



Penderfyniad ar yr apêl

Appeal Decision

Gwrandawriad cynhaliwyd ar 09/11/99

hearing held on 09/11/99

Gan/by John D Wallis BSc(Hons) MRTPI

Arolygydd penodwyd gan Cynulliad Cenedlaethol Cymru

an Inspector appointed by the National Assembly for Wales

06/00751/OUT A

Dyddiad/Date

24-11-1999

Appeal A: APP Z6950/A/99/513363

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Annington Property Ltd against the Vale of Glamorgan Council.
- The site is located at land to the west of Cedar Road, Eglwys Brewis, North-West St Athan.
- The application (ref: 99/00194/OUT), dated 15/02/99, was refused on 28/05/99.
- The development proposed is residential.

Summary of Decision: The appeal is dismissed for the reasons set out below.

Appeal B: APP Z6950/A/99/513365

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Annington Property Ltd against the Vale of Glamorgan Council.
- The site is located at Plots 3A – 3D inclusive, Eglwys Brewis, St Athan, Vale of Glamorgan.
- The application (ref: 99/00252/FUL), dated 26/02/99, was refused on 28/05/99.
- The development proposed is the erection of 4 No. houses including fences and all associated engineering works.

Summary of Decision: The appeal is dismissed for the reasons set out below.

Appeal C: APP Z6950/A/99/513366

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Annington Property Ltd against the Vale of Glamorgan Council.
- The site is located at Plots 4A – 4F inclusive, Eglwys Brewis, St Athan, Vale of Glamorgan.
- The application (ref: 99/0254/FUL), dated 26/02/99, was refused on 28/05/99.
- The development proposed is the erection of 6 No. houses including fences and all associated engineering works.

Summary of Decision: The appeal is dismissed for the reasons set out below.

Appeal D: APP Z6950/A/99/513367

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Annington Property Ltd. against the Vale of Glamorgan Council.
- The site is located at Plots 5A and 5B, Cedar Road, Eglwys Brewis, St Athan, Vale of Glamorgan.
- The application (ref: 99/00256/FUL), dated 26/02/99, was refused on 28/05/99.
- The development proposed is the erection of 2 No. houses including fences and all associated engineering works.

Summary of Decision: The appeal is allowed and planning permission is granted, subject to the conditions set out below.

06/00751/OUT A₂

APPEAL A

Procedural Matters

1. The appeal site is a 0.7 ha parcel of allotment land that was provided for the use of service personnel when married quarters were built at Royal Air Force Station, St Athan in the 1950's. Although the estate was transferred to the Appellant Company with the benefit of vacant possession, some of the individual allotment holders have continued to work their plots and the Appellants have taken no formal steps to determine their tenancies. The Council concede that, as the site does not form part of any Statutory Allotments, the present occupants do not have any statutory protection and that they are in the hands of the landowners who may give them Notice to Quit as they please. Paragraph 4.7.1 of Planning Guidance (Wales) [PGW] Planning Policy (First Revision) April 1999 states that the planning system does not exist to protect the private interests of one person against the interests of another. I shall, therefore, deal with this appeal on the basis that the continuation of the present use of the site as allotments is a private interest and not a relevant public land-use planning consideration.

Background Information

2. The Appellant Company are currently refurbishing semi-detached dwellings along the southern side of Cedar Road and providing them with small groups of dedicated parking spaces parallel to and at right angles to the kerb-line opposite. Areas of former linked garages at either end have been cleared and the remaining hardstandings, together with grassed-areas adjoining, are the subject of separate appeals for their redevelopment for detached houses.
3. This appeal seeks outline permission for residential development on the allotment land but siting, design, appearance, means of access and landscaping are reserved for later approval.

Planning Policy

4. The statutory development plan in force for the area is the South Glamorgan Structure Plan [SGSP] Proposals for Alteration No. 1 (1989). SGSP Policy H.16 identifies Eglwys Brewis as a village where any additional residential development beyond existing commitments will be restricted to filling a small gap in an otherwise built up frontage, taking into account Policies H17 and H18. (These latter policies were concerned with the provision of housing for executives and senior managers under Welsh Office Circular 30/86 which was cancelled by Planning Policy Guidance [PPG] 3 (Wales) Land for Housing in Wales (March 1992).
5. SGSP Policies EV.3 and H.10 presume against development outside built up areas and areas identified for development and the erection of dwellings in the open countryside unless such development can be justified in the interests of agriculture and forestry.
6. These policies have been carried forward into the emerging Vale of Glamorgan Unitary Development Plan [VoGUDP] 1996 - 2100 Deposit Draft as Policies ENV.1, HOUS.2 and HOUS.3 (as amended by the 'Proposed Changes') and the settlement boundary for the village has been defined on Proposals Map 3. This plan is now the subject of an on-going Public Local Inquiry (PLI) and objections lodged on behalf of the Appellants seek to vary the defined settlement boundary so as to include the appeal site; designate the appeal site as a specific new housing allocation under VoGUDP Policy HOUS 1, and vary the terms of VoGUDP Policy HOUS 2 by adding 'or modest rounding-off' after the word 'infilling'.

06/00751/OUT A₃

7. As these emerging policies may not be adopted as drafted, the weight to be attached to them is limited. However, they represent the Council's up-to-date strategy to balance the need for new housing in the Rural Vale against their aim to protect its rural character and appearance.
8. National policy in paragraph 9.1.4 of PGW is that, wherever possible, suitable housing sites should be identified in the development plan together with clear policy criteria against which applications for development of unallocated sites should be considered. Sensitive infilling of small gaps within small groups of houses, or minor extensions to groups may be acceptable, though much would depend on the character of the surroundings and the number of such groups in the area. In established areas insensitive infilling or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character or amenity.

The Main Issues

9. From the submissions made to me at the Hearing and in writing and from what I saw on my accompanied inspection of the site and its surroundings, I consider that main issues to be the effect that new dwellings here would have on the character and appearance of this part of the village and its rural setting, having regard to the objectives of local and national policies.

Inspector's Reasons

10. Although the Nant-y-Stepsau brook and the tall, straggly deciduous hedgerow on its southern bank helps to screen the existing estate houses and the allotments when seen on the approach to the village from Picketston Road to the north-west, I consider that the extension of new housing toward the southern bank of the brook would be seen by most observers as an unwarranted incursion of built development into the attractive undulating pastoral landscape between Picketston Road and St Athan Road. Whilst the present allotments have an unkempt and neglected appearance, I consider that their mainly open character fully justifies their exclusion from the defined settlement limits shown on Proposals Map 3. There is no evidence before me of any shortfall in the local housing land supply to warrant new housing here and I do not accept that the development of this land could reasonably be regarded as a minor extension to a group of houses or a logical 'rounding-off' of the settlement pattern.
11. I have borne in mind the advice in PGW 15.1.1 that derelict or waste land should be restored and, wherever possible, brought back into beneficial use and that preference should be given to its development as opposed to the development of existing green field sites elsewhere. However, if this site is considered by the Council to have become so unsightly that the amenity of the area is adversely affected, the Town and Country Planning Act 1990 empowers them to serve notice on the owner or occupier to take steps to remedy its condition.
12. If changes are to be made to the defined settlement boundary; the wording of VoGUDP policies and the specific housing land allocations in the village, I consider that these should be dealt with through the Local Plan process where their full implications can be properly assessed and tested and not through 'ad-hoc' decisions on individual Section 78 appeals. To do otherwise could lead to anomalies and other peripheral 'rounding off' or 'infill' sites of equal or greater individual merit could be over-looked. This, in turn, would undermine the firm basis for rational and consistent decisions on planning applications and appeals which development plans are intended to provide for developers and the general public.

06/00751/OUT A₄

Conclusions

13. My conclusions, therefore, on the main issues are that new housing here would materially conflict with the aims of SGSP Policies EV.3 and H.10 and would cause demonstrable harm to the character and appearance of this part of the village and its landscape setting contrary to criterion (i) of Policy H.16. I do not consider that the need for new housing here or the other benefits which are advanced in its favour of its building are material considerations of sufficient importance to outweigh the statutory duty imposed on me by Section 54A of the 1990 Act to determine the appeal in accordance with the provisions of the development plan.

Other Matters raised

14. I have considered all of the other matters raised at the hearing and in writing, including the concerns of local residents about the loss of an important wildlife habitat for slow worms and shrews; loss of allotments; over-stretched public and social facilities; increases in traffic, noise and disturbance during the construction stage and loss of open countryside views.
15. The Countryside Council for Wales advises that they have little information about the site although its vegetation structure suggests that it is potentially suitable to support slow worms and shrews. Although such habitats are not protected by law, suitable arrangements could be made to relocate them close by if the planning application was successful. As noted above, the allotments have no statutory protection. There is no evidence to show that local services are inadequate. Public services exist but surface water discharge may need to be regulated by means of a planning condition. The Highway Authority has no objection to vehicular access being obtained off Cedar Road. Construction noise is inevitable but would be transient and the retention of open views the countryside is a private, rather than a public, interest. None of these other matters are of sufficient weight to alter my conclusions on the main issues.

Formal Decision

16. For the above reasons, and in exercise of the powers transferred to me, I dismiss this appeal.



Inspector

06/00751/OUT 'B'

MR B.C.W.HEARD
25 CHESTNUT AVENUE
ST.ATHAN
BARRY
CF62 4JP
(01446 754300)

Monday: 19th June 2006

F.A.O.
MRS: Y.J.PRITCHARD
PLANNING & TRANSPORT DEPT
THE VALE OF GLAMORGAN COUNCIL
DOCK OFFICE
BARRY DOCKS
BARRY
CF63 4RT

Dear Madam,

I response to your letter dated 14th June 2006 regarding Planning application No:
2006/00751/FUL.

Please find 2 photos enclosed which put together clearly shows the beautiful panoramic
view of said proposed building area right in front of my kitchen window.

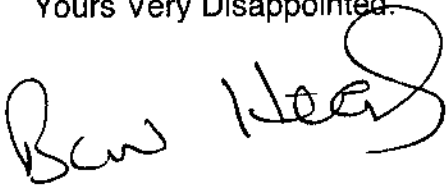
I bitterly resent this proposal as NOT only will it seriously de-value my property, it will
completely spoil the beautiful view of the countryside.

The proposed development will put houses RIGHT in front of my property, I think it
digusting that NO thought was given to consider this proposed EYESORE.

We have enough SCUM and JUNKIES living around here already without the need to
introduce more .

I rest my case

Yours Very Disappointed.



MR: BRIAN CHARLES WILLIAN HEARD.
owner 25 Chestnut Avenue

06/00751/OUT 'C'



ANNINGTON

Annington Developments Limited
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Warmington
Peterborough
PE8 6TL

Our Ref: RE571pm

6 July 2006

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Fax: 01832 281831

Mrs Y Pritchard
Planning Applications Manager
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Mrs Pritchard,

**Re: St Athan - Eglwys Brewis
Planning Application No. 2006/00751**

I refer to the above application relating to consent for small scale residential development on the disused allotment ground at Eglwys Brewis.

It has been pointed out to me that there may be some confusion regarding this application and the manner in which the increased value of the land will be dealt with should a consent be forthcoming.

In an effort to clarify the situation, I can confirm that both the application site and the remainder of the disused allotment gardens are in the ownership of a management company of which, at present, the largest shareholder is Annington Property Limited (APL). APL is a member of the same group of companies as Annington Developments Limited (ADL) the applicant.

As was always intended, APL wish to relinquish their majority shareholding in the management company and to transfer total control to the residents who, at present, make up the minority shareholders of the company. With the consent of the majority of the stakeholders, APL has agreed to fund the above application for residential development, using ADL for this purpose, in order to provide an income for the management company and also to secure a legal access to the former allotment gardens which is not available at present.

On the assumption that a residential planning consent is granted it is intended that, in order to provide absolute transparency to the transaction, the consented land will be auctioned on behalf of the management company. After the deduction of actual costs relating to planning and disposal together with the payment to a third party for access rights, the balance of the auction monies will be passed to the residents through the management company. This will be used for the benefit of the land owned by the management company, including the remainder of the allotment garden which it is understood will be made available to the residents for open space. However, the exact manner in which the money will be spent will be up to the management company to decide.

06/00751/OUT 'C'₂

Page 2

6 July 2006

To reiterate, other than reimbursement of actual costs paid by it to fund the securing of planning permission and the eventual sale of the land, none of the income from the land sale will go to APL or ADL. After payment to a third party for access rights (a Stokes v Cambridge type payment), all of the monies from the sale of the consented land will go to the local residents who own the management company for use as set out above.

I hope that this clarifies the position but please let me know if further information is required.

Yours sincerely,

PP. P. McEldowney.

Robin Elliott
Planning & Development Manager

cc C McGonagle - Liddell & Associates

6.0 RECOMMENDATIONS

6.1 In the event of development of this site proceeding, the following recommendations are made in order to avoid or minimise the risk of causing adverse impacts to wildlife features:

- It is considered unlikely that a Welsh Assembly Government licence or derogation in respect of great crested newt will be required on this site. The nearest crested newt pond is located approximately 400m to the south of the survey site, and separated by a residential area and the busy Eglwys Brewis Road. It is considered extremely unlikely that great crested newt would disperse towards the survey site. However, it is advised that the opinion is sought of both the VoG Ecologist, and the Countryside Council for Wales (CCW) prior to the commencement of works to ensure that the measures taken comply with statutory requirements.
- The Nant Stepsau should be retained within a corridor of undeveloped habitats which should ideally be a minimum of 10m wide from the upper lip of the bank, and nowhere less than 7m wide (in accordance with standard Environment Agency requirements). This corridor should be maintained as semi-natural habitat, and any recreational or amenity use should be carefully integrated so as to retain adequate cover and lack of disturbance for key species. If this is not possible, then habitat losses from this areas should be kept to the absolute minimum necessary to achieve the development.
- In-channel works should be avoided as far as possible to prevent contamination and sediment release into the Nant Stepsau which could affect sites downstream. Ideally they should be of the shortest duration possible and as far as possible avoiding 15 Oct to 15 April to protect bullhead spawning grounds.
- Appropriate pollution control measures should be employed in accordance with current Environment Agency standards to ensure that detrimental impacts to the Nant Stepsau are avoided during construction. Works compounds should not be sited near to the stream, and contingency measures for unforeseen incidents such as spillages should be set in place prior to commencement of construction works.
- Any works affecting trees and scrub (eg felling, lopping, clearance etc) should avoid the main bird nesting season, which runs approximately from March to August inclusive. Alternatively, any works which must necessarily be carried out during this period should be preceded by a survey to ensure that no nesting birds are present, and any which are present must be allowed to complete their nesting cycle unmolested.
- Mitigation for reptiles should concentrate primarily on minimising the potential for causing the death and injury of individuals during site clearance and building operations. This should be achieved through a combination of 'species deterrence' measures in the run-up to the commencement of works on-site, coupled with 'destructive searching' at the time of site clearance.

