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Appendix A



05/00860/OUT

Asiantaeth yr
Amgylchedd Cymru
Environment
Agency Wales

Mr Rob Thomas - Head of Planning and
Transportation
The Vale Of Glamorgan Council
Docks Office Subway Road
Barry
South Glamorgan
CF63 4RT

Ein cyf/Our ref: SE/2006/012931/03-L01
Eich cyf/Your ref:
P/DC/JMC/05/00860/OUT

Dyddiad/Date: 08 February 2007

Annwyl Mr Thomas / Dear Mr Thomas

**PROPOSED 10,000FT2 ASSEMBLY/MANUFACTURING UNIT AND 12, 3
BEDROOMED RESIDENTIAL UNITS. SITE NORTH WEST OF BENDRICK
ROAD CURRENTLY ACCESSED OFF WIMBORNE ROAD, BARRY DOCKS,
VALE OF GLAMORGAN.**

Thank you for referring the flood consequences assessment submitted in support of the above application, which was received on 22 December 2006. I apologise for the delay in reply, but hope that our comments will still be taken into consideration.

We have considered the assessment of flooding consequences produced by Blackburn Griffiths Reference 2375 dated November 2006, submitted in support of the above planning application. Based upon the information submitted, the assessment shows that the risks and consequences of flooding could be acceptably managed in accordance with criteria set out in TAN15. We therefore have no objection to the development from a flood risk perspective.

With regards to potential land contamination, the site is situated on a major aquifer as defined by the 'Policy and Practice for the Protection of Groundwater' (Environment Agency, 1998), which potentially highly productive and able to support large abstractions for public supply or other purposes. The Environment Agency therefore considers this to be a sensitive location with respect to the protection of controlled waters.

We are aware that this area has been subject to historical tipping of waste. The majority of these operations occurred before 1976 and as such the Environment Agency does not have specific details.

Asiantaeth yr Amgylchedd Cymru/Environment Agency Wales
St Mellons Business Park, Fortran Road., St Mellons., Cardiff, CF03 0EY.
Llinell gwasanaethau cwsmeriaid/Customer services line: 08708 506 506
E-bost/Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk PA.1

End



05/00860/OUT

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This site may be affected by contamination. If the Local planning authority is minded to request conditions to investigate the effects on human health from any contamination found in, on or under the site, we request that a similar investigation is carried out to identify the effects on controlled waters. This is to allow the developer to satisfy themselves of their potential liability under Part IIa Environmental Protection Act 1990.

As you are aware the site is situated on a Local Authority recorded landfill site. Section 13.7.2 of Planning Policy Wales (2002) states:

"Where significant contamination issues arise, the authority will require the production of detailed investigation and risk assessment prior to the determination of the application to enable beneficial use of land. Where acceptable remedial measures could overcome such contamination, then planning permission may be granted subject to conditions specifying the necessary measures."

Due to the inadequate information provided with the application it has not been possible to determine whether the redevelopment of the site will adequately protect controlled waters from potential contamination of soil or groundwater. Therefore, in accordance with the above we request that the following conditions be incorporated into any permission granted at this site.

It should be noted that the scale and scope of the investigative works should be agreed with ourselves prior to undertaking. As such we strongly recommend that the applicant contacts us to discuss the works:

CONDITION: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A desk study identifying:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.
4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the local planning authority.

REASON: To ensure that the proposed site investigations and remediation will not cause pollution of Controlled Waters.

End

CONDITION: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

CONDITION: No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

REASON: To prevent pollution of controlled waters.

CONDITION: Provision must be made to ensure that no polluting discharge from haul roads and disturbed areas enter any watercourse.

REASON: Protection of the environment.

CONDITION: Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

REASON: To prevent pollution of the water environment.

The following comments are for the attention of the developer:

The watercourse known as the River Cadoxton is scheduled pursuant to the Water Resources Act 1991 and the Environment Agency's Land Drainage Byelaws, as a statutory main river. The developer must obtain the prior formal Flood Defence Consent (formerly land drainage consent) of the Environment Agency for any works in, under or over the watercourse, or within 7 metres of the base of any floodbank or wall, or where there is no bank or wall within 7 metres of the top of the riverbank.

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.

The Environment Agency advises that the developer notifies potential purchasers (where affected by watercourses) that the responsibility for the maintenance of any watercourse, and structures thereon lies solely with the riparian owner, and that damages caused by the failure to maintain or inappropriate maintenance may leave the riparian owner liable to summary action to recover those damages.

The activity of importing waste into the site for use as, for example hardcore, must be registered by the Environment Agency Wales as an exempt activity under the Waste Management Licensing Regulations 1994.

05/00860/OUT A

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environmental Protection Act 1990.

If you have any queries regarding the above, please do not hesitate to contact me.

Yn ddifffuant / Yours sincerely

Kayna Tregay

Miss Kayna Tregay
Planning Liaison Officer

Deialu uniongyrchol/Direct dial 02920 245046

Ffacs uniongyrchol/Direct fax 02920 362920

E-bost uniongyrchol/Direct e-mail kayna.tregay@environment-agency.gov.uk

cc Blackburn Griffiths Ltd

**ENVIRONMENTAL
AND ECONOMIC
REGENERATION**
13 FEB 2007

RECEIVED

ACK:
NO: 1402
ACTION BY: mg/jmk
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End

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Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Reference	05/00860/OUT
Observations By	Paul D Harrison
Date	12 November 2007
Location	Site Northwest of Bendrick Road, Barry
Proposal	Proposed 10,000ft ² Assembly/Manufacturing Unit and 12 Three Bedroom Residential Units.
Case Officer	Jane Crofts

Further to receiving amended plans in relation to the above, I would comment that the development proposals are acceptable in principle provided that the following details are made conditional to the planning consent.

- 1 No works what so ever shall commence on site until full engineering details of the proposed access onto Wimborne Road, serving the existing and proposed commercial uses at development site has been submitted and agreed in writing by the Local Planning Authority.
- 2 The proposed access road serving the residential use at the development site shall be constructed in accordance with the council's standard details for adoption. No works what so ever shall commence on site until full engineering details of the proposed residential access has been submitted and agreed in writing by the Local Planning Authority.
- 3 Parking provision in relation to the residential use at the development site shall be provided within the boundary of each dwelling in accordance with the councils parking standards and thereafter maintained and retained at all times for the purpose associated with the development proposals.
- 4 The proposed parking provision in relation to the existing and proposed commercial uses at the development site as shown on the submitted site layout plan (Drawing No. 05-20/02C), site shall be provided before beneficial occupation of the proposed commercial unit and thereafter maintained and retained at all timers for the purpose associated with the development proposals.

