic Policy 9 of the Adopted Vale of Glamorgan Unitary Development Plan.
- 2) The submitted proposals represent the overdevelopment of a restricted site allowing no provision for on-site car parking facilities, a situation which would clearly exacerbate the existing serious problems relating to street parking in High Street and Queen Street; along with a low provision of amenity space for the enjoyment of future residential occupiers.

The external front wall finishes and patterns of fenestration would be out of accord with the existing development in High Street and Queen Street.

The proposals are therefore considered to be contrary to Policies HOUS2, HOUS8, ENV27 and TRAN10 of the Adopted Vale of Glamorgan Unitary Development Plan.

Yours faithfully

Executive Officer

D R Thomas Esq
Head of Planning and Transportation
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry, CF63 4US

07/00113/FUL

BARRY TOWN COUNCIL 07/00113/FUL

Appendix A2

Council Offices
7 Gladstone Road
Barry
CF62 8NA
Tel. No. (01446) 738663

23rd May 2007

Dear Sir

Town and Country Planning Act 1990 (as amended)

Planning Application No. 2007/00113 (FUL) - Former Hyper Value Site
between 34-35 High Street and 106/107 Queen
Street.
Proposed Development: Removal of existing redundant building and
replacement with residential units.

The Barry Town Council wish to submit the following observations in respect of the
above-mentioned application:

The amended plans do little to overcome this Council's Very Strong Objection
against the originally submitted scheme.

The six car parking spaces:-

- 1) Represent a very low level of on-site provision for a development of this
scale even after taking into account the proximity of the site to public
transport. The concerns which relate to the exacerbation of the already
serious street parking situation in High Street and Queen Street are
repeated.
- 2) Would reduce the already unacceptably low level of provision of
amenity space for the enjoyment of future residents.

This Council's serious concerns which related to the replacement of a large
retail unit in the High Street District Shopping Centre with a purely residential
development, external finishes and patterns of fenestration have not been
addressed.

The Town Council's Very Strong Objection against the proposals is therefore
maintained particularly in respect of overdevelopment.

Yours faithfully

Executive Officer

D R Thomas Esq
Head of Planning and Transportation
Wale of Glamorgan Council
Dock Office
Barry Docks
Barry, CF63 4US

MEMORANDUM / COFNOD

VALE of GLAMORGAN



BRO MORGANNWG

The Vale of Glamorgan Council
Regulatory Services
Legal & Regulatory Services Directorate
Civic Offices, Holton Road
BARRY, CF63 4RU

| | |
|----------------------|-------------------------------------|
| To: | Head of Planning and Transportation |
| Dept / Adran: | |
| Date/Dyddiad | 1st March 2007 |
| Your Ref / Eich Cyf: | P/DC/JMC/07/00113/FUL |

| | |
|-------------------|---------------------------------------|
| From / Oddi Wrth: | Kristian D James Pollution Section |
| My Ref/Cyf | KDJ/205679 |
| Tel / Ffôn: | 01446 709105 |
| Fax / Ffacs: | 01446 709449 |

Subject / Testyn: **Re: Planning Application No - 07/00113/FUL
Former Hyper Value site, 34-35 High Street, Barry. CF62 7EB
Removal of existing redundant building and replace with 6 x 3 bedroom houses and 2 x four bedroom houses to infill the existing terraced houses fronting High Street and Queen Street.**

I refer to your memorandum received by this department on 7th February 2007, this department has Comments to make regarding the above application

The proposed development along Queen street knits into the residential character of this locality.

However the development also fronts onto High Street. High Street has various commercial uses with few domestic dwellings. There may be potential for conflict of amenity between the introduction of sensitive residential dwellings and current and futures commercial development.

e.g. noise from deliveries to shops and odours from food premises.

Note there is already a coffee shop to the right of current church with extraction for hot food odours

Kristian D James
Team Leader, Env Health (Pollution)

Appendix C

07/00113/10

Our ref: VOG0773/CNM

CURATORIAL DIVISION

Head of Planning and Transportation
The Vale of Glamorgan Council
Dock Office
Barry Dock
BARRY
CF63 4RT

11th April 2007

FAO Jane Crofts

Dear Sir

Re: Proposed Residential Development:
Former Hypervalue Site, High Road, Barry.
Pl.App.No. 2007/00113/FUL.

Thank you for sending us details of the above application.