06/0075/OUT D₂

- It is considered unlikely that a capture and translocation exercise, involving the erection of reptile-proof fences and removal of reptiles from the site, will be needed on this site. However, it is advised that this approach should be discussed and agreed with both the VoG Ecologist, and the Countryside Council for Wales (CCW) prior to the commencement of works to ensure that the measures taken are broadly in line with the guidance issued by CCW (see Appendix 3).
- It should be noted that both destructive searching and fence/clear operations for reptiles are seasonally constrained, and should not be carried out during the hibernation period, which extends approximately from November to February inclusive. This reduces the probability of torpid/immobile hibernating individuals being encountered during earthworks.
- Earthworks operations in the grassland areas should be carried out during spring and summer months (April to early October) so as to avoid the main reptile hibernation period. This should reduce the probability of torpid/immobile hibernating individuals being encountered.
- The landscaping of the developed site should be comprised primarily of native plant species which are indigenous to the site, in combinations which reproduce naturally-occurring habitats and species communities. Non-native species should be avoided. Trees, shrubs, plants and seed material used in the development landscaping should all be of local, or at least UK, provenance.
- All contractors should be warned of the *possible* presence of great crested newt and reptiles and their protected status and the need to avoid harm to these species if encountered.
- The services of an appropriately qualified and licensed ecologist should be available on an 'on-call' basis in order to deal promptly with any protected species presences which may arise during the works

06/00823 /ru 'A'

STATEMENT TO ACCOMPANY THE PLANNING APPLICATION FOR THE ERECTION OF TWO TEPEES TO PROVIDE HOLIDAY ACCOMMODATION FOR VISITORS TO TIRABAD FARM - DIMLANDS - LLANTWIT MAJOR

The planning application site - is shown edged red on Location Plan TP/01 and adjoining land in the ownership of the applicant is shown edged blue on the same plan. The application site is also shown edged red on Plan TP/02.

The site is bounded to the south and to the west by the existing farm complex and to the north and east by open pasture.

The background to the planning application - Tirabad Farm covers 50 acres in all, the majority of which is laid to pasture. It is used mainly for the grazing of horses and sheep but also for the production of hay and haylage for winter feed. There is a well-established riding school on site catering for some 130 clients each week, which includes a flood-lit manege. There is also a private livery operation, with stabling for approximately 20 horses. Several of the buildings within the farm complex are now used in association with equestrian activities.

In addition to his riding school clients, the owner would also like to attract a limited number of holiday-makers to the farm between the months of April and October. Visitors would be able to take advantage of both the rural setting and the equestrian facilities.

In the longer-term, the owner intends to convert two stone buildings on the farm to provide four residential flats, which may be used to accommodate summer visitors. However, in the short-term he would also like to provide more informal accommodation for up to twenty persons. The less formal accommodation would take the form of two Red Indian-style Tepees to be located in a small compound as shown on Plan TP/03.

The use of Tepees as visitor accommodation has already proved successful on farms elsewhere in Wales and in other parts of the UK. Information relating to an existing operation on Hendre Farm, Blaenannerch in Ceredigion is attached as **Appendix 1**.

The planning application - comprises four main elements:

1. *The provision of new showers and toilet facilities exclusively for the use of the Tepee holiday-makers*

There are existing shower and toilet facilities, associated with the riding school, in the out-building shown on Plan TP/02. These are now in a poor state of repair and horse-riders use only the external toilet, which is also shown on the same plan. Accordingly, the intention would be to refurbish the out-building to provide two new shower cubicles and toilet facilities. The building would also be used to create a reception area for the visitors, with cold storage for perishable food and drinks.

2. *The provision of a segregated compound in which the two Tepees would be located for the summer months*

The location of the compound and the approximate position of the two Tepees have been illustrated on Plan TP/03. Topsoil would be stripped from the compound area and stored within the farm complex for future use. Clean stone would be deposited over the entire site to a depth not exceeding 200mm as illustrated on DWG TP/04. The clean stone would be consolidated by mechanical means. Post and rail timber fencing would be erected on the boundary with the adjacent agricultural land.

The appearance and design of the Tepees has been illustrated on DWG TP/05, each of which would be able to accommodate up to ten persons

3. *The provision of eight number car parking spaces*

The location of the parking spaces has been shown on Plan TP/03. The majority of the area has previously been used for parking horse-boxes and agricultural equipment and already has a consolidated hard-core base. This area would be extended slightly to the east and new post and rail timber fencing would be erected on the boundary with the adjacent agricultural land. Clear signage would be erected to identify that the eight spaces were for the exclusive use of Tepee visitors, one of which would be reserved for disabled persons.

4. *Landscaping and shrub planting to improve the appearance of the rubble mound to the south of the horse training area*

Rubble and soil-forming materials were randomly tipped in the area shown on Plan TP/02 following the construction of the nearby horse training area. It is intended to mitigate the stark appearance of the mound by providing a growing medium and by planting indigenous shrubs and plants to provide ground cover. Details of the preparation works, the species to be planted and their specification are provided in **Appendix 2**. The planting scheme would be implemented in the first planting season following the completion of the development.

06/00823/FUL A₂

Unitary Development Plan Policy

Policy EMP 8 states that proposals for the diversification of existing farmsteads will be permitted if:

- (i) *The diversification proposals are for small scale employment, commercial, recreational or tourism uses*

The proposals would be small in scale – employing one person on a part-time basis and involving no more than twenty visitors to the farm at any one time.

- (ii) *Proposals for new structures are specifically designed for and necessary for the purpose of diversification*

The Tepees would have no purpose other than providing accommodation for visitors. They would not be permanent and would be dismantled and stored away from site between November and the end of March each year.

- (iii) *Proposals are compatible with the surrounding landscape, adjacent land uses and any related structures in terms of their scale, siting, design and external appearance*

The Tepees would be contained within the corner of an existing field against a back-cloth of mature trees and hedgerows, all of which would be retained. The canvas section of each of the Tepees would not extend above a height of 6.5m. Visitor and recreational activities would be compatible with those of the nearby riding school and the nearest residence would be no closer than 40m.

The proposed car parking spaces would occupy an area within the farm complex that has previously been used for parking large vehicles and farm equipment. The area of consolidated hard-core (non-permanent) would be extended slightly in an easterly direction to provide additional parking space and to improve a field access at the same time.

- (iv) *The proposals would not unacceptably affect the interests of agriculture, conservation, areas of ecological, wildlife, landscape, historic or archaeological importance*

The Tepee compound and the small extension to the car parking area together would occupy no more than 275m² of agricultural land. The remaining 975m² of the planning application area would occupy land and an existing building inside the farm complex. Topsoil from the agricultural land would be stripped and stored and non-permanent materials would be used to create the necessary hard surfaces. Accordingly, these areas could be restored to pasture if and when the Tepees were permanently dismantled.

The application site does not lie within an area that has been recognised as having any special conservation, wildlife, landscape, historic or archaeological importance.

- (v) *The provision of car parking, servicing and amenity space is in accordance with the Council's approved guidelines*

A limit of ten persons per Tepee would be applied. Accordingly, there would be no more than twenty holiday-makers on the farm at any one time. Eight car parking spaces would be provided, one of which would be reserved for disabled persons.

- (vi) *Vehicle access is available or can be provided from the public highway without any unacceptable effect upon the appearance of the countryside*

Vehicle access from the public highway would be via the existing farm access road. Accordingly, no new development would be required in this respect.

- (vii) *The proposals do not have an unacceptable impact upon the amenity and character of the local environment by virtue of noise, smell, traffic congestion or visual intrusion*

The nature of the activities and the restrictions to be imposed would be very similar to those described in **Appendix 1**. With a full compliment of visitors, it is anticipated that daily traffic movements to and from the farm would increase by 16 - 20.

23 FUL

06/00823/PLU 'B'

Mr Paul Harrison (Highway Services Section)
Environmental and Economic Regeneration Department
Vale of Glamorgan Council
The Alps
Wenvoe
CARDIFF CF5 6AA

Reference: TP.let06

Your reference:

Date: 17.11.06

Dear Mr Harrison

PLANNING APPLICATION FOR THE ERECTION OF TWO TEPEES TO PROVIDE HOLIDAY ACCOMMODATION FOR VISITORS TO TIRABAD FARM – DIMLANDS – LLANTWIT MAJOR

Thank you for attending the meeting on site on 25.09.06. Further to our discussions, please find attached Plan TP/06 at 1/1000 scale showing the permanent buildings within the Tirabad Farm complex and their current uses. Please note that Buildings 5, 6 and 7 will be demolished when planning permissions 2002/00274/FUL and 2006/00571/FUL are implemented for the conversion of Buildings 1, 2 and 3 to residential accommodation.

You have also requested data on traffic generation at the site and I would be grateful if you would treat this letter and the accompanying table as "additional information in support of the planning application". I have forwarded copies of the information to Mrs Yvonne Prichard in the planning department.

As you know, the proposal would be to erect two tepees to provide holiday accommodation for visitors to the farm between April and October each year. It has been estimated in the planning application, that the daily traffic movements to and from the farm as a direct result of the development would be 16 – 20 over that seven-month period.

You have drawn attention to the fact that these vehicles would use the junction between the Green Lane and Dimlands Road, which has deficiencies in terms of its geometry and visibility. Particularly problematic is visibility to the left for vehicles emerging from the minor road.

The possibility of highway improvements to enhance visibility at the junction

In 1993, the applicant submitted a planning application for a new means of access to the farm from Dimlands Road at a point approximately 150m west of the Green Lane junction. The application was refused by the LPA and the subsequent appeal dismissed by the Planning Inspector. He concluded that any highway benefits arising from the scheme would not be sufficient to outweigh the detrimental effects of the proposed works on the character and appearance of this rural area. He was also concerned that the development may result in the loss of mature trees, which line the northern boundary of Dimlands Road along this stretch and which are subject to protection.

06/00823/FUL B₂

The applicant does not own or control any land to the east of the existing Green Lane junction. Accordingly, it would not be possible to improve visibility in that direction. It would be possible to improve visibility to the west by relocating an existing masonry wall and the applicant would be prepared to implement this improvement. However, it would not be possible to achieve the full visibility required by TAN 18 (Appendix B) in this direction, partly because of the protected trees near to the highway verge.

Analysis of the highway situation and the impact of new developments

Because of the width and the configuration of the Dimlands Road in the vicinity of the Green Lane junction, vehicles approaching the junction – particularly those from the east – do so at speeds that are well below the permitted limit.

The brochure sent out to Tepee holiday-makers would direct them to the farm through Llantwit Major and nearly all of the vehicles visiting would be private cars (as opposed to larger vehicles). Accordingly, the majority would be turning right into and turning left out of the site. Cars are able to turn left out of the Green Lane junction without having to cross the centre line of the Dimlands Road, which does reduce the danger caused by poor visibility from the east.

Horses would be made available, the Heritage Coast is close by and there are numerous public footpaths around the farm so that recreation activities for visitors would be mainly orientated towards riding, walking and cycling. There would be little need for visitors to use motor transport once they were on site. Furthermore, there would be a limit of ten persons per tepee and there would be only eight dedicated parking spaces. Accordingly, the estimate of 16 – 20 daily movements made in the planning application may well be excessive.

It is not intended to restrict visiting days but it is probable that the highest levels of occupation in the tepees would be at week-ends. Accordingly, if traffic generation were to reach the estimate made in the planning application, it would probably be confined to Thursdays, Fridays and Sunday evenings during the spring/summer months when visitors were travelling to and from the facilities.

By far the most significant traffic generator at Tirabad Farm is the riding school and this is closed all day on Thursdays and Sundays under the terms of the licence. The fibreglass manufacturing units are also closed at week-ends.

The conversion of Buildings 1, 2 and 3 to residential use will necessitate the demolition of Buildings 5, 6 and 7, all of which are stables. The loss of stabling means it will be necessary to reduce the number of horses on livery by nine. This represents a 30% reduction in this element of the business and there would be a corresponding reduction in daily traffic generation associated with this activity.

Attached is a table, which gives an indication of the daily traffic movements generated by existing activities. This has been compared with the daily traffic movements that are likely following the implementation of planning permissions 2002/00274/FUL and 2006/00571/FUL, the demolition of Buildings 5, 6 and 7 and the erection of the two tepees – were they to be granted planning permission.

At this stage, the figures for traffic generation have been based on information provided by the client and have not been based on a classified count. However, I have used TRICS data to estimate figures for traffic generation from the existing and proposed residential accommodation in Buildings 1, 2, 3 and 9 and for the fibreglass manufacturing units in Buildings 20, 21 and 22 based on their floor area.

06/00823/ruB₃

National Planning Policy

Paragraph 7.7.3 of Planning Policy (Wales) March 2002 encourages local planning authorities to adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. In this case, there is a bus service that stops within easy walking distance of the farm and which links to the new railway station in Llantwit Major.

Accordingly, it is quite feasible that holiday-makers could travel to the tepees by public transport and it is intended to promote this as an option in the brochure.

UDP Policy

Two of the Council's stated transportation policy objectives in paragraph 6.3.1 of the UDP are to ensure that developments are accessible by means of travel other than the private car and to encourage greater use of public transport, cycling and walking.

The planning application would be consistent with these objectives and it is intended that the tepee holidays would offer visitors the opportunity for predominantly non car-based activities such as cycling, walking and riding.

Conclusion

It is accepted that the Green Lane junction does have serious limitations, as do many access roads to farmsteads in the rural vale. However, when the outstanding planning permissions at the farm have been fully implemented next year, it is anticipated that there will be only a marginal increase in overall traffic generation, even with the introduction of the tepees.

If the Council's strategic objectives of protecting the character of the countryside whilst maintaining a healthy rural economy are to be met, a balance has to be struck. It will not always be possible to fully meet the requirements of modern highway design and there has not been a history of road traffic accidents at the Green Lane junction.

The tepee scheme would not involve any permanent built development. Accordingly, the applicant would be prepared to accept a time limited planning permission to enable the LPA to re-assess the highway situation within a reasonable time-scale.

The applicant has also expressed his willingness to undertake whatever improvements are possible at the highway junction within the constraints that have been identified above. He would also be prepared to construct a vehicle passing bay on the private access road to the farm and to undertake improvements at the junction of the private access road with the Green Lane, as you have suggested.