Appendix ~~B~~ 05/00860/OUT.

NOTE:

The Highway Authority would advise that it is in the interests of the developer to offer the residential access road for adoption in order to relinquish responsibility and liability of maintenance.

Consultation response: Ecology

Application reference: 05/00860/OUT

Application site: Site north west of Bendrick Road currently accessed off Wimbourne Road, Barry Docks

Comments made in respect to the ecological report:**Reptiles**

The survey report submitted in respect to this application identified the presence of slowworm on site and potential habitat for other species of reptile.

- It is recommended that the applicant be informed that reptiles are protected under the Wildlife and Countryside Act 1981.
- It is recommended that a condition of consent be that a reptile mitigation strategy OR clearance methodology similar to that appearing in appendix 4 and following the guidelines listed in appendix 5 of the report be submitted to the local authority for approval prior to the commencement of works.

***Bats**

The survey report submitted in respect to this application indicated that the mature trees on site had low potential for roosting bats, no emerging bats were detected. However several bats were recorded during the survey foraging over the area, therefore the following recommendations are made.

- Contractors should be made aware that there is a possibility of encountering bat roosts unexpectedly during the development work.
- In the unlikely event of bats being found to be present on site, work should stop immediately and advice sought from the Countryside Council for Wales, (CCW) (tel. 02920 772400).
- Work should ideally be carried out in the winter months when bats are least likely to be present.
- The Bat Conservation Trust best practice guidelines for felling listed in appendix 3 should be adopted and used on site.
- It is noted in the ecology reports recommendations (Section 6) that consideration should be given to the erection of 'woodcrete' bird nesting and bat roosting boxes in suitable locations on site. The provision of such boxes would be welcomed as part of the development.

Nesting birds

The vegetation on this application site may potentially be used by nesting birds.

- It is recommended that the developer be made aware that under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built.
- It is recommended that to comply with the law, a condition be included in any consent that states that any vegetation clearance should be done outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent. It should be noted that birds may still be nesting outside this season, therefore care should be taken to ensure that no nesting birds are affected.

Badgers

The ecology report states there were no signs of badger recorded during the field survey and that their presence as a residential species is considered extremely unlikely. Therefore no further mitigation is required for badger.

Scrub

The ecology report states that the application site consists mainly of a mixture of scrub and young saplings that provide a source of food for large numbers of songbirds, invertebrates and small mammal species. Removal of the scrub would result in loss of this food source.

It is therefore recommended that, should the application be granted consent, consideration be given to the planting of local provenance sourced, indigenous, mixed species hedges or other indigenous trees/shrubs within the landscaping scheme of the proposed development.

River corridor

It is noted on page 15 of the ecology report that there may be potential impacts on the adjacent Cadoxton river during construction. The Cadoxton river, which runs along the north-western edge of the application site, is assessed as being of district value as a habitat resource and of high local value within the isolated section adjacent to the application site. Due to the importance of this resource and the potential for it to contain and support species including otter, bullhead and brown trout the following recommendations are made:

- It is recommended that a 10 metre wide corridor (7m wide in accordance with standard Environment Agency requirements) of undeveloped habitat be retained and managed as semi natural habitat

along the north-western boundary of the site. This corridor should be excluded from the development site through condition.

- Appropriate pollution control measures should be employed in accordance with Environment Agency standards to ensure that detrimental impacts on the River Cadoxton are avoided during construction.
- In channel works should be avoided as far as possible to prevent contamination and sediment release into the river, which could affect sites downstream. Any necessary works should be kept to as short duration as possible and carried out over the months of November – February.

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

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

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

OS/00860/OUT
43 Bendrick Road
Barry
S Glam
CF63 3RE
21-6-2005

Vale of Glamorgan
Planning office
Barry Docs

Ref Application OS/00860/OUT
Bendrick Road Barry.

Dear Sir / Madam.

With reference to the above
application - proposed 10000 ft²
Assembly / Manufacturing unit
accessed off Wimbourne Road.

This site is so the rear
of my back garden. The plans
show that Bed, Head boards etc
are to be made there. This will
include a lot of Electric Sawsing,
Cutting etc of Timber. I believe
the noise from this type of work
will disturb my pleasure and
lifestyle. I enjoy sitting in my

D · OS/00865/5UT

back garden and the noise and dust that will be generated is not acceptable.

This site will be far too close to my home and that of my neighbours, for this type of industry.

There are sufficient other units available in the nearby Atlantic Trading Estate, which is some distance away from houses.

I respectfully request that you refuse the application for the reasons disclosed.

Yours faithfully

G. L. C. H. N. Tyler

7

MR AND MRS EVANS
47BENDRICK ROAD
BARRY
S GLAM
CF63 3RE

Application No 05/00860/OUT

Dear Sir/Madam

We have been residents at this address for nearly 20 years. when we chose this property to buy it was because of the setting it was in .we had a children's play area next door ,we looked out on to trees from the front and back windows and a small amount of neighbors it was as close to country living that we could afford at the time.

We are very upset and concerned with the plans to build a factory unit and 12 houses behind us. There are plenty of unused units on the trading estate that are not being used why build another one? I have deep concerns about what this will to our community.

1.) The children's play area will have another busy road around it. They already have two and the area is not fenced off properly.

2) I am worried about the noise of sawing and banging all day and may be into the evening

3) the lane is in daily use by ourselves and other residents obviously if the plans are approved there will be a considerable amount of heavy plant and machinery up and down the lane leaving it churned up and uneven so we wont be able to get our cars out of the garage every day.

4) Our back gardens will then go straight out onto a busy road where as our children and pets as a whole have used this lane as an extension of our gardens and park.

Also we feel adding 12 houses down the other end of the street will cause more problems.

1) More traffic up and down the street.

2) Again more heavy plant and machinery up and down a small street.

3) We believe that our street cannot take the amount of traffic that would come with this amount of development.

4) One of our major concerns is what if there is an emergency and we need to evacuate the area the more people you cram into this small area the harder it will be for any of us to get out safely

We hope you think on your decision very carefully and take our views, feelings and safety as a community into consideration.

Thank you for taking time to read this.