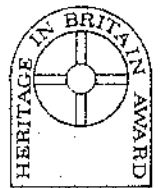
The Regional Sites and Monuments Record shows that the present the current Hypervalue building was converted from the Bethesda Congregational Church a building that has an interesting history. Originally the building was constructed as a Mission Hall by T. A. Walker for workmen engaged on the building of the Docks. It was then converted to a Public Hall by the Barry Estate Company but then sold to the Church. The building was extensively rebuilt in 1907 to form the current building. The conversion of the church to a store altered the internal elements of the building but left much of the external form in its original state.

There are no recorded archaeological features shown on the Sites and Monuments Record and we do not have any objections to the granting of planning consent to the current planning application on archaeological grounds. It is our opinion, however, that the building is of historic importance and is culturally significant within the street scene of Barry. In order that the impact of its demolition is reduced we therefore recommend that a qualified building historian should make a record of the structure both by the means of a drawn and photographic record, prior to any work commencing on site. The completed record should then be deposited in a suitable repository such as the Glamorgan County Record Office or the Sites and Monuments Record so that it can be accessed by future historians.

In order to ensure that the work is undertaken we recommend that a condition based on the model suggested by the Association of Local Government Archaeological Officers in their document *Analysis and Recording for the Conservation and Control of Works to Historic Buildings* should be attached to any planning consent granted by your Members. This condition is worded: -



**Curatorial
Division**



Registered Organisation

Glamorgan-Gwent
Archaeological Trust
Limited

Heathfield House
Heathfield
Swansea SA1 6EL

Tel: (01792) 655208
Fax: (01792) 474469

www.ggat.org.uk
email: curatorial@ggat.org.uk

Registered Office: As above
Registered in Wales No. 127697r

A Company limited by Guarantee
without Share Capital

Registered Charity No. 505609

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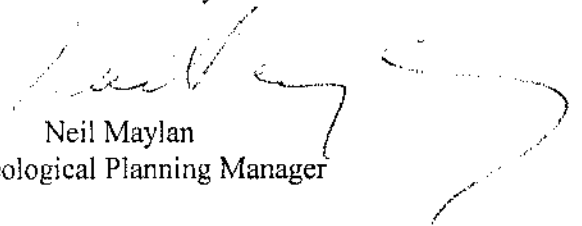
No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed with the local planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written specification.

The justification for the imposition of the condition would therefore be: -

As the building is of architectural and cultural significance the specified records are required to mitigate impact.

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully



Neil Maylan
Archaeological Planning Manager



Dwr Cymru
Welsh Water

07/00113/FU
D

Appendix D

Tel: +44 (0) 1443 331155
Fax: +44 (0) 1443 331101
Web: www.watn.co.uk

07/00113/FU

Director of Planning
Vale of Glamorgan County Borough
Council
Dock Office
Holton Road
Barry Docks
Barry
CF63 4RT

Date: 14/02/2007
Enquiries Tel.: 01443331155
Our Ref.: 2007/DCWW/40637
Your Ref.: P/DC/JMC/2007/00113/
Grid Ref.: ST1084767635

Dear Sir

**Re: Removal of Existing Redundant Building & Replace with 6 No Three Bedroom Dwellings and 2 No Four Bedroom Dwellings to Infill The Existing Terraced Dwellings Fronting High Street & Queen Street
Former Hyper Value Site, Between 34/35 High Street, & 106/107 Queen Street, Barry**

Further to the above consultation we would provide the following comments:-

We would request that if you are minded to grant Planning consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Foul water and surface water discharges shall be drained separately from the site.

Reason :- To Protect the integrity of the Public Sewerage System.

No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason :- To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

Land drainage run-off shall not be permitted to discharge, either directly or in-directly, into the public sewerage system.

Reason :- To prevent hydraulic overload of the public sewerage system and pollution of the environment.

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07/00113/FW

The proposed development site is crossed by a public sewer main with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the public sewer.

Reason : To protect the integrity of the public sewer and avoid damage thereto.

Advisory Notes

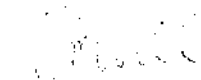
If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute (under Sections 40-41 of the Water Industry Act 1991) towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to New Connections Design Department, Players Industrial Estate, Clydach, Swansea SA6 5BQ.

We hope the above is satisfactory. However, should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,


Rhidian Clement
Planning Team Leader

Our response is based on the information provided by your application/enquiry. Should the information change then we reserve the right to make new representation.

40637

Appendix E

07/00113/FUL

Town and Country Planning Act, 1990 (as amended)

Application No. 2007/00113/FUL

Location : Former Hyper Value site between 34/35, High Street and 106/107, Queen Street, Barry

Proposal : Removal of existing redundant building and replace with 6 no. three bedroom houses and 2 no. four bedroom houses to infill the existing terraced houses fronting High Street and Queen Street

Objections to planning proposal for old 'Hyper Value' site.