I would be grateful for your comments on this additional information. I accept that these would be made without prejudice to any decision that the Council may take on the planning application thereafter. Furthermore, if you feel that there are any other highway improvements that might be implemented or if you require any additional information, please contact me.

Yours sincerely

Neil McLean

06/00823/FUL 'B'₄

Estimated traffic movements at the junction of Green Lane with Dimlands Road generated by the different activities at Tirabad Farm

(data has not been based on a formal traffic count at this stage)

Please refer to Plan TP/06, which shows the present use of buildings within the Tirabad Farm complex.

*The estimated number of in and out traffic movements related to each existing activity is shown first in each column. The figure in brackets afterwards is for the estimated traffic movements following the implementation of residential planning permissions 2002/00274/FUL and 2006/00571/FUL (for four private flats), the demolition of Buildings 5, 6 and 7 (livery stables) and the erection of the two tepees

*Traffic movements for the converted, three-bedroom dwelling, for the four private, one-bedroom flats and for the fibreglass manufacturing units have been based on TRICS data

Day of the week	Number of in and out motor vehicle traffic movements related to each activity							Change
	Riding school	Fibreglass manufacture	Livery	Agriculture	Residential	Tepees	Overall total	
Monday	Closed	30 (30)	66 (44)	10 (10)	8 (24)	0 (8)	114 (116)	+ 2
Tuesday	Open 1pm – dusk 320 (320)	30 (30)	66 (44)	10 (10)	8 (24)	0 (8)	434 (436)	+ 2
Wednesday	Open 1pm – dusk 320 (320)	30 (30)	66 (44)	10 (10)	8 (24)	0 (8)	434 (436)	+ 2
Thursday	Closed	30 (30)	66 (44)	10 (10)	8 (24)	0 (12)	114 (120)	+ 6
Friday	Open 1pm – dusk 320 (320)	30 (30)	66 (44)	10 (10)	8 (24)	0 (14)	434 (442)	+ 8
Saturday	Open 9am – 2pm 320 (320)	Closed	66 (44)	10 (10)	8 (24)	0 (8)	404 (406)	+ 2
Sunday	Closed	Closed	66 (44)	10 (10)	8 (24)	0 (16)	84 (94)	+ 10

The results illustrate that there would be a marginal increase in overall traffic generation following the implementation of residential planning permissions 2002/00274/FUL and 2006/00571/FUL (for four private flats), the demolition of Buildings 5, 6 and 7 (livery stables) and the erection of the two tepees. The most significant increases in traffic generation resulting from the tepees would be on Thursdays, Fridays and Sundays when the majority of visitors would be travelling to and home from the site. However, on two of these days overall traffic levels are lower anyway because the riding school and the fibreglass manufacturing units do not operate every day.

06/00 823 /rue 'c'

**Tirabad
Dimlands
Llantwit Major
Vale of Glamorgan
CF61 1YX**

Councillor A J Readman
36 Grange Gardens
Llantwit Major
Vale of Glamorgan CF61 2XB
Date: 30.12.06

Tel: 01446 792277
Mobile: 07966 173041

Planning application reference: 2006/00823/FUL

Dear Councillor

PLANNING APPLICATION FOR THE ERECTION OF TWO TEPEES TO PROVIDE HOLIDAY ACCOMMODATION FOR VISITORS TO TIRABAD FARM – DIMLANDS – LLANTWIT MAJOR

Background to the planning application

At the beginning of May 2006, my agent submitted a planning application for the erection of two tepees on land adjacent to the farm. The tepees are intended to provide accommodation for up to twenty holiday-makers through the spring and summer period, to help supplement farm income. The scheme would not involve the construction of any new permanent buildings but would involve environmental improvement, including tree/shrub planting.

My agent has had several discussions with the planning officer and has been informed that there are no planning objections to the scheme, subject to some minor improvement works to the farm access road being implemented beforehand. The scheme is considered to be consistent with Government policy that encourages local planning authorities to adopt a positive approach to development associated with farm diversification. It is also consistent with **Policy EMP 8** of the Unitary Development Plan, which states that the diversification of existing farmsteads will be permitted if:

- (i) *The diversification proposals are for small scale employment, commercial, recreational or tourism uses*
- (ii) *Proposals for new structures are specifically designed for and necessary for the purpose of diversification*
- (iii) *Proposals are compatible with the surrounding landscape, adjacent land uses and any related structures in terms of their scale, siting, design and external appearance*
- (iv) *The proposals would not unacceptably affect the interests of agriculture, conservation, areas of ecological, wildlife, landscape, historic or archaeological importance*
- (v) *The provision of car parking, servicing and amenity space is in accordance with the Council's approved guidelines*
- (vi) *Vehicle access is available or can be provided from the public highway without any unacceptable effect upon the appearance of the countryside*
- (vii) *The proposals do not have an unacceptable impact upon the amenity and character of the local environment by virtue of noise, smell, traffic congestion or visual intrusion.*

The Council's transportation policy objectives as stated in paragraph 6.3.1 of the UDP are to ensure that developments are accessible by means of travel other than the private car and to encourage greater use of public transport, cycling and walking. The planning application would be consistent with these objectives because there is a bus service that stops within easy walking distance of the farm and which links to the new railway station in Llantwit Major. Accordingly, holiday-makers would be able to travel to the tepees by public transport and it is intended to promote this as an option in the brochure and on the web-site. On the farm, visitors would be given the opportunity to participate in predominantly non car-based activities such as cycling, walking and riding.

Following a meeting between my agent and a representative from your highway services section at the site on 25.09.06, we were requested to submit additional information on current activities at the farm and data on traffic generation. My agent submitted the information in a letter dated 17.11.06 which included a table giving an indication of the daily traffic movements generated by existing and proposed activities at the farm. A copy of that table has been attached for your information.

06/00823 / Wm C₂

The situation is complicated by the fact that there are two unimplemented planning permissions for residential conversions at the farm (references 2002/00274/FUL and 2006/00571/FUL) which I do intend to implement in 2007. Increased traffic generation from these residences would however be off-set by a reduction in traffic generation from my livery business, which would have to be down-sized when existing stables are removed to accommodate the residential conversions.

Despite the submission of the additional information, the highways section has objected to the scheme on the basis that the junction between the Green Lane and Dimlands Road (which provides access to the farm) has deficiencies in terms of its geometry and visibility. And that even the small increase in traffic generation created by the tepees would be detrimental to highway safety. On the basis of the highway objection alone, the planning officer has explained that there will be a recommendation to refuse the planning application when the Planning Committee considers it in February 2007.

Balancing factors to the highway objection that I would ask Councillors to consider in determining the planning application

1. I accept that the Green Lane junction does have imitations, like many other access roads to farmsteads in the rural vale. However, when the outstanding planning permissions at the farm have been fully implemented next year, there will be only a marginal increase in overall traffic generation, even with the introduction of the tepees – please refer to the attached table.
2. I do not own or control any land to the east of the existing Green Lane junction. Accordingly, it would not be possible for me to improve visibility in that direction. It would be possible to improve visibility to the west by relocating an existing masonry wall and I would be prepared to implement this improvement as part of a planning permission.
3. Because of the width and the configuration of the Dimlands Road in the vicinity of the Green Lane junction, vehicles approaching the junction – particularly those from the east – do so at speeds that are well below the permitted limit.
3. The brochure sent out to Tepee holiday-makers and the intended web-site would direct visitors to the farm through Liantwit Major and nearly all of the vehicles visiting would be private cars (as opposed to larger vehicles). Accordingly, the majority would be turning right into and turning left out of the site. Cars are able to turn left out of the Green Lane junction without having to cross the centre line of the Dimlands Road, which does reduce the danger caused by poor visibility from the east.
4. If the Council's strategic objectives of protecting the character of the countryside whilst maintaining a healthy rural economy are to be met, a balance has to be struck. It will not always be possible to fully meet the requirements of modern highway design on existing farmsteads and there has certainly not been a history of road traffic accidents at the Green Lane junction.
5. The tepee scheme would not involve any permanent built development. Accordingly, I would be prepared to accept a time limited planning permission to enable the planning officer to re-assess the highway situation within say two year's time.

If you or any of your colleagues wish to visit the site before the Planning Committee meeting in February, then I would be pleased to make the necessary arrangements. In making your determination on the planning application, I would ask that you balance the highway objection against the mitigating factors and the benefits that the scheme would bring for the farm and for tourist facilities in the area.

Yours sincerely

Penarth Town Council

Rob Thomas - Head of Planning & Transportation

Edward Vick - Town Clerk

Vale of Glamorgan Council
The Dock Office
Barry Dock
Barry
CF63 4RT

West House
Stanwell Road
Penarth
CF64 2YG

Appendix
A.

06/01160/FUL

Telephone 02920 700721

Fax 02920 712574

Case Officer :

Date 10/11/2006

Application No 06/01160/FUL

Type : OFF.DEL.

Status : 99 Amended Plans

Date Received : 27/10/2006

Applicant : Charterhouse Properties
Ty Hir Newydd
Michaelston-Y-Fedw
Cardiff
CF3 6XT

Agent/Architect : Steve Sidford Associates
129 Stanwell Road
Penarth
CF64 3LL
02920700900

Location : 30 Grove Terrace
Grove Terrace
Penarth
CF64 2NG

Parish :

N.G.R. :

Road Class :

Proposal : 3 bedroom detached house to replace existing coach house workshop and garage.

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Penarth Town Council have considered the Application No 06/01160/FUL and observations thereon are as follows :

INITIAL OBSERVATION DATED 15TH SEPTEMBER 2006

THAT the application should be refused for the following reasons:-

1. It is considered that the proposal, by virtue of its scale, position and appearance represents a cramped form of infill development of a scale and form out of keeping with the character and appearance of the surrounding residential area.
2. The proposal will result in the loss of part of the rear garden area of 30 Grove Terrace which is a larger than average corner terraced property in this locality, thus depriving the occupiers of valuable private amenity space.
3. The proposed new dwelling will be deficient in amenity and car parking space having regard to the recommended guidelines.
4. The proximity and height of the proposed dwelling adjacent to the rear boundary of nos. 28 and 29 Grove Terrace is considered to be detrimental to the residential amenities of the occupiers of those dwellings.

AMENDED PLANS/FURTHER DETAILS

Having considered the amended plans/further details received by the Vale of Glamorgan Council on 24th October 2006, the Town Council maintains its view that the application should be refused for the following reasons:-

1. The proposal will result in the loss of part of the rear garden of 30 Grove Terrace which is a larger than average double fronted corner terraced dwelling in this locality, thus depriving the occupiers of valuable private amenity space. Furthermore the re-positioning of the proposed dwelling deprives the provision of off-street parking for the benefit of 30 Grove Terrace, thus adding to on-street parking pressure in the immediate area.
2. It is not considered that garden layout to the rear of the proposed dwelling provides adequate and usable space for the parking of two vehicles given the access from a narrow lane and the view is maintained that the proposal will be deficient in usable amenity and car parking space having regard to the recommended guidelines.
3. For the reasons outlined above and given the reduction in size of the rear garden of 30 Grove Terrace, the proximity of the proposed dwelling to this larger than average corner property suggests that the proposal represents a cramped form of infill development detrimental to the residential amenities of neighbouring occupiers and the surrounding residential area.



DWR CYMRU
WELSH WATER

PO Box 10
Treharris
CF46 6XZ

Blwch Post 10
Treharris
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+44 (0) 1443 331161
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Safon pwr: www.dwrcymru.com

Appendix B

06/01160/FUL

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

Date: 01/09/2006
Enquiries Tel.: 01443331155
Our Ref.: 2006/DCWW/35862
Your Ref.: P/DC/CP2/2006/01160/FUL
Grid Ref.: ST1804271674

Dear Sir

Re: Dwelling to replace Existing Coach House/Workshop and Garage, 30 Grove Terrace, Penarth, Vale of Glamorgan

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 must 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.

No land drainage run-off will be permitted, either directly or in-directly, to discharge 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.



Welsh Water is owned by Glas Cymru - a 'not-for-profit' company
Mae Dŵr 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

PA. 19

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

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

NDC de yn cydweithio a Dŵr Cymru ar ran walth cynllunio a
dalblygu.

Dŵr Cymru Cyt, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777, Swyddfa gofrestradig, Heol Pentwyn,
Nelson, Treharris, Morgannwg Ganol CF46 6LY

B

06/01160/FUL

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.

Appendix C

06/01160/FUL

PRICE

13 GROVE TERR

PENARTH

Penarth
Vale of Glamorgan

Mr Rob Thomas,
Head of Planning and Transportation,
The Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry CF63 4RT

4th September, 2006

Dear Mr Thomas

**Planning Application: 2006/01160/FUL
30 Grove Terrace, Penarth**

As a local resident, I am writing with reference to the above planning application. I strongly oppose the proposed demolition of the Victorian coach-house and new development on a different footprint of the tiny plot at 30 Grove Terrace.

I believe that any new development would be totally out of character with the surrounding houses and would have a very negative impact on the neighbourhood. It would set a precedent for other over-developments on inadequate plots and change the face of Penarth.

I therefore strongly oppose any new build, whether 3-storey or 2-storey, on the site at 30 Grove Terrace.

Yours sincerely,

A Price

A. PRICE.

Windsor Chambers,
36 Windsor Terrace, Penarth,
Vale of Glamorgan
CF64 1AB



SINCLAIRS

— SOLICITORS —

Tel: (029) 2070 6444
Fax: (029) 2071 1199
DX: 52361 Penarth
E-mail: sinclairs@sinclairslaw.co.uk
Web: www.sinclairslaw.co.uk

C

4th September 2006

Our Ref: AB.JW.F060.05
P/DC/CP2/2006/01160/FUL
Your Ref:

06/01160/FUL

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

Dear Sirs

RE: OUR CLIENT: MRS HELEN FORD
ADDRESS: 1 IVY STREET, PENARTH, CR64 2TY
RE: PROPOSAL 3 BEDROOM DETACHED HOUSE
TO REPLACE EXISTING COACH
HOUSE/WORKSHOP AND GARAGE

We have been instructed by the above named client in relation to the proposed three bedroom detached house that is proposed will be erected at the rear of our client's property in the near future. Our client has been to the planning department and has reviewed the plans of the property and on having done this now wishes to raise a number of concerns.

Our client objects to the building of this property as she believes that the demolition of the existing coach house/workshop and garage and the erection of the new property will be a constant nuisance to herself and her neighbours and will therefore put her health in jeopardy. Our client currently has a number of existing health concerns and therefore these may be exacerbated by the construction of this new property.

Our client also objects to the erection of the three-bed room property as she feels that this is entirely out of character of the rest of the buildings in the area. Having viewed the plans of the proposed property our client is in a position to comment on this and indeed does not believe that the building will at all be appropriate for this area of Penarth.