Mr. and Mrs. Evans

05/00860/OUT

Your ref: P/DC05/00860/OUT

45 Bendrick Road
BARRY
CF63 3RE

Vale of Glamorgan
Dock Office
Barry Docks
Barry
CF63 4RT

15th July 2005

Dear Sir,

Re: Town and Country Planning Act 1990 (as amended)
Application No. 05/00860/OUT
Site north west of Bendrick Road currently assessed off Wimborne Road Barry Docks
Proposed 10,000 ft² assembly/manufacturing unit and 12 three bedroom residential units.

I refer to your letter dated 10th June regarding the above and apologise for the delay in responding, due to myself being incapacitated due to an accident the beginning of June.

Set out below are my objections to the assembly/manufacturing unit and 12 three bedroom residential units.

When I first moved to this area nearly 20 years ago, it was chosen because it was thought to be a nice quiet little area. Amongst other things, there was no Genesis Plant, Tank Farm, Units on Atlantic Trading Estate, new Unit behind my property (i.e. T J Williams) Gates closed over the dock and Sully Hospital was still open.

Throughout the years, myself and other residents have objected to all of these, albeit to no avail. I understand the gates regarding the docks, due to new legislation laws and have understood the reasons. Obviously all the rest is due to financial reasons i.e. selling off land.

I cannot see why units should be built on this land behind Bendrick Road when there is a perfectly good Atlantic Trading Estate which can be used. Obviously monetary reasons again.

When news became known that the Atlantic Trading Estate was being upgraded, an application was refused, by the Council, to build residential houses etc., on the land. This, I have been led to believe, was refused because of its closeness to the chemical

OS/00860/857

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plant. If this is correct, how come permission may be granted for further residential homes near the chemical plant?

I was once informed by a Councillor that the houses in Bendrick Road were an abomination as far as the Council were concerned and that they should never have been sold off to the public because of the problems the Council were having with objections to anything that was proposed regarding the area. With more residential homes wanting to be built, I would have thought this would cause more problems for the Council.

Regarding new resident homes, this will increase traffic through Bendrick Road, as I understand the entry is going to be at the bottom of Bendrick Road away from the roundabout and this will cause a potential danger as there are a lot of children in the area and at present the only traffic is residents/family as it is a dead end.

The assembly/manufacturing unit, I understand is manufacturing wooden goods. This will increase noise and air pollution. I certainly would not want my grandchildren playing in my back yard, only to inhale sawdust particles, no matter what precautions are put in place.

I could go on and on in this letter informing you of my views but no doubt you would think it would become boring.

I would like to believe that just for once, the Council would listen to residents and reject this application, but going by past experience, I will not be holding my breath.

By the way, the reason I wrote this letter is for you to put in on record and if the application does go through I will be appealing to the Planning Inspectorate.

Yours faithfully,


Mrs Roberts (Mrs)

Appendix

M D

43 Bendrick Road
Barry 05/00860/
S Glam. OUT
CF63 3RE

19th October 2007

Planning Committee
Vale of Glamorgan
Dock Offices
Barry.

Ref. P/DC/SMC/2005/00860.

Dear Committee Members

I have been informed
that the above mentioned application
is due shortly before the Planning
Committee for a decision to be
made.

I made a formal
written objection to the application
in May 2005. I would like to
reiterate my objections to
this application.

As stated previously

D

05/00860/007

a Bed manufacturing factory planned to be built very close to my rear garden would cause a severe interruption of my peace and tranquility, because of Electric Saws and Nail guns being heard throughout the day. I enjoy my garden but I am sure that the noise and dust pollution would be also heard from inside my house and would cause my wife and I and our elderly neighbours some distress.

To a retired Police Officer I would like to live my remaining years quietly and without noise and dust. I am sure it would affect the health of the residents in more ways than one.

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27 OCT 2003
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Thank you for

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05/00860/
OUT

your attention and respectfully ask you to consider whether a factory so close to the rear gardens of residents is really a good idea.

I would have no objection to a small non-manufacturing unit, i.e. an office block, similar to the one presently occupying land close to the houses being built. The present office unit does not cause the residents any disturbance.

Thank you.

Ish Tyler. (HR)

Appendix ~~F~~ E

7th July 2005

Head of Planning and Transport
The Vale of Glamorgan Council
Dock Road, Barry Docks,
Barry,
CF63 4RT

Dear Sir

Outline planning submission 05/00860/OUT

We note that outline planning permission is being sought for the development of a 929m² assembly/manufacturing unit and 12 houses on Bendricks Road.

We believe that the manufacturing unit and two of the houses are within the Consultation Distance (CD) for the Barry Site Chemical Complex and are concerned that a new development is being considered this close to the complex.

It is our understanding that the national policy on major accident hazards (Advisory Committee on Major Hazards) is to stabilise and not increase the numbers at risk around top tier COMAH sites. We would therefore question the need to locate this development this close to the complex, which includes the adjacent ship unloading area in the docks.

We have discussed the matter with EVC and they are also opposed to this development going ahead.

Yours sincerely



Peter Cartwright
Director, Dow Corning Ltd.



Frank Rourke
Site Manager, Ineos Vinyls Ltd.

Dow Corning Limited,
Cardiff Road, Barry,
Vale of Glamorgan,
CF63 2YL,
Wales, U.K.

Tel: (Switchboard) (01446) 732350 Fax: (01446) 747944

Registered Office: Barry Plant, Cardiff Road, Barry, Vale of Glamorgan CF63 2YL, Registered in England and Wales Number 486170
www.dowcorning.com



BSI Registered
Certificate Number: EMS 38600



BSI Registered
Certificate Number: Q05810

Appendix F.

04th February 2008

FROM
MR. MANZOOR AHMED
256, HOLTON RD
BARRY
TEL. 01446 746028

05/00860/OUT

Mr. Robert Thomas
Director of Planning
The Vale of Glamorgan Council
Planning Department
Dock Office
Barry Docks
Barry CF63 4RT

Dear Mr. Thomas,

SITE AT BENDRICK ROAD, BARRY DOCKS, BARRY, VALE OF GLAMORGAN

PLANNING APPLICATION NO. 05/00860/OUT

Further to the planning committee meeting dated 17th January 2008 at which my planning application detailed above was considered, discussed and deferred, I would be grateful if you could consider the following information in anticipation of the site visit.