The objections are as follows;

1. That the proposed development will exacerbate the vehicular problems, residents of High Street and Queen Street already have problems with parking, caused in the main by the conflict of interest between the residents, traders and shoppers. There is a chronic lack of alternative parking in the area.
2. That the character of High Street, as a village shopping centre, will be eroded. The trend towards 'out of town' stores, which are commercially driven do nothing for the sense of community. Whereas the High Street shopping centre, is the core of our community.
3. That the building is a local landmark, and could be developed as an indoor market or drop in centre while retaining the character of the area.
4. That housing can be built in any number of locations in the town without impact on the community. This proposal has no beneficial effects for the community and is therefore not desirable.

The list of persons with objections to these proposals are attached.

Ben Hill-Anderson
High Street Action Group
c/o 94 High Street
Barry
Vale of Glamorgan
CF62 7DY
Tel; 01446 742631

Appendix
F.

07/00113/KU

2007 02/18/07

JML

Bouyiouka, Lynn E

From: Partridge, Natalie L
Sent: 20 February 2007 08:50
To: Bouyiouka, Lynn E
Subject: FW: Proposed Development of Hypervalue old site in High Street, Barry

Copy of email sent via Customer Care

-----Original Message-----

From: Markbadders@aol.com [mailto:Markbadders@aol.com]
Sent: 19 February 2007 12:52
To: planning&transport@valeofglamorgan.gov.uk
Subject: Re: Proposed Development of Hypervalue old site in High Street, Barry

Dear Sir?Madam

I would like to put forward my very strong objections to the above proposal of housing on the above site.

My objections are as follows:-

No on site car parking providing for the six properties and as you are well aware there is already major difficulty in parking on High Street and always has been.

Lack of amenity space provided for these houses.

The materials being suggested on the plans are not in keeping with the housing already in this area.

My business is also directly opposite this site and feel that having more housing would have a strong detrimental effect on my business.

Yours faithfully

Mr M R Baddeley

Baddeley Shoe Repairs
98 High Street
Barry

F 07/00113/FUL

30 Queen Street
Barry
Vale of Glamorgan
CF6 7EF

19 February 2007

Dear Sir/Madam,

Re: Application number 2007/00113/FUL

Thank you for your letter dated the 6 February 2007, regarding the proposed planning application for the houses fronting High Street and Queen Street.

After attending a meeting arranged by the High Street Traders Association on the 14 February 2007, I feel that I would like to raise my objections to the proposed development. They are as follows:

- 1) **Car Parking** – I feel that this proposed development will increase and cause a major problem with the already difficult issues with parking on Queen Street and also High Street. Having seen the plans for the front of Queen Street, I noticed that there will be 4 three bedroom houses fronting the street. If the planning application was successful there could be an extra 8 cars needing parking in Queen Street alone. This would obviously increase the air and noise pollution in the street and cause a major problem for shoppers who do park on Queen Street in order to shop on High Street.
- 2) **The Building Cosmetics** – Having seen the plans for this proposed development I noticed how modern the houses would look – the majority of houses on Queen Street and High Street are over 100 years old – would the new development look too out of place in old streets of terraced houses?
- 3) **Construction** – If the plans are accepted I would like to know the timescale of the construction of these new houses, would the existing residents have difficulty parking if there is heavy machinery needing access to the site or work persons for the site needing to park there cars? Would there be construction work carried out on the weekends and if so what time will work commence?
- 4) **Trading Prospects** – Would a development of 8 new houses cause shoppers who are unable to park nearby e.g. on Queen Street/High Street/Broad Street and Princes Street to shop elsewhere e.g. out of town etc. thus causing traders to possibly close on High Street. Would it not be an idea to actually keep High Street as a shopping street and use the existing Hyper Value site as an indoor market suggested by a member of the High Street Traders Association

F

07/00113/FUL

or an art gallery / coffee shop / playgroup / or an extra place where evening/weekend courses could be undertaken e.g. languages, cookery, gardening, DIY, in order to develop the skills of the local residents of Barry.

I hope that this letter will be of some help in getting the planning application declined.

Yours sincerely



Miss Eleanor Hudd
Resident of Queen Street, Barry

07/00113/FUL
Appendix F. Mr Paul Morgan
28 Queen Street
Berry
Vale of Glamorgan
CF62 7EF.

Sunday 20th May 2007.

Ref- P/DC/JMC/2007/00113/FUL
Application Number 2007/00113/FUL

Dear Sir,

I am writing with regards to the above proposal for the former Hyper Value site. I am a fairly recent resident to Queen Street and extremely pleased with the location and close proximity to the shops in High Street.