Our client also feels that the new property will tower over her property and will therefore cause her property to be in the shade for a substantial amount of the day. Furthermore our client feels that although the windows overlooking her property will be frosted windows she will still suffer from invasion of her privacy as the property may indeed allow people to look straight out into her garden.

P A . 2 2

Partners: S. Michael Charles, LL.B Hons, Gregory S. Evans, LL.B Hons

Also at: 234 Cowbridge Road East Canton, Cardiff CF5 1GY. Tel: 029 2038 8398 Fax: 029 2039 4448 DX: 95416 Canton Cardiff

This firm does not accept Service by email.

Regulated by the Law Society

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Therefore for the stated reasons of nuisance, problems in relation to privacy and the potential threat to our client's health we would ask that you please consider our client's complaint in some detail and indeed allow her objections to the erection of this property to be duly noted.

We look forward to receiving acknowledgement of this letter and of our client's objections.

Yours faithfully


SINCLAIRS

Appendix C.

06/01160/FUL

Margaret Gilman
29 Grove Terrace
Penarth
Vale of Glamorgan, CF64 2NG

P/DC/CP2/2006/01160/FUL

Mr Rob Thomas,
Head of Planning and Transportation,
The Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry CF63 4RT

9th October, 2006

Dear Mr Thomas

Planning Application: 2006/01160/FUL
30 Grove Terrace, Penarth

With reference to your letter of 25th August 2006 regarding the planning application for the above I wish to register my strong objections to this applications, which would fundamentally change the nature and character of the neighbourhood.

For the following reasons:

1. Charterhouse Properties have put forward a misleading title for the proposal. The proposal is not to replace the existing coach house, but to demolish the coach house and build an imposing 3 storey property across the bottom of my garden.
2. My garden measures 8 metres for the back door to the existing wall of the garage. The proposed new property would be 8.9 metres high, completely overshadowing my property and garden. Also my house is on a lower level to the coach house making any property at the end of my garden even more imposing. So any property would take away sun and light from my outdoor space, which is important to my quality of life. It would also impact on the light inside my house. At present I have a very light and sunny kitchen, which would become dark and I would be unable to see the sky from my kitchen window.
3. The area around Grove Terrace already has a high density of "cottage" type houses that are over 100 years old. This property would be uncharacteristic for the area and result in an over-development of a very small plot and set a precedent of any other small plots of land being built on and in a different footprint to existing properties.
4. The development appears to affect my rear boundary wall, which is currently the wall of the garage, which is planned to be, demolished, which me and my

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06/01/60/Full

neighbour agree should not be demolished as we would have shared ownership of the boundary wall.

5. I bought 29 Grove Terrace in June 2004 and one of the main reasons I purchased this property was that it has a very sunny garden and large roof terrace which are not overlooked. I would lose these assets, which I consider essential for well-being.
6. The existing coach house is in keeping with the style of properties in this area and could be renovated sympathetically. Photographs of interior of the coach house are enclosed.
7. The windows on the side elevation would overlook my property, which would affect my privacy.
8. Although I do not currently own a car. When families or friends visit or I have a delivery made they are unable to park outside my house, and the parking problem will increase with the proposed new development. It is more likely that cars will be parked on the street rather than using the large access shown on the plans.
9. Due to the small size of the plot there would be considerable disruption to the quality of our lives during demolition of the coach house and building of the new development. We would be unable to use our outside space during this time, as we were disturbed without consideration during the renovation of 30 Grove Terrace when the work started at 8am at weekends and a Bank Holiday. I had to close my windows and one evening had to shout out when I was unable to hear the T.V. in my house at 6.30pm due to the noise.

Yours sincerely,



Margaret Gilman

C

06/01160/FUL

Chris & Marie Wood
27 Grove Terrace
Penarth
Vale of Glamorgan
CF64 2NG

Mr Rob Thomas
Head of Planning and Transportation
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

8th September 2006

Dear Mr Thomas

Ref: Planning Application No. 2006/01160/FUL
Location 30 Grove Terrace, Penarth

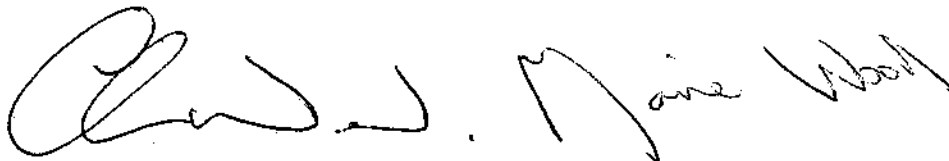
I am writing in response to your letter dated the 25th August 2006 regarding the planning application submitted by Charterhouse Properties to build a 3-bedroom detached house at the above address.

I wish to express my strong concerns about the proposed development taking place for the following reasons:

- The plans show a maximum height of 9 Metres. This will cause us substantial loss of light for not only our property but also No 28 and No29.
- I have knowledge and understanding of the party wall act and our garage is adjoining the side of the current coach-house. Although the plans show this wall to be retained, I have concerns over the short-term disruption and long-term effects this will have on our garage.
- Even though the plans show obscured glass to the side of the proposed property, the rear of the house will look directly into the rear of our property and also our back garden, leaving us with substantial loss of privacy.
- This proposed development is not in keeping with the character of this area.

I would be grateful if you could keep me informed regarding the progress of this application.

Yours sincerely,



Chris Wood
Marie Wood

Appendix D

06/01160/FUL

Lewis, Joanne C

From: Barrett, Lorraine (AM) [Lorraine.Barrett@wales.gov.uk]
Sent: 11 September 2006 22:39
To: developmentcontrol@valeofglamorgan.gov.uk
Cc: Windsor, Barbara (AM Support, Lorraine Barrett); RHIANNON BIRCH
Subject: 30 Grove Terrace

I am writing to voice my objection to planning application 2006/01160/FUL at the rear of Grove Terrace, Penarth. I live at 21 Grove Terrace and can see the coach house which is proposed to be demolished from the side windows of my house.

I have had representation from neighbours who will be directly affected by the proposal to demolish the original coach house, which, whilst needing extensive renovation, is an attractive building, and to build a detached, three storey house on a different footprint to the coach house.

I feel the proposal will be detrimental to neighbouring properties in Grove Terrace as their gardens, and houses will be overshadowed by this building which will be at the end of their own gardens which are not very big.

I was hoping the developers would be renovating the original coach house of which there are many in Penarth and if this were to be passed it could set a precedent for others.

I would advise a site visit for members of the committee so that they can see just how this proposal would impact on neighbouring houses.

E.

31 Grove Terrace,
Penarth,
South Glam,
CF64 2NG

Planning & Transportation,
Vale of Glamorgan Council
Dock Office
Barry Docks
CF63 4RT

06/1160/FUL

Dear Mr Thomas,

Application No. 2006/01160/FUL

Location: 30 Grove Terrace, Penarth

I would like to again, express my objection to the above application for a 3 bedroom house. Having seen the revised plan, this new proposal will overlook my property and garden and I do not feel that this proposal will ensure the ambience of the area is maintained.

I also believe that this development would exacerbate existing car parking problems, particularly as the property currently next to this site, that is for sale has no off street parking.

E 06/01/60/Fu

I also feel that this request does not fit with the existing feel of the area.

Yours sincerely,

Tuyen Edmunds

E 06/01/60/Fu

DEER
RECEIVED
ACTION BY: MG/KR
NO: P431
ACK: # 10.11.06 AM

RECEIVED
 13 NOV 2006
 ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

Amanda Ryan
28 Grove Terrace
Penarth
Vale of Glamorgan, CF64 2NG

P/DC/CP2/2006/01160/FUL

Appendix E.

Mr Rob Thomas,
Head of Planning and Transportation,
The Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry CF63 4RT

06/01160/FUL

6th November, 2006

Dear Mr Thomas

**Planning Application: 2006/01160/FUL
30 Grove Terrace, Penarth**

With reference to your letter of 26th October 2006 regarding the planning application for the above, we wish to record our strongest possible local objections to this plan, which would fundamentally change the nature and character of the neighbourhood.

Our reasons for objecting are as follows:

1. Charterhouse Properties has put forward a misleading title for the proposal. The proposal is not to replace the existing coach house, but is for an entirely new build. The current building lies widthways across the plot and therefore has the minimum impact on the neighbourhood. The proposal to knock it down and new build will impact negatively on our lives.
2. Our house is on a lower level to the current coach-house, with three steps up before it is on the same level as the coach-house. The proposed plan would result in any building having more of a negative impact on our property than is evident from the plans as it is such a large and over-bearing structure at the back of our garden.
3. The proposal would result in a substantial loss of privacy, as the rear windows would overlook our property. Should planning permission be granted, it is important that obscure glass is used in the first floor and rear dormer windows. Also that window restrictors are used to restrict opening of the windows to only 100mms.
4. The proposal would result in a material over-development of a tiny plot in a residential area and would set a precedent for other such over-sized and inappropriate applications. Should planning permission be granted it would be more appropriate to reduce the scale of the building and remove the attic third floor storey and dormer windows.
5. The design is not in keeping with the character of a Victorian terrace and no effort has been made to produce a sympathetic design. This is particularly

E 06/01/2016

strange given that the nearby new builds of social housing are of a similar design and size to the rest of the terrace.

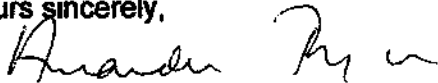
6. Parking is already a serious issue in the neighbourhood. Cars that have parked in the parking spaces as on the plans would then have to turn out of the lane into Grove Terrace. We suggest this is dangerous due to the volume of traffic and lack of visibility from other parked cars. It is therefore likely that residents of the new build would park in front of the house, adding to the parking difficulties and congestion along Ivy Street.
7. The coach-house has been allowed to fall into a state of disrepair and is ripe for renovation and up grading to preserve it as part of the original design of the neighbouring terraces. We do not accept the Vale's argument presented to us by Miss Phillips that the coach house is too run-down to renovate. This she informed us, was what the agent had told her. This appears a spurious argument from a party with a highly vested interest.
8. In line with the VoGC's Strategy, the coach-house on its present site is ideal for sustainable renovation leading to neighbourhood regeneration and improvement. It would make an ideal first home property, much needed in Penarth. There are other examples of sensitively executed renovations of coach-houses, leading to local regeneration and renewal evident in the locality.
9. Should planning permission be granted, then a direction should be given to restrict the working times of the builders. During this last summer, our lives were blighted by the unsociable times (late in the evenings and early and late at the weekends) that work took place on 30 Grove Terrace, with no thought for the neighbours given at all.

The extremely large response that we have gained from local residents who opposed new build plans has already been presented to you in the form of a portfolio. These are therefore re-submitted as a portfolio of evidence demonstrating the overwhelming local objection to such a new build proposal.

We request that such a groundswell of public opinion against this proposal renders it essential that the application is determined by The Planning Committee and not by the Council's scheme of delegation.

We would be grateful to be kept informed of all steps in the procedure. Thank you.

Yours sincerely,



Amanda Ryan



Eleanor Ryan (daughter)

Copies to: Lorraine Barrett, AM
Alun Michael, MP
Rhiannon Birch, Cllr

NORDALE ROAD RESIDENTS
NORDALE ROAD
LLANTWIT MAJOR
CF61 1YB

15 November 2006

Mr D R Thomas
Head of Planning and Transportation
Dock Office
Barry Dock
Barry
CF63 4RT

Dear Sir:

Town and Country Planning Act, 1990 (AS amended)
Application No. 2006/01456/FUL
Location: Land of Plot 3, Ty Gwyn, 95, Boverton Road, Llantwit Major
Proposal: Construction of two bedroom coach house dwelling with integral garage

This letter is a joint response from the residents of the properties in Nordale Road to the latest application for planning permission on the Ty Gwyn site.

This is the fourth application to build a *third* property on the Ty Gwyn site (in addition to Ty Gwyn itself) i.e. the previous three being Application No. 04/00882/FUL, 04/01629/FUL and 05/00252/FUL these following on from the outline application 02/00625/OUT for the building of *two* residential properties (which were approved and built).

We the residents of Nordale Road objected on the three previous applications to the building of a further property and, since this application is not that significantly different from the previous applications, we have no alternative but to oppose this latest planning application.

The essential differences between this application and the previous applications are:

- The property is now for a two-bedroom house (be it a large two bedroom house!) instead of a 3/4-bedroom property.
- The location of the property is moved closer (much closer!) to No. 4 Nordale Road - doing away with the entrance road to Ty Gwyn and No. 97 Boverton Road.
- The entrance to Ty Gwyn and No. 97 is from a new entrance/entrance road situated between the new property and No. 99 Boverton Road.

Our objections essentially remain unchanged i.e.

- We are concerned about the loss of light from the side of No.4 - where a greenhouse and fishpond is situated - this concern is now greater since the proposal is for the new property to be *extremely* close to No. 4.
- The property is still out of character with the adjoining properties in Nordale Road.
- There are now privacy issues because of the close proximity of the new property to No. 4 Nordale.

06/01456/FUL

'A'

- 2 -

15 November 2006

We are still concerned about the overall development of the Ty Gwyn site particularly in light of the previous piecemeal development of the site with absolutely no due regard given to the surrounding properties in the area.

One of the reasons why the previous applications were rejected was that Ty Gwyn, by virtue of its elevated position overlooked the gardens of the new property - this essentially remains unchanged.

The overall conclusion of the previous three proposals was that they "*would result in an over development of the site*" leading to the applications being refused.

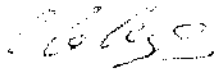
This new application to all intents and purposes remains unchanged - the Ty Gwyn site will still be developed in a similar manner thus will still lead to **over development**.

This is the fourth planning application for a new property located in this position on the Ty Gwyn site where, apart from the architectural design of the property, the application remains fundamentally the same and in our view permission should be refused

Whilst we assume the occupants of No. 97 and 99 Boverton Road will not object to this proposal (since they are members of the applicants family), we the residents of the properties in Nordale Road have no option but to strongly oppose this planning application as we have done on the three previous occasions.

Sincerely

Mr & Mrs A Collings
1 Nordale Road



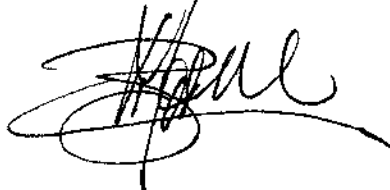
Mr & Mrs S Williams
2 Nordale Road



Mr & Mrs Witherspoon
4 Nordale Road



Mr B Morris
5 Nordale Road



Note: 3 Nordale Road is currently unoccupied.