My consultant team and I have liaised and worked closely with your officers to address the concerns of all parties affected by this application over a number of years. The total development is designed to be mindful of the amenity currently enjoyed by the adjacent properties of Bendrick Road. An area of land has been designated for allotment use as part of the proposal. The new housing is carefully sited to avoid overlooking of the existing houses with all new units proposed beyond the boundary line of the last existing house.

Perhaps the greatest area of concern has been expressed about the manufacturing unit required as an extension to my bedroom retail business. This is to be an assembly process only with no heavy manufacturing. The unit is designed to shield the parking and delivery process from the existing and proposed housing and through careful building construction any potential noise during the day will be controlled within acceptable parameters. The same concerns were expressed about the TJ Williams unit on the adjacent site but these have been carefully controlled and fears have proved unfounded.

We have addressed the concerns of the Environment Agency after lengthy discussion regarding any potential flooding issues and they are now satisfied with the proposal. We carried out an Ecological site survey in conjunction with the Vale Ecology officer and following analysis of the results, developed and proposed a strategy to manage and mitigate the effects of the development to your officers' approval. We completed an archaeological excavation and survey in conjunction with the Vale appointed consultants and proposed measures that satisfied the statutory requirements.

There appeared to be a concern expressed by one member at the meeting that prompted the decision to carry out a site visit. This was a concern expressed by Dow Corning about the development and specifically the industrial unit and the first two houses only in relation to their existing operation. Your Health and Safety advisors do not believe there to be any significant risk regarding this proposal following investigation. To reinforce their view I enclose an area map on which this site is located illustrating the extremity of the zone

February 4, 2008

● Page 2

Dow Corning must be referring to as an issue. I trust you will agree that my proposed development site is located right at the extremity of this area and hope you will agree after visiting the site that there are numerous other sites recently granted consent by your committee located much deeper in this zone.

These include the Vale units at Atlantic Trading estate, the TJ Williams site immediately adjacent off Wimborne Road and the site opposite TJ Williams where Phase 1 is almost complete. It also includes the residential development at Sully Hospital, the new housing along Hayes Road, The Ty Hafan Hospital and Beechwood Special School recently completed and opened adjacent to the Amenity site on Hayes Road. There have also been other residential developments at the opposite side of the Dow Corning zone adjacent to Palmerston Vale Workshops where there is already an area of dense residential development. We believe that by comparison our site presents an insignificant risk to the Dow Corning site and operation.

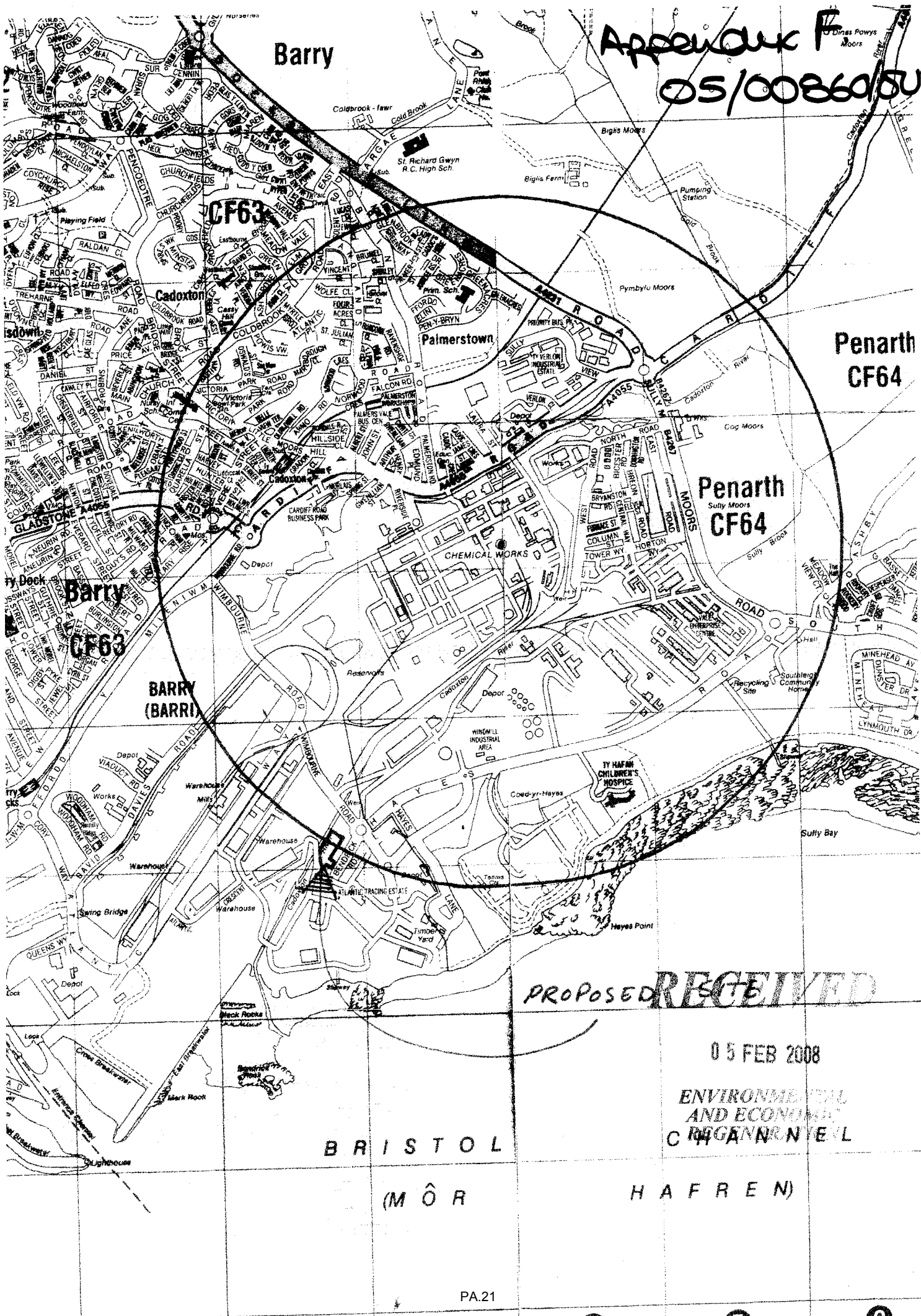
Could you please circulate this letter to the Planning Committee members for their information. Please also note that Mr and Mrs Evans who wrote a letter to you concerning the application have now vacated number 47, Bendrick Road.