I am slightly concerned at the proposal to build eight houses on the site, firstly to the extra traffic (construction) that will hamper flow and parking to both residents of Queen Street and users of High Street alike. And secondly to the extra vehicles that will need parking spaces.

I am aware of the need for more housing in the ever increasing development of Berry but has there been any consideration for the local children who may benefit from a park rather than housing.

The nearby streets are full of young children who have no back yards to play in and who are forced to play up and down the pavement. I look forward to your comments and response.

Yours faithfully

P.M.

· F ·

07/00113/ful

Mr Ross Chard
40 Queen Street
Barry
CF62 7EF
Tel: 01446 701 339

6th March 2007

Jane Crofts
Planning Department
The Vale of Glamorgan council
Dock office
Barry docks
Barry
CF63 4RT

Dear Jane,

Ref: 2007/00113/ful

I am writing to you in response to the recent planning application, for the old hyper value site, ref 2007/00113/ful. I have been to view this at the council dock offices, and I wish to raise the following concerns.

As a homeowner on Queen Street I am very concerned with the materials that are going to be used to construct the new dwellings. I feel that with the introduction of these four houses, the whole street is going to be compromised along with the value. After studying the plans I believe that the new houses are going to be constructed from a buffed red brick. This will mean that no matter how much effort goes into matching the style, the new houses won't match the traditional, 120-year-old natural stone that all 160 other houses in the road are made from.

The natural stone is a big part of the area where we live and more importantly the road we live in. I feel that both the developer and the architect have no respect or concern for the homeowners of Queen Street, or the look of the area, by using the red brick.

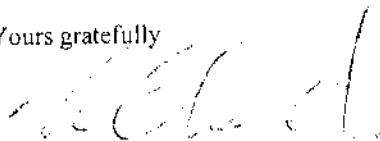
I have no concern what so ever with the site being developed with the houses as long as the fronting of the houses match with what has been there for over 100 years. I don't feel that this is a lot to ask seeing that the developers want to infill the traditional terraced houses each side!!

My other concern is about the parking on the Street during the construction stage. Being that all the houses don't have off street parking, there is no way that the street can be taken up with builders vans, lorry's etc. I would hope there is an action plan for this issue and would be grateful if you could give me some more details.

On the issue that I have stated in this letter I reject the application of planning unless the fronting of the houses are made from natural stone to match all the others.

I look forward to hearing from you.

Yours gratefully



Ross Chard

F 07/00113/FUL

Barringtons
Property Management & Letting Agency



25 High Street ♦ Barry ♦ Vale of Glamorgan ♦ CF62 7EB
Phone: 01446 738388 ♦ Fax: 01446 738488

Head of Planning and Transportation
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

17th May 2007

Re: Planning Application No. 2007/00113/FUL

Dears Sirs

As the owner of 34 High Street, Barry, I am writing to object to the recent amended proposal of demolishing the old Hyper Value / Church building and replacing it with new dwelling houses.

There are several reasons for my objections.

Firstly my property directly borders the site of the new proposal therefore demolishing the old Hyper Value building / Church will expose the foundations of my property and could potentially make my property 34 High St, unstable. Coupled with this the risk of cracks and damage to my building. There is currently a 3-4 foot height difference supporting my foundations which would be removed if the properties are to be build at ground level.

Secondly I object to the developers using my end wall to attach any items such as scaffolding and pinning their new build to the existing end wall which belongs to me. My property deeds show that I own both sides of the boundary walls as my house is an end terrace.

Thirdly 34 High Street is currently let out to a tenant. Should any damage happen to the property if this planning permission is granted, I could find myself in a position having to rehouse this tenant and loosing rental income.

Any potential works to drains / sewage or utilities could impact on the tenant currently in my property, should these be out of service for any space of time.

Together with all the objections stated above, this development will also devalue my property as my property is currently an end terrace. Should this development be agreed I will further object in that I do not want new property butted up to the end terrace wall in case I ever have the need to repair or amend it in future.

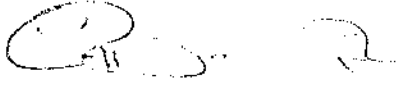
Prepared: Civil Engineer

F.

07/00113/FUL

I would be grateful if you could seriously consider refusing this application due to the potential damage and devaluation of my property at 34 High Street Barry.

Yours sincerely



Mrs Carol Ann Barrington

12 St Michaels Close
St Athan
Vale of Glamorgan
CF62 4QB

Owner of 34 High Street, Barry.
Proprietor of Barringtons Property Management and Letting Agency.

Mrs Carol Ann Barrington