06/01574/FUL APPENDIX A
SULLY COMMUNITY COUNCIL
CYNGOR CYMUNED SULLY

SWYDDFA'R CYNGOR
NEUADD JFWBILI
SMITHIES AVENUE
SULLY
PENARTH
CF64 5SS



COUNCIL OFFICE
JUBILEE HALL
SMITHIES AVENUE
SULLY
PENARTH
CF64 5SS

Ffon / Ffacs 029 2053 0006

Tel / Fax 029 2053 0006

CLERCI'R CYNGOR.: NEIL BROWN

CLERK TO COUNCIL: NEIL BROWN

6th December 2006

Planning Department
Vale of Glamorgan Council
Docks Offices
Millennium Way

Dear Sir

OBSERVATIONS ON PLANNING APPLICATIONS

At a meeting of the above Council held on the 28th November the following observations were made and I have been asked to convey them to you accordingly.

ML **01574/FUL – 5 Cog Road Sully:**

The Council **strongly objects** to this application and would support **refusal** for the following reasons: a] over-development of the site; b] out of character to the neighbourhood; c] insufficient parking and access.

MPH **01547/FUL – 9 Conibeare Road:**

The Council has **no objections** to this application.

YP **01594/FUL – Hayes Point:**

The Council has **no objections** to this application.

The Council wishes these observations to be conveyed to the appropriate Planning Committee.

Yours sincerely

Neil Brown
Clerk To The Council



DŴR CYMRU
WELSH WATER

PO Box 10
Treharris
CF46 6XZ

Blwch Post 10
Treharris
CF46 6XZ

Tel: +44 (0) 1443 331155
Fax: +44 (0) 1443 331161
Web site: www.dwrcymru.com

Ffôn: +44 (0) 1443 331155
Ffacs: +44 (0) 1443 331161
Safon gwa: www.dwrcymru.com

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

Date: 22/11/2006
Enquiries Tel.: 01443331155
Our Ref.: 2006/DCWW/38254
Your Ref.: P/DC/ML/2006/01574/FUL
Grid Ref.: ST1511568422

Dear Sir

**Re: Demolition of Existing Building & Construction of Three Storey Structure for 9 No Apartments,
5 Cog Road, Sully, CF64 5TD**

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 must 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.

No land drainage run-off will be permitted, either directly or in-directly, to discharge 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.

glas

Glas Cymru Cyfyngedig

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

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

PA. 35

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

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

NDC de yn cydweithio a Dŵr Cymru ar ran weith cynhyrto a datblygu.

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

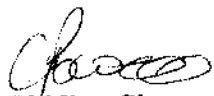
06/01574/FUL B

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.

38254

06/01574/FUL

APPENDIX C

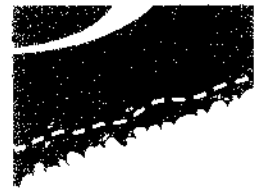
Application No. 06/01574/FUL

CURATORIAL DIVISION

Planning and Transportation
Glamorgan Council
Glamorgan
Gwent
Swansea

14th December 2006

GLAMORGAN
GWENT
ARCHAEOLOGICAL
TRUST LTD

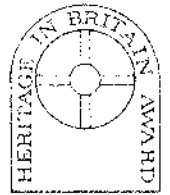


Curatorial
Division

Re: 5, Cog Road, Sully.
Pl.App.No.: 2006/01574/FUL.

Thank you for sending us details of this application

The information held in the Regional Sites and Monuments Record that is managed by this Division of this Trust shows that the application area is situated some 40m northwest of the site of Sully Castle, which now only survives as a ruin. It is also thought that the site of Sully medieval village is located within close proximity to the application area. Within the vicinity of the castle site numerous finds dating to both the Roman and early medieval periods have been discovered. The 1900 second edition OS map also notes the Cadoxton branch of the Taff Vale Railway to the north of the application area, however the line has been dismantled.



The current advice given in Planning Policy Wales and Welsh Office Circular 60/96 recommends that where it is likely that archaeological features are present in a development area then investigations to determine their form, extent and importance should be undertaken prior to the determination of any planning application. However, in this case we understand that the proposed three storey structure will be constructed predominantly on the site of a building that is to be demolished and the construction of the standing building is likely to have partially impacted upon any below ground deposits. Consequently, we will not recommend that the applicant is requested to carry out an archaeological evaluation prior to the determination of the current application.



Instead we will recommend that a condition requiring the applicant to submit a detailed programme of investigation for the archaeological resource prior to the development commencing should be attached to any consent granted by your Member.

Glamorgan-Gwent
Archaeological Trust
Limited
Heathfield House
Heathfield
Swansea SA1 6EL
Tel: (01792) 655208
Fax: (01792) 474469

We recommend that the condition should be worded in a manner similar to the one given in Welsh Office Circular 60/96, Section 23:

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

The development shall take place until the applicant, or their agents or subcontractors, has secured the implementation of a programme of

Registered Office: As above
Registered in Wales No. 1276979
A company limited by guarantee
with no share capital
Registered Charity No. 505089

06/01574/FUL

C

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority."

It is a condition of the approval that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

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

Yours faithfully



Jim Parry
Development Control Officer.

Mr. Lucas
Sully
Vale of Glamorgan
South Wales

The Vale of Glamorgan

Your Ref: P/DC/ML/2006/01574/FUL

27th November 2006

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

Dear Mr Lucas,

Planning Application – 5 Cog Road, Sully. Proposal of Demolition of existing building and construction of three-storey structure for nine apartments

Thankyou for notifying me of the planning application submitted for the above. Having now had the opportunity to examine the proposed plans thoroughly I wish to formally object to this proposed development on the following grounds;

Generally;

My initial reaction was one of absolute disbelief and then horror at the initial scale, size, and character of the proposed development. It is not in keeping with the surrounding properties and therefore not sympathetic to the environs of the site. The new building is also clearly disproportionate in size to the existing dwelling which can only be described as 'insensitive infilling' of this particular site.

The proposal, in my opinion, would have a devastating effect on the amenity and character of the existing environment on this part of the village. Due to the sheer scale of the development in such an enclosed area, it would only exacerbate the existing problems of parking, traffic congestion, (junction of Meadow view) noise and visual intrusion, to both immediate and the surrounding neighbourhood.

The current retail use of this building would be lost. This is one of the few remaining properties left in Sully with commercial use. It is an important amenity for the area and once lost could not be regained.

The development would also undoubtedly have an unacceptable impact on the historical and archaeological importance in this part of the village, which is overlooked by St Johns church, which dates back to the 13th century. (Together with

the little known remains of Sully Castle directly opposite). And is also a link back to the original sully station, which is well chronicled and features in many local historical books.

Specifically;

1. **Scale, Character and Impact** – The proposed development represents a gross overdevelopment of the existing site. It is disproportionate in size to both the existing building and surrounding properties. In addition the height of the proposed structure, with the additional storey (ridge line) is unprecedented within the immediate area. *This is contrary to the Councils UDP – Policy Hous 8 for Residential Development Criteria - Para(i).*
2. **Effect on The Amenity** – The proposal would have an unacceptable effect on the neighbouring environments by virtue of;
 - a) **Noise** – with the possibility of approx. 27 persons (not including visitors) occupying this site noise levels would increase considerably.
 - b) **Traffic congestion** – With the addition of a minimum of 9 cars, but more likely to be up to 18 cars (again, not including visitors), traffic congestion immediately on the junction of meadow view court and cog road would be exacerbated and the risk of an accident increased significantly. *(Contrary to UDP – Policy Hous8, Para ii).*
 - c) **Parking Problems** – As with point (a) the minimum number of cars expected would be 9 but more likely to be up to 18, the spaces allowed for residents are grossly inadequate and do not allow for visitors spaces. Indeed it does not meet the South Wales parking guidelines, adopted by the Vale of Glamorgan Council for development control purposes. *(Contrary to UDP Appendix 6 – Table I).*
 - d) **Visual Intrusion** – Due the unsympathetic design, specifically the height of the building, every window within the new development will directly overlook neighbouring properties, more worryingly directly in through the windows of at least six dwellings. This is compounded by the fact that there are full-length windows with balconies to the Front Elevation (Cog Road) and Side elevation (Meadow view court). *(Contrary to UDP Policy Hous8 –Para. Ii and Policy House 11 – Residential Privacy and space. 4.4.81).*
 - e) **Amenities** – It is quite apparent that the new apartments do not have any private amenity space at all. With no public amenity space in the immediate vicinity this is a fundamental flaw in the design. *(Contrary to the Council's approved guidelines on amenity space for new dwellings).*

06/015-74/FUL D

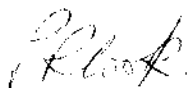
- f) **Loss of soft landscaping and open space** – At present there are at least six mature trees on the site boundary. There is little or no attention paid within the design for new planting of soft landscaping or trees. This would have a significant effect on the environmental impact and bio-diversity of the scheme as a whole. *(Contrary to UDP Policy Env 27 – Design of new developments).*
3. **Design** – It would appear looking at the initial design, that no regard has been paid to the issues of Accessibility for people with impaired mobility, and at the front of the building, pedestrians in general with the current crammed layout of car parking spaces. With regard to the built environment and sustainability, the current unsympathetic and unimaginative design does not appear to have addressed any of the current issues with regard to energy efficiency in design, layout, materials or technology. Again in short – It displays extremely poor design principles!

Finally, the current use of this site is mixed usage – both residential and commercial, this is one of the few remaining amenities left in Sully and therefore the community cannot afford to lose such an essential local amenity. Indeed, more relevantly, I have just learned that owner of the only other main amenity in Sully, on South Road, has just notified the tenants of shops on south Rd that they will be terminating their lease and redeveloping the site. Therefore a potential loss of four businesses in one go. If this site were to be re-developed and commercial use not retained, it would result in a job loss of approximately 4/5 staff employed there. This surely would only have a detrimental effect on the economic prospects for such a small area.

Having spoken to neighbours in the community, it is clear that there is strong objection within the local community of such an ill considered proposal and I know that my immediate elderly neighbours are horrified at the idea of the development overbearing their property. No doubt these concerns will all be articulated in letters of objection to you from the community as a whole.

I would therefore urge you to refuse this 'speculative' proposal outright at the earliest opportunity. I also would urge members of the planning committee to visit site and view first hand the devastating impact such a development would have on the local community.

Yours sincerely



Paul Cook

cc. Sully Community Council
Councillor Antony Ernest

06/01574 (FUL)

APPENDIX E

November 23, 2006

Reference: P/DC/ML/2006/01574/FUL

The Vale of Glamorgan Council
Planning & Transportation Division
Dock Office
Barry Docks
Barry CF63 4RT

Attention: Mr. M Lucas

Dear M Lucas,

SUBJECT: PLANNING APPLICATION NO. 2006/01574/FUL

I thank you for making me aware of the above planning application. I inspected the application yesterday and would like to make the following comments.

My initial reaction was one of disbelief, the size and type of the proposed development is totally out of character with the surrounding area and would be more suited to Cardiff Bay or Penarth Marina. To the best of my knowledge there are no similar buildings in Sully. This development would do nothing to enhance the area in fact I believe it would do exactly the opposite. I believe the visual impact due to the physical size of the proposed development is totally unacceptable.

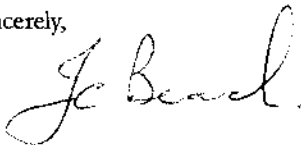
The application is for nine apartments and only has parking for nine vehicles. It is not unreasonable to expect that there will be on average two cars per apartment plus extra places will be required for guests. For a development of this size I believe that at least twenty parking places would be required. I am concerned that the overflow of vehicles will be parked on the road and in front of resident's houses in Meadow View Court.

I believe that the extra on road parking will cause an obstruction to people wanting to access Meadow View Court, The Halt, The BT Exchange and Sully Inn car park. This of course would not only be cars but would include refuse collection and large delivery vehicles.

I am also concerned that if the development was to take place there would be serious congestion while the current building is being demolished and the new one built. I believe that there would be times when people wanting to access the places listed in the previous paragraph would not be able to do so.

I thank you once again for the opportunity to make my views known and hope that this application is refused.

Sincerely,



James C Beach
cc: Sully Community Council

2 MEADOW VIEW COURT
SULLY
VALE OF GLAMORGAN

06/01574/FUL
APPENDIX F

Lucas, Martin

From: Goldsworthy, Marcus J
Sent: 08 January 2007 16:20
To: Lucas, Martin
Subject: FW: Erection of 9 no. Apartments at Cog Road, Sully.

Marcus Goldsworthy
Operational Manager
Development Control
Vale of Glamorgan Council
Docks Office
Barry
CF63 4RT
01446 704661

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

From: Thomas, Rob
Sent: 08 January 2007 15:57
To: 'Co. Cllr. Anthony Ernest'
Cc: Goldsworthy, Marcus J
Subject: RE: Erection of 9 no. Apartments at Cog Road, Sully.

Cllr Ernest

Receipt acknowledged. I have copied this to Marcus Goldsworthy (DC Manager) for his information.

Rob Thomas

From: Co. Cllr. Anthony Ernest [mailto:AMErnest@cardiffweb.com]
Sent: 08 January 2007 15:12
To: Thomas; Rob (Head of Planning)
Subject: Erection of 9 no. Apartments at Cog Road, Sully.
Importance: High

Dear Rob,

I have received a number of representations from nearby residents, in respect of the proposal for the demolition of an existing retail unit at Cog Road, and its replacement by a block of 9 no. flats.

Accordingly, I wish to OBJECT to the development proposals on the following grounds:-

- The development will result in the loss of one of only two retail units remaining in Sully, a village of around 2,500 inhabitants
- The site available would be grossly overdeveloped, and would lack even minimum standards of Amenity Space for occupiers
- The site lacks adequate parking for occupiers vehicles, and those of tradespeople and visitors
- The development will provide an incongruous element in the street scene, which is essentially that of large and substantial residential properties constructed in the 1920s, and indeed earlier than that period
- There would be added traffic on a semi-rural highway, lacking any pavements and with a steep escarpment to the east, giving added danger to the many pedestrians who have to walk along

this road to the bus stop, church and community centre

- The addition of further units of housing on this quite busily trafficked road, will add to pollution and noise for those existing residents living adjacent to the proposed development
- I am also concerned that residents living in The Halt and Meadow View Curt, as well as immediately alongside in Cog Road, will suffer from a lack of privacy from overlooking by the occupiers of the proposed development, which will be at a greater height than neighbouring dwellings.
- The development lies immediately opposite a public house, which recently received an extended hours licence to trade, and I believe that the occupiers of the proposed dwellings would have cause to complain about late night disturbance and nuisance, especially since the pub's car parking is immediately adjacent to the application site.

For all of the above reasons, I OBJECT to the above application.