Should you wish to discuss these points in any further detail I would be happy to make myself available either before or during the proposed site visit to address any further concerns.

Yours Sincerely,



Mr. M. Ahmed – Dreameze Beds Ltd. (Newco)



Appendix F
05/00860/SUT

Penarth
CF64

Penarth
Sully Moors
CF64

BARRY
(BARRI)

PROPOSED RECEIVED

05 FEB 2008

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06/00774/FUL

A.L. & C.E. Mitchem
Peterswell
Cowbridge Road
Llantwit Major
Vale of Glamorgan
CF61 2YS

Home Tel: 01446 790622
Mobile Tel: 07764879573

Mr. Rhodri Davies
Planning and Transport
Vale of Glamorgan council
Dock Office
Barry Docks
Barry
CF63 4RT

APPENDIX A

28/01/07

Dear Sir,

Town and Country Planning act 1990 (as amended)
Application No. 2006/00774/FUL
Location: Meadowvale Nursery
Proposal: Change of use from Wholesale nursery to Garden centre

Having received your letter (y/ref:P/DC/RD/2006/00774/FUL) I would like to object to the planning application for the above premises in its present format on the following grounds

- increased Highway safety concerns are envisaged with increased traffic - due to deliveries / customers etc.
- Intrusion of privacy on our property as the end of the proposed slip road is in very close proximity to our property
- Highway safety of access / egress to our property due to the increased traffic numbers expected
- Highways Safety Reduced due to the reduced visibility from our property of traffic exiting the slip road on the proximity of our property

Yours faithfully,



Andrew L. Mitchem

Lewis, Joanne C

06/00774/FUL

A

From: Joanna Winslade [winslade@floodgatefarm.co.uk]

Sent: 23 January 2007 12:14

To: Planning&Transport@valeofglamorgan.gov.uk

Subject: Application no 2006/00774/FUL Meadowvale Nursery, Llantwit Road, Llantwit Major - change of use from Wholesale Nursery to Garden Centre

Dear Sirs, further to your letter dated 18 January 2007 regarding the above. I have major reservations on the change of use as applied for on the basis of accessibility from the Llantwit Road on a dangerous bend and previous land development. Currently there is very little traffic actually turning into Meadowvale Nursery from the fast flowing Llantwit Major road (which is in fact the Cowbridge Road). My other concern is further alteration of land levels. During the establishment of Meadowvale Nursery, lorries appeared to be tipping vast quantities of rubble, raising the level of the ground, I was astounded this was permissible, apart from the fact the operation was very noisy. I would like both of these reservations noted. Joanna Winslade Floodgate Farm, Cowbridge Road, Llantwit Major, Vale of Glamorgan. CF61 2YS

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Version: 7.5.432 / Virus Database: 268.17.7/647 - Release Date: 23/01/2007 08:02

Appendix A.

07/00532

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

Ein cyf/Our ref: SE/2007/101919/01-L01

Eich cyf/Your ref: 2007/00532/FUL

Dyddiad/Date: 17 May 2007

Annwyl Syr/Madam / Dear Sir/Madam

**REFURBISHMENT AND EXTENSION WORKS TO PROVIDE 5 NO.
APARTMENTS AT SULLY HOUSE, SWANBRIDGE, VALE OF GLAMORGAN**

Thank you for referring the above application, which was received on 27 April 2007.

As your Council is aware the proposed sites is within zone C2, as defined by development advice maps (dam) referred to under TAN15 Development and Flood Risk (July 2004). We have previously provided comments with regards to an application for planning permission at this site (our ref: SE/2006/013989, your ref: 2006/01097/FUL), which remain relevant. Our comments are therefore as follows:

The Environment Agency has considered the assessment of flooding consequences produced by Peter Chapman Associates, Reference 3245A dated May 2005. Based upon the information submitted, the assessment is considered to be acceptable. We recommend that the following condition be incorporated into any planning permission granted:

CONDITION: The finished floor levels must be set in accordance with those determined in the FCA.

REASON: To mitigate against the risk of flooding.

Further to the above, the developer should make potential purchasers aware that in times of high tide and storm surges the access road/parking area for the development may be affected by storm/wave action activity.

To minimise any potential pollution risks to groundwater we request the following conditions be included in any planning permission granted:

CONDITION: Should contaminated material be observed (visual or olfactory), which

Asiantaeth yr Amgylchedd Cymru/Environment Agency Wales
St Mellons Business Park, Fortran Road., St Mellons., Cardiff, CF03 0EY.
Llinell gwasanaethau cwsmeriaid/Customer services line: 08708 506 506
E-bost/Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

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has not been previously identified, 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.

REASON: To protect the quality of controlled waters in the area.

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.

The following comments are for the attention of the developer:-

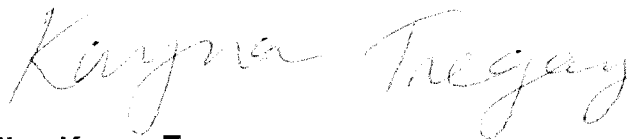
We would ask that any construction should be carried out in accordance with all relevant Pollution Prevention Guidance (www.environment-agency.gov.uk/ppg) and industry codes of best practice and that endeavours are to be made to prevent pollution of any kind occurring.

Any waste used or removed during construction should be taken to or from an appropriately licensed or exempted site and carried by registered waste carriers. Any waste used on site should be used under an appropriate License or Exemption.

We would also encourage that all aspects of energy efficiency are considered and used where applicable to enhance the sustainability of the development.

Should you wish to discuss any of the above matters further, please do not hesitate to contact the undersigned.

Yn gywir / Yours faithfully



Miss Kayna Tregay
Planning Liaison Officer

Deialu uniongyrchol/Direct dial 02920 245046

Ffacs uniongyrchol/Direct fax 02920 362920

E-bost uniongyrchol/Direct e-mail kayna.tregay@environment-agency.gov.uk

cc Boyer Planning Ltd

End

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Asiantaeth yr
Amgylchedd Cymru
Environment Agency Wales
Llinell gwasanaethau cwsmeriaid
Customer services line

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

Ein cyf/Our ref: SE/2007/101919/02-L01

Eich cyf/Your ref:

PDC/JMC05/00532/FUL

Dyddiad/Date: 13 July 2007

Annwyl Syr/Madam / Dear Sir/Madam

**REFURBISHMENT AND EXTENSION WORKS TO PROVIDE 5 NO.
APARTMENTS AT SULLY HOUSE, SWANBRIDGE, VALE OF GLAMORGAN**

Thank you for referring further information from your Operational Manager (Engineering Design), which was received on 27 June 2007, regarding the above application.

Further to our previous letter dated 17 May 2007 (our ref: SE/2007/101919/01-L01) we can provided the most current estimations of tidal levels taking into consideration sea level rise and climate change.

Still water tidal levels at this location can be interpreted from two points at Barry and Penarth. The 200 year levels (Year 2005) at the aforementioned locations are 7.85 and 8.29 metres AOD respectively.

We advise that the development should take into account a 100 year design life, the current guidance (TAN15) indicates sea level rise of 5mm/year up to 2030 and 7mm thereafter. In accordance with TAN15, the Threshold Frequency for residential and general infrastructure is 0.5% tidal (1 in 200 year).

Taking into account an average build year of the development to be 2010, a 100 year design life and the above sea level rises, the design life of the development should be at or above 8.75 metres AOD.

For information the Welsh Assembly Government is currently reviewing the document "Flood and Coastal Defence Appraisal Guidance (FCDPAG3) Economic Appraisal Supplementary Note to Operating Authorities - Climate Change Impacts", DEFRA October 2006. Currently, WAG have not signed up to the DEFRA guidance on Climate Change and are currently in the process of producing their own guidance.

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St Mellons Business Park, Fortran Road,, St Mellons,, Cardiff, CF03 0EY.
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Cont/d..

We can advise that the Environment Agency operates a tidal flood warning system for this area. This system is based upon predicted still water tidal levels within that area at the time. Please note that wave and storm action is not taking into account within these warning systems.

With regards to surface water disposal your Local Authorities Land Drainage Department should be able to advise further on this matter.

If you have any queries, please do not hesitate to contact me.

Yn gywir / Yours faithfully

S. Wilkes

SARA WILKES
Planning Liaison Officer

Deialu uniongyrchol/Direct dial 029 20245091
Ffacs uniongyrchol/Direct fax 029 20362920
E-bost uniongyrchol/Direct e-mail wilkes.Cardiff2.WLS@environment-
agency.wales.gov.uk

cc Boyer Planning Ltd

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Asiantaeth yr
Amgylchedd Cymru
Environment Agency Wales

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Amgylchedd Cymru
Environment Agency Wales

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

Ein cyf/Our ref: SE/2007/101919/03-L01

Eich cyf/Your ref: 2007/00532/FUL

Dyddiad/Date: 28 August 2007

Annwyl Syr/Madam / Dear Sir/Madam

**REFURBISHMENT AND EXTENSION WORKS TO PROVIDE 5 NO.
APARTMENTS AT SULLY HOUSE, SWANBRIDGE, VALE OF GLAMORGAN**

Further to our letter of 13 July 2007 (our ref: SE/2007/101919/02-L01), our Development Control team has been in touch with Steve Edwards of your Authority, who has forwarded us further information in support of the above application. This was in the form of Drg 1166(90)04. We have reviewed this information and would recommend that the following condition be incorporated into any planning permission granted:

Condition: Finished floor levels of the extended area of the house must be raised to a level equal or greater to that of the existing property. This would equate to a level of 10.717 m AOD as of the survey Drg 1166(90) 04.

Reason: To mitigate against the risk of flooding.

All other previous comments made in our letter of 13 July 2007 still stand. If you have any queries, please do not hesitate to get in touch.

Yn gywir / Yours faithfully

**Miss Kayna Tregay
Planning Liaison Officer**

Deialu uniongyrchol/Direct dial 02920 245046

Ffacs uniongyrchol/Direct fax 02920 362920

E-bost uniongyrchol/Direct e-mail kayna.tregay@environment-agency.gov.uk

cc Boyer Planning Ltd

Asiantaeth yr Amgylchedd Cymru/Environment Agency Wales
St Mellons Business Park, Fortran Road,, St Mellons,, Cardiff, CF03 0EY.
Llinell gwasanaethau cwsmeriaid/Customer services line: 08708 506 506
E-bost/Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

End

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07/00532



Asiantaeth yr
Amgylchedd Cymru
Environment
Agency Wales

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

Ein cyf/Our ref: SE/2007/101919/04-L01
Eich cyf/Your ref: 2007/00532/FUL

Dyddiad/Date: 09 January 2008

Annwyl Syr/Madam / Dear Sir/Madam

**REFURBISHMENT AND EXTENSION WORKS TO PROVIDE 5 NO.
APARTMENTS AT SULLY HOUSE, SWANBRIDGE, VALE OF GLAMORGAN**

Further to our letter of 28 August 2007 (our ref Se/2007/101919/03-LO1), we have considered the flood consequences assessment (FCA) submitted by Peter Chapman associates based upon revised topographic data. The assessment is considered to be acceptable on the understanding that the measures put forward as part of the flood consequences assessment (FCA) are adhered to.

The key findings within the report that your authority should ensure compliance are:

1. Minimum finished floor levels to be set in accordance with the flood consequence assessment at 8.75 m AOD.
2. Flood protection bund to completed prior to any potential occupation. This protection bund should be designed to cope with any potential storm/wave activity.
3. The proposed flood proofing measures as stipulated within the report are incorporated into the building design.
4. A flood management plan is produced for the property. Access may potentially be restricted for periods of time during storm/tidal surges. Occupiers should as a minimum be made aware that the car parking and access roads may be obstructed during periods of tidal flooding.

Furthermore, we advise that within your own authority your Emergency Services/Planners are consulted with respect to this application. It is the access arrangements that pose concern during flood events.

Asiantaeth yr Amgylchedd Cymru/Environment Agency Wales
Rivers House (St. Mellons Business Park) Fortran Road, St. Mellons, Cardiff, CF3 0EY.
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www.environment-agency.gov.uk

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Therefore, the levels provided may be subject to change in the near future.

It is important to note that the levels provided are based upon still water tides only and do not take into account storm surge activity. During recent high tides/storm surges it has been observed from field officers that water has surged across the hardstanding area in front of the development and also onto the adjacent car park. Therefore, although the finished floor levels may be set above extreme tidal levels, a freeboard of 600mm is recommended to mitigate against surge activity.