Would you kindly acknowledge receipt of this letter.

Anthony Ernest (Co. Cllr.)
Ward Councillor for SULLY (incl. Lavernock)
Vale of Glamorgan County Council
Civic Offices, Holton Road, BARRY. CF63 4RU
Tel. 01446 700111 (O) 02920 702111 (H)

06/01659/PLU 'A'

A PLANNING REPORT

0601659 FUL

**PROPOSED ADDITIONAL RESIDENTIAL DEVELOPMENT
ADJACENT TO COURT FARM, LLANSANNOR, VALE
OF GLAMORGAN**

ON BEHALF OF

MR AND MRS NOEL THOMAS

Roy Cornelius Page, Architect & Planning Consultant – September 2006

In association with CFW Architects

06/01659/KUL A¹₂
PLANNING REPORT CONTENT

Format of Planning Application

Site Location in relationship to surrounding facilities

Farming History of the Applicant

Past planning history of the immediate locale

Most recent application – development permission

Specific proposals for four high value dwelling units

General design philosophy

Alternative access points and parking

Landscaping proposals

Pre-submission consultations

Accompanying drawings and illustrations

**Roy Cornelius Page Architect & Planning Consultant
September 2006**

06/01659/PA A'
1 3

REPORT CONTENT

Format of Planning Application

Consideration had been given to producing a detailed Planning Application for the proposed additional residential development adjacent to Court Farm. Invariably this would have produced a finite design solution. It would not have been flexible enough to allow for detailed discussions and observations with adjacent neighbours and the Vale Planning Authority to take due note of any relevant observations which would have invariably amended the form of application. Consequently, the decision has been made to submit an Outline Application to the Vale, which would allow the Authority in particular, to have a significant input into the format and proposed design solution for the high value, residential units proposed. This was also judged to be very important as the Vale Planning Department had been much involved in the most recent application submitted by Mr & Mrs Noel Thomas for Barn Conversions etc. Please refer to additional comments and observations under the relevant heading "Recent Development Permission".

Whilst the application is in outline, the accompanying drawings and illustrations, it is suggested, will allow the Vale Authorities to better evaluate the principle of additional development. This is important in relationship to the high value barn conversions which are now virtually complete and which can be viewed in the context of this specific complementary application.

Site Location in Relationship to Surrounding Facilities

The application specifically relates to the substantial enclosed farmyard with adjacent land bounded by Court Farm to the northeast and Llansannor Court, together with additional residential development situated to the immediate west of the Court Farm complex. Reference should be made to the accompanying Ordnance Survey Plan Extract, together with accompanying illustrations. This area of the Village has at its original core, Llansannor Court, which is a high value listed Tudor complex which has over a number of years, had certain alterations and extensions carried out.

During the 1970's, the then Local Authority granted a permission for circa eleven new properties of flat roof construction to be developed off Court Drive as illustrated. At the time of the permission being granted, these were of a contemporary design. They had been well positioned within existing trees and landscaping and formed a secure, high value, extremely pleasant development, which did not conflict architecturally with Llansannor Court.

06/01659/PA A4
2

More recently, further planning permissions have been granted adjacent to West House. Here, the design in of two new properties have followed more closely the Vale Design Idiom of pitched slate roofs, natural stonework, with rendering as appropriate to provide further enhancement to an extremely conceived and implemented addition.

In 2003, the Vale of Glamorgan granted a further planning permission to Mr & Mrs Thomas to convert the 16th Century Main Barn, together with adjacent lesser stone clad buildings for residential conversion.

The overall result of these various developments that have occurred over a period of time has been to effectively produce a comprehensive, tightly contained development in planning terms, with a diversity of architectural styles. These have blend well with each other. The proposal for an additional four cottage style residential units, largely within the confines of this urban form, is illustrated on the accompanying drawings. The whole complex is further enhanced by some superb existing oak and pine trees, particularly on the northern and eastern boundaries, which also contain St. Senewyr's Church.

Farming History of the Applicant

Mr Noel Thomas's family and more recently, Mr Thomas himself, has farmed the land around Court Farm extending to circa 280 acres, since the early 1950's. Half a century ago, the nature of the farm buildings, which grew organically arising out of changing farming practices, is well illustrated on the black and white aerial photograph, which accompanies this report. Livestock were predominantly housed in very close proximity to Court Farm. From the aerial photograph, it will be clear that the footprint of this very compacted farmyard layout extended to sq. ft. There has been a dramatic change in the last half century to farming methods in general and to the Vale in particular. These changes have impacted on the way in which Court Farm has developed and the need for significant capital injection into both livestock and updated buildings, to meet the current stringent animal welfare needs.

Mr Thomas's father before him and more recently, Mr Noel Thomas has responded to these challenges. The whole of the courtyard was effectively cleared of inappropriate and outdated buildings and the main cattle have been accommodated in new, purpose designed accommodation immediately opposite existing Court Farm House. These new facilities were approved by the Vale. This rationalisation brought into perspective the need to retain those character buildings that existed in the farmyard, particularly on the south-eastern periphery of the land holding. The retained very large Tudor Barn and adjacent Granary and Low Level buildings constructed in natural stone, complement the adjacent Llansannor Court. It is these particular buildings, which, with the Vale's support, have obtained a planning permission in 2003 for conversion to residential accommodation. The works are now substantially complete. The Granary is occupied, the Low Cottages are virtually completed and the Main Barn conversion is well advanced. During the conversion process, close liaison has occurred between Mr Thomas and Vale officers to ensure that the various aspects of the planning permission have been fully met.

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This particular part of the report has been included and expanded so that the Vale might fully appreciate the family commitment to Llansannor Village and their sensitivity in ensuring that any permission and/or conversions granted by the Authority are undertaken to the highest quality and architectural sensitivity.

Past Planning History of the immediate locale

The most recent, full planning permission obtained at Court Farm, Llansannor, was issued by the Vale of Glamorgan Council Ref. Application No. 02/00273/FUL dated 6th February, 2003 (Head of Planning and Transportation). This permission included nineteen conditions, which the Planning Authority considered important to be implemented within the context of their overall consideration and approval of Mr Noel Thomas's application received by the Council on 1st March, 2002. There had been a number of discussions with Mr Noel Thomas's professional advisers between submission and approval.

The circa eleven "Scandinavian designed" white rendered, flat roof development, accessed off Court Drive, was submitted to the Local Authority during the 1970's. Within the Authority's records will be full details of this particular application, which, at the time, was a major departure from local plan considerations. Indeed, it was a very significant extension to the Llansannor hamlet, which had as its core, Llansannor Court with nearby and adjacent St Senewyr's Church and more recently, West House. Notwithstanding this significant additional development, the whole has been exceedingly well landscaped and is not in any way visually intrusive to its immediate neighbours.

During the late 1990's, additional approvals were given by the Planning Authority for two very substantial and well designed dorma type properties, which well reflect the local character of natural stone walling, pitched slated roofs, high value joinery fenestration and really first class landscaping which sets off each of the properties exceedingly well.

Adjacent to the nearby main road and on the eastern boundary, is Court Farm, together with "The Lodge" which is of more recent construction. Separating these two elements are a number of protected large pine trees which effectively provide a good screen to the approach to the central courtyard and adjacent land which is the subject of this particular application.

Specific Proposals for Four Dwelling Units

In evaluating the need to rationalise and inject additional capital into new buildings for the expanded family livestock and as noted previously, a general demolition contract took place to clear out a substantial part of the existing pre-war buildings. The only element that was retained other than the barn etc, was the existing steel framed temporary storage facility, which is adjacent to the newly converted Granary Barn. This is surplus to farming requirements following the construction of the new cattle facility nearby and will be cleared. Consequently, this part of the site has been incorporated into the proposal for four new dwelling units, all as noted on the accompanying drawing.

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Visually, Court Farm, set out in well landscaped grounds, acts as the dominant feature from the main road with the existing mature pine trees alongside providing further containment to the additional residential proposals. The existing substantial landscaping, high stone boundary walls and the dominant position of Court Farm, effectively screen a very large part of the comprehensive development proposals which include the now approved Granary Barn, Main Barn and units 1 and 2 as noted on the accompanying drawings and photographs. The intention is to further enhance the preservation order on the existing pine trees running parallel to the adjacent road so as to provide further screening to the proposed dwelling adjacent to The Lodge.

General Design Philosophy

The Vale of Glamorgan, within those various village communities under its jurisdiction, has inherited a form of domestic architecture, which is immediately recognisable. Natural stone, white rendered walls, slated roofs, good quality joinery and above all else, within a rural atmosphere, sensitive landscaping which forms an agreeable visual setting for villages such as Llansannor and other nearby communities – this is the Vale's signature.

Reference has previously been made to the sensitive manner in which the 2003 Planning Permission granted to Mr Noel Thomas, has been implemented. Here is an excellent example of high quality preservation of the past, very interesting and complementary designs to the Main Barn (16thC) in juxtaposition to the lower scale Granary Barn and the single storey double units alongside the main Tudor barn. One might have imagined that the different scale of the three elements would have jarred on the eye. Quite the contrary. The homogenous nature of minimal use of high quality building materials i.e. stone and slate, has welded the three units into a most agreeable complex. In turn, they well complement the nearby rendered Court Farm, which is also a dominant building within the overall complex.

The individual design of the four proposed units will be a matter of debate and full consultation with the Vale of Glamorgan Planning Department. Hence the decision for an Outline Planning Application. Attached to the report are some suggestions and proposals for the quality of design, material used, type of accommodation, so that a more objective view can be taken of how these proposed units would be in sympathy with, and interface with, the existing, retained stone barns, boundary walls etc.

Alternative Access Points and Parking

The overall facility is directly accessible off the adjacent village main road. To the immediate south, is the road complex which leads to both Llansannor Court and Court Drive, as noted on the attached ordnance Survey drawing. Court Farm and its adjacent development, have two access facilities as noted on the attached drawing. Access No. 1 leads to the Main Barn and also proposed House No. 1, which are both screened by high stone walls with appropriate landscaping. The existing converted Granary Barn is also accessed off this road and is screened on the north by substantial oak trees.

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Adequate garaging and parking for the three units noted are all accommodated within the individual curtilage allocated to the two existing and one proposed new dwelling.

Access No. 2, which again is off the main road with appropriate vision splays, is situated between Court Farm and nearby "The Lodge" which has alongside the existing preserved pine trees. This access leads to units No 1 and 2 single storey units now converted with an appropriate planning permission. The three additional proposed residential units are each accessed off this road, as noted on the accompanying drawing. Again, garage facilities, together with adequate parking, are provided to both the existing single storey units and the proposed three cottage type dwellings.

Landscaping Proposals

The expanded Llansannor hamlet of some 20 – 22 residential units, have the advantage of very established oaks, pines, and other coniferous/deciduous trees which have created a park-like setting for existing Llansannor Court, newly expanded Court Drive, St Senewyr's Church, Court Farm, Barn conversions, adjacent Lodge. All this landscaping is mature, well maintained and provides what one may term, a picture postcard view of an integrated, comprehensive development which has taken place over a number of years but certainly accelerated in the last twenty to thirty years.

It is within this broad landscaping framework that the proposal for an additional four units has been considered. Development, however well designed, is invariably intrusive into a rural atmosphere. The proposal for four additional, cottage type units to reflect local character are largely contained and confined within substantially built stone boundary walls which have effectively created an oasis and a micro landscaping opportunity to complement high value design.

The 2003 Permission for Barn conversions clearly took landscaping very much into account and it would be the Applicant's intention to submit a quite separate and detailed landscaping proposal which would complement individually designed cottage style units should the application, subject to conditions, find favour with the Vale of Glamorgan.

Pre Submission Consultations

Vitaly important to maintain good neighbourliness, to keep informed via one's local Councillor, the local community at large and of course, the Vale of Glamorgan Planning Authority.

Mr & Mrs Noel Thomas have consulted with the owners of Court Farm and The Lodge, who are their immediate neighbours and have also identified their proposals to the owner of Llansannor Court. In addition, their local Councillor has been contacted and with the Vale's knowledge, will be forwarded a copy of the application with accompanying illustrations so that the local Community Council and other interested parties might have the opportunity of viewing the proposals.

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In so far as the Vale of Glamorgan Planning Department is concerned, and from experience, the Vale sometimes enter a dialogue of pre-consultation with professional advisers or alternatively, wish to view the application and carry out their own separate analysis before any observations or guidance is forthcoming.

Naturally, any departure from the local plan is viewed very carefully indeed and this is fully appreciated. Mr & Mrs Noel Thomas genuinely believe that the application submitted to the Vale is well thought out and sensitive to the locale and its immediate neighbours. Any additional information or expansion on this Planning Report which may be requested by the Vale of Glamorgan, will be responded to.

Schedule of Accompanying Drawings/Illustrations

Please make reference to the accompanying schedule and note which set out the title and content of the A3 Brochure prepared by the architects, CFW, Cardiff.

The provisional designs of house types are intended for consultation purposes and are not necessarily definitive. The concern has been to produce a design, which architecturally is complimentary to the existing retained Barns, whilst at the same time, providing high quality accommodation, which will reflect in house values complimentary to Court Farm and nearby The Lodge.

This Planning Report is accompanied by an A3 illustrated Brochure, together with relevant cover letter, application forms duly completed and signed, for submission to the Vale of Glamorgan.

Roy Cornelius Page, Planning Consultant in association with

CFW Architects, Cardiff.

06/01659/1/11/A



Vale of Glamorgan Council
Planning & Transportation
Administration Section
Docks Office
Barry Docks
Barry
CF63 4RT

0601659 F111

Our Ref: NC/mtc/1582
15 November 2006

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✉ mail@cfw-architects.co.uk

Dear Sir/Madam

**COURT FARM, LLANSANNOR - 4 DETACHED HOUSES
SUSTAINABILITY APPRAISAL**

In response to your letter of 3 November 2006, I set out below our points regarding sustainability.

1. The proposal involves the construction of 4 no. high-value properties, in an infill area within the confines of an existing hamlet. It involves the constructive use of derelict land, and it will involve the enhancement of existing and new hedgerows and planting which will be of benefit to wildlife in the area.
2. The proposal will involve a commitment to low energy usage with much emphasis on high thermal values, energy from renewable sources, and if allowed, the use of Solar panels and wind power.
3. The scheme involves the use of a private foul water treatment system, the recycling of rainwater and the use of soakaways, and will not therefore affect any adaptable sewers.
4. The proposal will help sustain the rural community of Llansannor by increasing the number of properties which contribute to the community facilities.
5. It is proposed to build the houses using local materials/stone, timber from sustainable sources and second-hand or new welsh slate. Any use of non-renewable sources will be kept to a minimum.
6. Being a rural area, the use of waste management facilities such as domestic compost containers and would burning stores will be used in order to reduce waste disposal, maintain the recycling of selected items and promote good environmental management.