In this instance we offer no objection to this development on the provision that your Authority, in consultation with the Emergency Planner and, where appropriate, emergency services, confirm that satisfactory emergency evacuation procedures are practicable in the event where immediate access from the site could be inundated during a storm surge activity.

Comments made in our letter of 17 May 2007 regarding the protection of controlled waters and pollution prevention remain relevant. These are repeated below for your convenience:

To minimise any potential pollution risks to groundwater we request the following conditions be included in any planning permission granted:

CONDITION: Should contaminated material be observed (visual or olfactory), which has not been previously identified, 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.

REASON: To protect the quality of controlled waters in the area.

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.

The following comments are for the attention of the developer:-

We would ask that any construction should be carried out in accordance with all relevant Pollution Prevention Guidance (www.environment-agency.gov.uk/ppg) and industry codes of best practice and that endeavours are to be made to prevent pollution of any kind occurring.

Any waste used or removed during construction should be taken to or from an appropriately licensed or exempted site and carried by registered waste carriers. Any waste used on site should be used under an appropriate License or Exemption.

We would also encourage that all aspects of energy efficiency are considered and used where applicable to enhance the sustainability of the development.

If you have any queries regarding the above matters, please do not hesitate to contact me.

Cont/d..

07/00532

Yn gywir / Yours faithfully

Kayna Tregay

**Miss Kayna Tregay
Planning Liaison Officer**

Deialu uniongyrchol/Direct dial 02920 245046

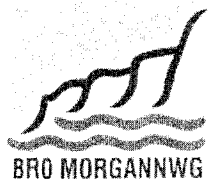
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E-bost uniongyrchol/Direct e-mail kayna.tregay@environment-agency.gov.uk

cc Boyer Planning Ltd

End

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Appendix B

07/00532

Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Reference	07/00532/FUL
Observations By	Paul D Harrison
Date	10 September 2007
Location	Sully House, Swanbridge
Proposal	Refurbishment & Extension Works To Provide 5 No Apartments
Case Officer	Jane Crofts

Further to the receiving additional information in relation to the above, I would comment as follows.

The amended site layout plan, (Drg. No. 1166(90)01) is still showing access to the development site via the existing private drive, which already serves three dwellings. Normally, the Highway Authority would object to the development, as the proposals would increase the number of residential units served via an un-adopted access above the maximum number of dwellings (five) that the Highway Authority will permit.

However, provided that the developer enters into a legal agreement to ensure a single operator will manage the site, and take joint responsibility for maintenance of the private access in association with existing landowners/users, the Highway Authority are unable to sustain an objection to the development proposals provided that the following details are made conditional to the planning consent.

- 1 The existing private access serving the development site shall be increased in width to a minimum of 4.5m for a distance of 10.m along the access from the boundary of the adopted highway and thereafter to a minimum width of 3.7m up to the entrance of the car park within the development site. Reason: In the interests of highway safety and to provide adequate means of access for emergency vehicles.
- 2 The existing private access serving the development site shall be constructed from a bound material for a distance of 10.m along the access from the boundary of the adopted highway. Reason: To prevent loose material becoming deposited on the adjacent highway, in the interests of highway safety.

- 3 The access to the proposed parking area at the rear of the development shall be designed to enable larger service vehicles to enter the site for the purposes of servicing. Design details shall be submitted to the Local Planning Authority and agreed in writing before commencement of any works at the site. Reason: To provide adequate servicing facilities within the boundary of the development site and in the interests of highway safety.
- 4 The proposed bin store within the boundary of the development site shall be located adjacent to the adopted highway. Reason: To enable refuse to be collected from the adopted highway.
- 5 The proposed parking provision within the boundary of the development site shall be provided in accordance with the approved plans before beneficial occupation of the development site and thereafter maintained and retained at all times for the purpose associated with the development. Reason: To provide and maintain adequate parking facilities to serve the development proposals and in the interests of highway safety.

APPLICATION REFERENCE: 2007/00532/FUL
APPLICATION SITE: Sully House, Swanbridge

NESTING BIRDS

Vegetation on this application site may potentially be used by nesting birds.

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

BATS *

The sections of building scheduled for demolition and the roof spaces designated for alteration in this application may provide potential roost sites for bats.

- It is recommended that the developer be made aware that British bats and their breeding sites and resting places are protected by law through UK legislation under the Wildlife and Countryside Act (1981) (as amended) and through European legislation under the Habitats Directive (EC Directive 92/43/EC), enacted in the UK through the Conservation Regulations (1994). In relation to structures used by bats for shelter or protection (i.e. roosts), this legislation makes it an offence to either intentionally or recklessly damage, destroy or obstruct access to any site used by bats, whether bats are present at the time or not, or to intentionally or recklessly disturb bats within a roost.
- It is recommended that a full bat survey of the building be conducted by a licensed bat surveyor prior to the granting of planning permission to ascertain presence or absence of bats/bat roosts. In the event that the survey reveals the presence of bats/roosts, further advice must be sought from the Countryside Council for Wales (CCW) and their advice taken into account in making the planning decision. Appropriate mitigation measures as informed by the results of the survey should be conditioned into any consent.

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

- *the derogation (in the form of a licence) is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment"*
- *there is "no satisfactory alternative" to the derogation*

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- the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range".

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

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

APPLICATION REFERENCE: 2007/00532/FUL

APPLICATION SITE: Sully House, Swanbridge

Further comments in respect to the bat survey report received on the 16th July 2007.

NESTING BIRDS

2 Jackdaw nests were reported to be present within the loft space of the proposed development.

- It is recommended that the developer be made aware that under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built.
- It is recommended that to comply with the law, a condition be included in any consent that states that any work to parts of buildings with potential for nesting birds should be done outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent.
- As suggested in the report work should be carried out to exclude jackdaw from the roof space before the nesting season commences or if this is not feasible work should be postponed until young are fledged and have left the building.