Neil Campodonic
BSc, BArch, RIBA

Reuben Evans
BSc, BArch, RIBA

Graeme Forster
BSc, BArch, RIBA, APMP

Jeff Murray
BSc, BArch, RIBA, MAPS

Darren Payne
BSc, DraArch, RIBA, MAPS, APMP

CHARTERED ARCHITECTS
PLANNING SUPERVISORS
PARTY WALL SURVEYORS
PROJECT MANAGERS



cfw architects LLP
Partnership No. OC312233
VAT Reg. No. 850 8069 19
Registered in Wales

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7. The proposal will help support a diverse local economy alongside existing uses.

I would be grateful if you would acknowledge receipt of this letter and confirm that the application has been formally registered.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Neil Campodonic'.

NEIL CAMPODONIC
for cfw architects LLP
neil.campodonic@cfw-architects.co.uk

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creu lle gwell
creating a better place



Asiantaeth yr
Amgylchedd Cymru
Environment
Agency Wales

Mr Rob Thomas
The Vale Of Glamorgan Council
Development Control Section
Docks Office Subway Road
Barry
South Glamorgan
CF63 4RT

Our ref: SE/2006/100260/01-L01
Your ref: 2006/01659/FUL
Date: 19 December 2006

Dear Mr Thomas

Construction of 4 detached houses at Court Farm, Llansannor, Cowbridge, CF71 7RX.

Thank you for referring the above application, which was received on 07 December 2006.

The site is situated on a 'minor' aquifer with intermediate vulnerability as defined by the *'Policy and Practice for the Protection of Groundwater'* (Environment Agency, 1998), which potentially provides baseflow to surface water features in the area and/or is a resource for supply in the area. The site also lies within total catchment Source Protection Zone (Zone III). The Environment Agency therefore considers this to be a potentially sensitive location with respect to the protection of controlled waters.

We note the presence of a pond that is approximately 1000m² in surface area within the boundary of the site. Should the proposal involve the removal of this pond, we require submission of details regarding the volume of water that would require removal and the proposed method by which this is to be done.

Given the sensitive setting of the site with respect to controlled waters, we request the following conditions are included in any planning permission issued: -

CONDITION: Should contaminated material be observed (visual or olfactory) during development then the Environment Agency Wales must be contacted and a site investigation to determine the nature and extent of contamination will be required. In the event that contamination is confirmed the developer must liaise with the Environment Agency Wales on measures required to protect surface water and groundwater interests. This may include undertaking a risk assessment and derivation of appropriate remedial targets.

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REASON: To prevent pollution of the water environment.

CONDITION: No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

CONDITION: Clean, uncontaminated rock, subsoil, brick rubble and ceramic only shall be permitted as in-fill material. Such materials as timber, paper, plasterboard, or any other material capable of producing polluting leachate, shall not be permitted.

REASON: To prevent pollution of the water environment.

The following comments and recommendations should also be considered:

The developers should adopt all appropriate pollution control measures, both underground and on the surface, to ensure that the integrity of the aquatic environment, both groundwater and surface water is assured.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. Surface waters being discharged to soakaway should be clean and we would recommend some form of sustainable drainage or permeable hard surfaces.

The applicant may require the written consent of the Environment Agency under the Water Resources Act 1991, to discharge to a surface water sewer, direct to a watercourse, to controlled waters or to soakaway and should contact the Agency for advice.

Discharge consent will probably be required for the private treatment works. Should the existing plant be used, we would need some confirmation that there is sufficient volume in the system to cope with the new material.

According to our records the proposed development does not lie within 250 metres of any area known to have received waste or refuse in the last 30 years. Waste from the development must be re-used, re-cycled or otherwise disposed of in accordance with waste management legislation and in particular the Duty of Care. Further information can be obtained from your local Environment Agency office. We would request that any waste generated or brought on to site is carried by registered waste carriers and taken to or from properly licensed sites or exempted sites. All construction should be done under industry best practice and in line with all relevant Pollution Prevention Guidance.

We are not aware of any flooding problems associated with this site. Other sources, for example, Local Unitary Authorities, may be able to provide information on issues such as localised flooding from drains, culverts and small watercourses.

The applicant should be aware that pursuant to Section 23 of Land Drainage Act 1991, the prior formal flood defence consent (formerly land drainage consent) of the Environment Agency is required for the erection of any mill dam, weir or other like obstruction to the flow of an ordinary watercourse or raise or otherwise alter such an obstruction; or erect any culvert that would be likely to affect the flow of any ordinary watercourse or alter any culvert in a manner that would be likely to affect any such

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flow. Any culverting of a watercourse also requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936. We resist culverting on conservation and other grounds, and consents for such works will not normally be granted except for access crossings.

The responsibility for the maintenance and good order of all watercourses and structures thereon rests, in the first instance, with the riparian owner. Land Drainage legislation does not seek to remove this responsibility.

Yours sincerely



Jon Goldsworthy
Planning Liaison Officer

Direct dial 029 2024 5039

Direct fax 029 2036 2920

Direct e-mail jonathan.goldsworthy@environment-agency.gov.uk

cc C F W Architects

06/01659/PLU 'C'

Court Farmhouse
Llansannor
Vale of Glamorgan.
CF71 7RX

11th December 2006.

The Vale of Glamorgan council,
Dock Office
Barry Docks
Barry
CF63 4RT

cc:

Cllr R.J.Skinner, Penllyn community council.
Cllr Cathrine Clay, Cowbridge council.
Cllr Geoffrey Cox, Cowbridge council.
Cllr Hunter Jarvie, Cowbridge council.

Dear Sir/Madam,

Ref: Town and Country Planning act 1990 Application No 2006/01659/FUL.

Location : Court Farm, Llansannor.

Proposal : Construction of 4 no. detached houses.

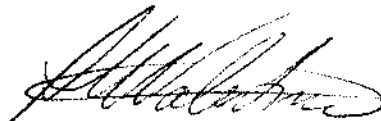
The above application proposes a project in an area of open countryside that would have a major impact on the existing housing and infrastructure of Llansannor, and when considered in the context of the adopted Unitary Development plan 1996 -2011, it is clear that if still valid, there is a rigorous planning policy to be taken into account at the initial stage of the planning procedure. The attachment to this letter sets out in detail our assessment of the proposed project in light of the UDP requirements in so far as they relate to Llansannor. If we are correct, there must be **serious** doubts as to whether the project would be allowed to proceed.

It is also worth noting that part of the area involved in this proposal is still in the final landscaping stage of development authorized by the planning approval in 2003 for the adjacent barn conversions.

We would like to take this opportunity to assure all concerned that we intend to adopt as constructive an approach as possible whilst attempting to protect our own significant interests. The attachment to this covering letter provides more detail to our response.

Yours sincerely,


Richard and Alexandra Valintine.



06/01659/FUL

**Response to proposed additional residential development adjacent to Court Farmhouse, Llansannor, Vale of Glamorgan.
Application No: 2006/01659/FUL.
Mr. and Mrs. R Valintine of Court Farmhouse Llansannor.**

Introduction and Summary.

After much time carefully reviewing the recent proposals developed by Roy Cornelius Page in association with CFW architects on behalf of Mr. and Mrs. Noel Thomas of Court Farm Granary, we submit the following response to all items within the planning report submitted.

In our response, we have tried to remain as objective and factual as possible. We realize that occasionally in situations like this, emotions can run high and cause unwanted animosity. As such we would like to point out at this stage that we do not wish to jeopardize the already excellent neighborly relationship we enjoy with Noel and Anne, and hope that all parties can be sympathetic to every ones points of view.

Our responses have been based primarily through guidance and interpretations of what we feel are relevant sections of the adopted Unitary Development Plan (UDP) 1996 to 2011. Use of this document helped us rationalize our thought processes and allowed a reality check on whether we felt some of our opinions were valid under current legislation and local government guidance. We reference the sections of the UDP as follows:

Section/Policy.	Key points and summary comments.
2.2.8	<p>“New development in the countryside that is unrelated to existing urban areas will only be permitted where it can be justified in the interests of agriculture, forestry, appropriate recreational activities, mineral extraction or conversion of existing rural buildings where appropriate” <i>We do not believe that residential development falls under any of these categories.</i></p>
3.4.3	<p>“Sensitive filling in of small gaps or minor extensions to such groups may be acceptable but much depends upon the character of the surroundings and pattern of development in the area” <i>Although the words ‘small’ and ‘minor’ can be open to interpretation, we have interpreted the proposed scheme as attempting to fill a very large area resulting in a circa 22% increase in individual dwellings in the hamlet of Llansannor.</i></p>
3.4.29 and 3.4.30	<p>“Residential conversions can also have a detrimental effect on the fabric and character of historic farm buildings” <i>The recently converted barns and Llansannor Court are listed buildings.</i></p>

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3.4.31	<p>“Creation of residential curtilage around a newly converted building can have a harmful effect on the character of the countryside especially in areas of high quality landscape”</p> <p><i>The 2003 permission for the Barn conversions took landscaping very much into account. The landscaping around the barns up to the boundaries of Court Farm and the lodge has not yet been completed. We believe that this new proposed scheme would conflict heavily with what has already been agreed in 2003.</i></p>
3.4.38	<p>“Improving nature conservation in the Vale. Creation of new or improved habitats for wildlife in both new and existing developments”</p> <p><i>We do not feel that further housing development in the area stated would be in the spirit of environmental sustainability. The 2003 permission for the barn conversions took landscaping very much into account. This new proposed scheme would constitute a major change in original philosophy and hence we would prefer to see the original permission followed through to completion.</i></p>
4.1.8	<p>“Housing for senior management”</p> <p><i>We have been told by Roy Page that the proposed dwellings will be priced in the high end of the market at >750 000GBP. The UDP states there is no requirement for special provision in the Vale for higher value executive housing.</i></p>
Policy HOUS1	<p><i>There is no reference to Llansannor being included within this policy.</i></p>
Policy HOUS2, 4.4.63, 4.4.64, 4.4.65, 4.4.66	<p>“Only villages listed here have sufficient physical form and capacity to assimilate further infill development without it having a detrimental impact on their existing character and environment”</p> <p><i>There is no reference to Llansannor being included within this policy.</i></p>
Policy HOUS11, 4.4.81	<p>“Existing residential areas characterized by a high standard of privacy and spaciousness will be protected against over development and insensitive or inappropriate infilling”</p> <p><i>Again, this statement can be open to interpretation but we believe that Court Farm, the Lodge and the newly converted barns currently enjoy an exceptionally high degree of privacy, spaciousness and tranquility. A residential development of the size proposed, by its nature and vicinity to the current property boundaries will by no means protect this.</i></p>

The remainder of this document is subdivided into the same headings as the submitted planning report from Roy Page. Again, we have made comments in response to the content of each section and as such these should be read in conjunction with the said planning application.

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Format of planning application.

If the Vale authority decides to provide significant input into the format and proposed design during a request for full planning permission, then we assume it can be inferred that the Vale authority already positively endorse the scheme at the outset? The principle of the planning application, we believe would be better evaluated through guidance from the Unitary Development plan 1996 – 2011.

This specific application is not complementary to the existing barn conversions. It is a quite separate scheme which impacts the current approved 2003 landscaping proposals for the barn conversions.

Site location in Relationship to surrounding facilities.

We agree that Llansannor is an area of historic interest, not only in the Tudor complex listed, but also the recent Barn conversions.

We are assuming that the current UDP differs greatly to any similar plans the local authority were operating in 36 years ago.

There are 9 new properties of flat roof construction, not 11.

This scheme proposes to increase the number of individual dwellings in the immediate area of Llansannor court by circa 22%. This is a very high percentage considering the rural location and existing local infrastructure and amenities.

We agree that the current development in Llansannor is tightly contained and hence further development will have an extremely 'visible' impact in an area which is **not** defined as a settlement boundary.

Farming history of the applicant.

We disagree that the recent significant injection into livestock buildings is solely linked to the current stringent animal welfare legislation. The primary reason the old buildings were moved was to accommodate the agreed planning and landscaping permission for the development of the listed barn conversions and sale of Court Farmhouse to us 5 years ago. There are many farms in the immediate area which are farmed just as intensively and have livestock buildings which have not been upgraded for some time.

Past planning history of the immediate locale.

We agree that the 9 Scandinavian designed developments were a major departure from local plan considerations and we would be more than interested to further understand the rationale behind the scheme at the time. This was a significant extension to the Llansannor hamlet and hence we challenge the need to extend further.

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Court Farmhouse and the Lodge are not of 'recent' construction. Court Farmhouse dates back to 1890.

Specific proposals for four dwelling units.

If the existing steel framed hay barn is surplus to farming requirements then we do not object to either the original facility being demolished or the new facility extended to compensate if necessary. However, by demolishing an existing farm building, whether it is surplus to requirements or moved for reasons associated with previous planning applications, and replacing it with residential dwellings, would set a huge precedent within the Vale of Glamorgan. We understand that the Vale planning authority pride themselves in and like to work consistently when granting planning approvals. We believe that if permission is granted to build residential housing on the sites of existing industrial farm buildings, this would create a case study for *many* further requests inconsistent with guidelines in the UDP.

We do not believe that Court Farmhouse should be considered as 'containment' to additional residential proposals. The nature and positioning of the proposed scheme will impact Court Farmhouse much more than any of the other properties in the immediate vicinity. Impacts include but are not limited to:

- Enjoyment of the immediate amenity of the open countryside.
- The scheme has positioned the new developments much closer to the boundaries of Court Farmhouse, than any other properties in the immediate vicinity, thus reducing the currently high level of privacy and spaciousness we enjoy.
- Four new houses will adversely impact the volume of traffic, tranquility/noise and light pollution around the area of Court Farmhouse, the Lodge and the recently converted barns.
- However well the dwellings are designed, we do not believe the scheme will be sympathetic to the significant historic interest of the barn conversions, Llansannor Court and to an extent Court Farmhouse itself by nature of the scheme being a new development.

General design philosophy.

The recent barn conversions were an already existing, structurally sound listed complex. We are extremely pleased with the outcome of the conversions and believe that they have been developed sympathetically to complement Court Farmhouse, The Lodge and Llansannor Court. Placing 4 further new large buildings in front and to the side of the conversions would not be complementary to the spirit of the 2003 planning permission and would be extremely detrimental to the general aspect and approach to the grade I listed Llansannor court which is one of the finest examples of 15th century Elizabethan architecture in the Vale of Glamorgan.

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Alternative access points and parking.

We revert back to our original comments about noise pollution to an existing area of exceptional tranquility, and would also like to point out the potential for safety issues around significant increased traffic in the locality where there are young children and household pets.

The current boundaries between Court Farmhouse and the proposed access routes we do not believe provide adequate screening to the increase in regular traffic movements.

Landscaping proposals.

We agree that development, however well designed is intrusive into a rural area and atmosphere. The four additional proposed units will not be 'largely' contained and confined. There is only one above average height boundary wall between Court Farmhouse and the proposed scheme. The land proposed for the scheme cannot be classified as infill since the hamlet is not a settlement boundary.

In a time where our environment and the impact we have on it are top of many national and local government agendas, we should grasp opportunities to provide sustainable improvements and benefits wherever possible.

It is with this in mind that we feel that further new housing development would not be in the spirit of environmental sustainability. We agree that the 2005 permission for the barn conversions took landscaping very much into account. This new proposed scheme would constitute a major change in original philosophy and hence we would prefer to see the original permission followed through to completion.

Pre submission consultations.

We would generally define the term 'consultation' as a process where two or more parties affected by or with an interest in a particular topic, get together on a face to face basis, listen and take on board each parties points of view with the eventual aim of a satisfactory compromise. We strongly challenge the statement that we have been 'consulted' in this process. We have in fact been presented with a proposal which we have had no input into whatsoever. Mr. Roy Page has made no effort to invite any affected parties formally round a table to discuss the scheme prior to submission of the application to the Vale authorities. In conjunction with this, we were also told that the scheme would be submitted for **outline** planning permission. We notice that full planning permission is being requested based on what is quite frankly an inadequate amount of detail for a scheme that is such a major departure from the local plan. We do not believe it has been well thought out or sensitive to the locale or immediate neighbors.

We also do not appreciate the fact that this submission has been made 2 weeks before the Christmas holiday period where local residents may not be present to represent themselves in this matter due to travel and the fact that it is by default a busy time of the

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year for people. We believe this is a blatant attempt to achieve minimal objection to a scheme which is extremely sensitive to everyone in the community and would request that a 1 month extension period be granted into the new year to allow sufficient time for the local residents to respond appropriately.

In view of the above and pending notification by the council of its response to this planning application, we would like to state that we have serious reservations and therefore wish to protect our very significant interests at this stage and **strongly object** to the scheme.

We are more than willing to further discuss these points and concerns in person at any time with the Vale authorities and the representatives of Noel and Anne Thomas, and in fact would welcome the opportunity to do so.

Please contact Richard Valentine in the first instance:

Court Farmhouse
Llansannor
Vale of Glamorgan
CF71 7RX.

Tel : 01446 774272 evenings.
Mobile : 07917 575270 during work hours.

06/01659/JMU'D

The Granary
Court Farm
Llansannor
Nr Cowbridge
Vale of Glamorgan CF71 7RX

September 2006

**Environmental and Economic Regeneration
Planning and Transportation
Vale of Glamorgan
The Dock Office Subway Road
Barry CF63 4RT**

0601659 FUL

Dear Sirs

Outline Planning Application for Additional Residential Development in relation to the Granary Barn at Court Farm, Llansannor

The Vale of Glamorgan Council granted a full planning permission, confirmed on 6th February, 2003, for alterations and additions associated with a number of existing structures adjacent to Court Farm, Llansannor. During the planning process, a number of discussions were held with Officers to ensure that the proposals to convert a number of existing derelict buildings etc would be sensitively carried out so as to complement the existing farm building and adjacent development.

With permission granted, there was a need to demolish the then substantial existing agricultural buildings within the farm courtyard and to re-locate these buildings for farm use, adjacent to the nearby main road to the village. All this work has been completed and the new agricultural complex is servicing the farms needs and requirements.

With the demolition and clearance of these substantial buildings from the courtyard, there was created, in our opinion, a very large void indeed, which seemed totally out of scale with the barn conversions, which now have been virtually completed. We therefore considered it appropriate to take some professional design advice. Consequently, a number of preliminary design studies were completed and eventually we concluded that four high value, carefully designed and integrated residential units could be accommodated both within and adjacent to the enlarged courtyard facility.

The Vale and its Planning Department are naturally very concerned indeed to ensure that any potential additional development should reflect the character of both its immediate neighbours and in this case, Llansannor village. With this in mind, our Design Team examined the adjacent development where a variety of permissions have been granted in earlier years, to achieve character buildings utilising traditional materials of stone, white rendering and slate roofs.

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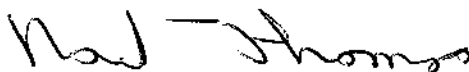
The sequence of development within the original farm courtyard is well illustrated on the accompanying architect's drawings to complement a planning report which has been prepared and which sets out relevant facts associated with the proposal. In parallel with this application, I have forwarded a copy of the plans and planning report to The Chair of the Local Community Council so that they might have an opportunity of both examining the scheme proposals and if required, visiting the site. My immediate neighbours have also been contacted and a copy of the development scheme will be discussed with them so that again, in a transparent manner, full consultation will have taken place.

During the discussion stages on the earlier planning permission granted, there were a number of visits and discussions so that Officers and Members could be satisfied on how the original proposals would be carried out. You might well consider, without prejudice, that further visits would be worthwhile to fully evaluate the current presentation. The application is in outline, rather than a full detailed application, so that Officers/Members might have the opportunity of commenting on both preliminary design solutions and materials suggested.

In accordance with the Vale's requirements, I am enclosing six copies of the Planning Application form, relevant drawings, and the separate planning report.

Please make contact if there is any further information you require, or indeed clarification on the documentation enclosed.

Yours faithfully



Mr and Mrs Noel Thomas

Documents attached -

Planning Application Form

Planning Report

Architect's drawings illustrating proposed lay out together with aerial photographs identifying the original farmyard building complex (footprint etc) together with superimposed proposals with the existing buildings, now demolished, and retained structures converted.

Block plan identifying Court Farm, existing converted barns, in association with Llansannor Court and earlier planning permission for circa 12 detached properties the whole comprising an enlarged existing development footprint.

Y Swyddfa Gymreig

Parc Cathays

Caerdydd CF1 3NQ



Welsh Office

Cathays Park

Cardiff CF1 3NQ

APPENDIX 'A'

Telex 498228

Telephone (Switchboard) 0222 825111 GTN Code 2064

(Direct line) 0222 82 5670

Davies, Llewelyn and Jones
23 Cathedral Road
CARDIFF
CF1 9HA

Eich Cyf/Your reference

MLC/0990/42P

Ein Cyf/Our reference

P72/1686/P8

Dyddiad/Date

20 NOV 1991

06/01684/F

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR AND MRS OWENS
APPLICATION NO: 91/00134/OUT

1. I have been appointed by the Secretary of State for Wales to determine the above mentioned appeal against the decision of the Vale of Glamorgan Borough Council to refuse outline planning permission for the demolition of existing garage and erection of single dwelling on land adjoining Goscombe Place, Llantrithyd. I have considered the written representations made by you and by the Borough and Community Councils and also those made by interested persons. I inspected the site on 3 September 1991.
2. Although the application was submitted in outline form a conceptual site layout, sketch and elevation showing how a dwelling could be positioned upon your clients' land and appear within its surroundings, was included. I intend to take this information into account in considering this appeal on the basis of an outline application with all matters of detail reserved.
3. From my inspection of the site and its surroundings and the representations made I am of the opinion that the main issues in this case are a. whether in the light of national and local planning policies the proposal would represent an acceptable form of development and b. whether the proposed erection of a dwelling on the appeal site would preserve or enhance the character or appearance of the Llantrithyd Conservation area.
4. The appeal site is an overgrown plot of land adjoining 2 pairs of linked semi-detached houses which stand alongside a narrow country road. There appears to be 2 garages upon the site, although their extent is not visible from the roadside, which formerly provided accommodation for the vehicles of local residents.
5. The Council in its objections refers to Development Control Policy Note 4 - Development in Rural Areas and submits that the proposal would be contrary to the provisions of the Structure Plan. The Council points out, in particular, that Policy H10 is reflected in the Council's Draft Plan, and carries a policy presumption against new residential development in open countryside without agricultural justification. The main thrust of your reply argues that the appeal site is not within open countryside, its appearance would be improved by the proposed dwelling and that, as the Local Plan has not been subjected to public participation, only limited weight should be afforded to the policy submissions of the Council. On this last point I am satisfied

06/01684/FUL

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that the Draft Plan is in line with the relevant policy of the up to date Structure Plan which has been subject to all the prescribed procedures prior to its approval.

6. During my inspection, however, I observed that the proposed site of the dwelling is enclosed by trees and bushes and that the garages are almost totally hidden from general view. Even so, as DCPN 4 advises, the fact that a single house on a particular site would not be very noticeable is not, by itself, a good argument for permission for it could be repeated too often resulting in houses dotted all over the countryside and stringing out along roads. Nevertheless the site now appears as a luxuriant mass of planting adjoining 2 pairs of semi-detached houses situated at the edge of the loose group of dwellings known as Llantrithyd. I note your submission that it is within the main body of the village but I saw that this is not the case. I consider that the site is clearly part of the predominantly open countryside which it adjoins and, as a consequence, is in a location where new housing would create an intrusion into the rural landscape.

7. Furthermore, if your client's proposal was allowed, I believe that it would be perceived as an encouragement for others to submit proposals for dwellings in the area and I am reinforced in this conclusion by your reference to an appeal decision relating to Burdonshill. I accept that applications should be considered upon their merits but approval in this case could make it difficult for the Council to resist similar proposals until, ultimately, the planning policies designed to protect rural areas would be undermined. I conclude, therefore, that the erection of a dwelling at this location would not be an acceptable form of development.

8. Turning to the second issue the wooded nature of the appeal site is clearly shown in the submitted drawings and I observed during my inspection that they accurately represent some of its rural character. However I formed the opinion, despite your statement that no tree felling would take place, that the erection of a dwelling upon the site would result in the clearance of a significant amount of planting. I consider this likely because the construction of a dwelling smaller than that shown in your drawings could affect many of the trees either initially, by severing roots during building work, or subsequently through the compaction and asphyxiation of root systems. Moreover the presence of trees very close to the dwelling would limit the amount of day and sunlight available to its residents and this, in my opinion, would lead to pressure upon the Council for permission to remove them.

9. It seems to me, therefore, that the erection of a dwelling as proposed would result in harmful changes in the pleasant pastoral character of the surroundings. As a consequence I conclude that the replacement of 2 small garages, which are presently well screened from general view, with a modern dwelling, even though it may be sympathetically designed, would not accord with the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character or appearance of the Conservation Area.

10. I have taken into consideration all the other matters raised in the representations including your reference to Planning Policy Guidance Note 7 - Rural Enterprise and Development but find none of sufficient weight to override the conclusions which I have reached.

11. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant



G K ECCLESTON DipTP FRTP I
Inspector

Computer log
Noted
Re
30/1/92

Flat 3, Gordano House
44 Plymouth Road
Penarth
Vale of Glamorgan
CF64 3DB

06/01713/FUL 'N'

Mr R Davies,
Planning and Transport,
The Vale of Glamorgan Council,
Docks Office,
Barry Docks,
Barry,
CF63 4RT.

10 Jan 2007

Your Ref: P/DC/RD/2006/01713/FUL

Dear Mr Davies,

Regarding planning application number 2006/01713/FUL, I have had sufficient time to consider the impact of my next door neighbours proposed development upon my residence and the surrounding area, and it is with regret that I oppose this application.

Unfortunately I have been unable to speak to the owners of Southgate Cottage, 2 Holmsdale Place about my decisions, however my reasons are as follows:

This development will reduce the daylight entering two primary living areas of my residence, it will irrevocably alter the views from these positions, from an expansive vista taking in greenery, roof tops and a coastal horizon, to a brick wall. This could logically depreciate the price of my property; it is of note that my purchase of the property was in no small part due to these views. The build will also remove a portion of wall identical to that I understand is protected in the adjacent conservation area (i.e. next door), I believe this alteration would set a precedent allowing other properties to follow suit.

It is appreciated that the owners of Southgate Cottage only wish to improve their lifestyle, however in doing so they will be decreasing mine, reducing the access of daylight into my property, over developing and damaging the overall look of the area.

If your department rejects this development, but the owners of Southgate Cottage still wish to alter their property, I propose in the interest of expediency that the parties concerned meet with a view to producing a mutually agreeable application.

Yours sincerely,

Timothy Woolley

06/01713/FUL

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Tel:029 2070 6966.

For the attention of Mr.Rhodri Davies.

Holmelea Mews.
3 Holmedale Place,
PENARTH,
Vale of Glamorgan, CF64 3BB.

Your Ref:P/DC/RD/2006/01713/FUL

10th January, 2007.

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

Dear Sir,

Town and Country Planning Act, 1990 (as amended)
Application No.2006/01713/FUL
Location:Southgate Cottage, 2 Holmesdale Place, Penarth.
Proposal:Extension to existing dwelling to provide additional living accommodation

Thank you for your letter dated 18th December, 2006, regarding the above application from Mr.and Mrs.Dafydd Lewis of that address.

I object very strongly to this application both on personal and on environmental grounds.

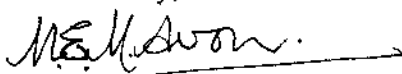
The huge building project shown as the East Elevation on the plan would dominate my cottage and front garden especially as there is a ground level difference of at least two steps down from Southgate Cottage. The plans submitted by the architect do not present an accurate picture of the situation, as the present roofline of Southgate Cottage is already much higher than mine. The present front boundary line is the limit agreed by my husband and myself when the house was built, therefore any further extension towards the road is not acceptable. The proposed overbearing side up to the boundary would obscure daylight and the uninterrupted enjoyment of sunshine in all the front rooms and second bedroom of my home also the front garden in spring, summer and autumn.

This is one of the most famous conservation areas in Wales. It would be a disservice to the district to allow this proposed structure with an open plan entrance after demolishing the wall which is a feature of the road reflected in the surrounding properties. This proposal if built would not enhance or protect the area and would add something totally alien to Holmesdale Place. Any such building could set a precedent for other similar alterations to be built in this road.

When the Deeds of Southgate Cottage were drawn up, a protective covenant was agreed which stated that "No building or any other structures will be erected without the previous written approval of the Transferor Not to do or permit or suffer to be done upon the property anything which may be or tend to be a nuisance, annoyance.... "

I am not being unreasonable in objecting to the proposed extension as it would be particularly invasive and stressful to my life at Holmelea Mews and would also have an unfavourable impact on the local environment.

Yours faithfully,



M.E.M.Avon (Mrs.)