BATS *

The bat survey submitted in respect to this application indicated that an examination of the structure of the building revealed some opportunity for bats to roost or utilise the building. Areas around potential access points contained black specks, which could potentially have been bat droppings. However no evidence of bats were found following an examination of the interior and exterior of the building and a nighttime survey revealed no emergence from the building. Foraging bats were found to be utilising the area surrounding the site, the vegetation surrounding the site demonstrated little opportunity for bat roosts. Due to the presence of bats in the area it is advised that:

- Contractors should be made aware that there is a possibility of encountering bat roosts unexpectedly during the development work.
- In the unlikely event of bats being found to be present on site, work should stop immediately and advice sought from the Countryside Council for Wales, (CCW) (tel. 02920 772400).
- Work should ideally be carried out in the winter months when bats are least likely to be present.
- The developer should be made aware that British bats and their breeding sites and resting places are protected by law through UK legislation under the Wildlife and Countryside Act (1981) (as amended) and through European legislation under the Habitats Directive (EC Directive 92/43/EC), enacted in the UK through the Conservation Regulations (1994). In relation to structures used by bats for shelter or protection (i.e.

roosts), this legislation makes it an offence to either intentionally or recklessly damage, destroy or obstruct access to any site used by bats, whether bats are present at the time or not, or to intentionally or recklessly disturb bats within a roost.

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

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

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

Date/Dyddiad:

Ask for/Gofynwch am:

Telephone/Rhif ffôn:

Fax/Ffacs:

Your Ref/Eich Cyt:

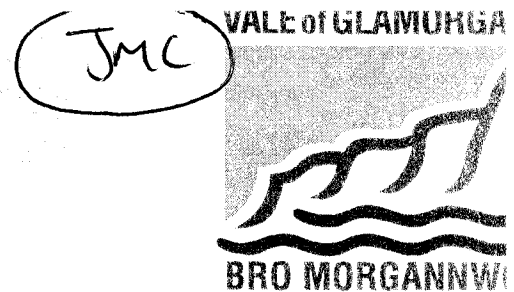
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The Vale of Glamorgan Council
Members of the Council's Office,
Civic Offices, Holton Road, Barry CF63 4RU
Tel: (01446) 700111

Textphone/Ffôn Testun: (01446) 741219
www.valeofglamorgan.gov.uk

Cyngor Bro Morgannwg
Swyddfa Aelodau'r Cyngor,
Swyddfeydd Dinesig, Heol Holton, Y Barri CF63 4RU
Ffôn: (01446) 700111



Appendix A 07/00751/FUL

Rob Thomas Esq
Head of Planning
Dock Office
Barry CF63 4RT

Dear Mrs Crofts,

**67/79 Doehdwy Road, Llandough - 18 residential units over three storeys
to replace demolished mixed use building - Appln.No 2007/00751/FUL**

I have been notified of several objections from neighbouring occupants of properties adjacent to the above proposed development, and for that reason I write to propose that the Planning Committee members should avail themselves of a site visit prior to their consideration of this application.

Should you agree, I have to point out that this is a timber boarded locked off site and to secure access, arrangements will need to be made with the applicants or their architects beforehand.

There is also some contention concerning the existence or not of a public right of way through part of this site, and I would suggest that the Vale's rights of way officer attend at the site visit, so that this aspect of the application can be clarified and resolved.

My own view as the local Council member is that this application be refused on the ground of over-development and its adverse effect on the privacy, security and amenity of neighbouring residents.

I reside close to a three-storey apartment development in Penarth - 1/18 Albany Court - which is similar in numerical density to this proposed development, but is located on a 0.4 hectare site approximately, whereas this proposed development in Llandough is intended for a 0.2 hectare site. In my view, it is accordingly not possible to ensure appropriate and suitable amenity space and landscaping commensurate to this part of Llandough and the current amenity standards there.

Yours sincerely,

C. L. Osborne
Cllr C L Osborne
21 Windsor Terrace
Penarth CF64 1AA

Please reply to home address:

Anfonwch eich ateb i'r cyfeiriad cartref:

John Maitland Evans, Chief Executive/Prif Weithredwr

Directors/Cyfarwyddwyr: James Cawley, Community Services/Gwasanaethau Cymunedol; Sian Davies, Finance, ICT & Property Services/Cyllid, TGC ac Eiddo;
Peter Evans, Legal & Regulatory Services/Y Gyfraith a Gwasanaethau Rheoli; Bryan Jeffreys, Learning & Development/Dysgu a Datblygu;

Rob Quick, Environmental & Economic Regeneration/Adnewyddu Amgylcheddol ac Economaidd.

Correspondence is welcomed in Welsh or English/Goesawir Gohobiaeth yn y Gymraeg neu yn Saesneg

Date/Dyddiad:

Ask for/Gofynwch am:

Telephone/Ffôn:

Fax/Ffacs:

Your Ref/Eich Cyf:

My Ref/Cyf:

e-mail/e-bost:

17th DECEMBER 2007

The Vale of Glamorgan Council

Members of the Council's Office.

Civic Offices, Holton Road, Barry CF63 4RU

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www.valeofglamorgan.gov.uk

Cyngor Bro Morgannwg

Swyddfa Aelodau'r Cyngor,

Swyddfeydd Dinesig, Heol Holton, Y Barri CF63 4RU

Ffôn: (01446) 700111

VALE of GLAMORGAN



Appendix A2

07/00751/FUL

Mrs J M Crofts
Planning & Transportation
Dock Office BARRY CF63 4RT

Dear Mrs Crofts,

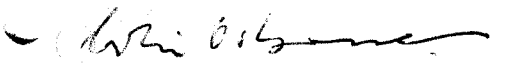
Town & Country Planning Act 1990 (as amended) - No.2007/00751/FUL

I have this week examined the further amended plan relating to the above application entitled "Tracking Plan" lodged by Shear Design of Cardiff Gate Business Park on 26th November - their drawing number is 05075 - SK104.

This drawing relates solely to the proposed amended arrangements for vehicular and pedestrian access to the development from Dochdwy Road together with exit back onto Dochdwy Road, and the effect of such a proposal will further reduce the amenity space around the 18 residential units.

I am accordingly instructed by the School to reiterate the objections to this development contained in paragraphs two and three of my letter dated 22nd June last (copy enclosed).

Yours sincerely,


Cllr C L Osborne
LEA Governor/Llandough Primary School
21 Windsor Terrace
Penarth CF64 1AA.

cc Mrs Sue Evans
Headteacher

Please reply to home address:

Anfonwch eich ateb i'r cyfeiriad cartref:

John Maitland Evans, Chief Executive/Prif Weithredwr

Directors/Cyfarwyddwyr: James Cawley, Community Services/Gwasanaethau Cymunedol; Sian Davies, Finance, ICT & Property Services/Cyllid, TGC ac Eiddo;

Peter Evans, Legal & Regulatory Services/Y Gyfraith a Gwasanaethau Rheoli; Bryan Jeffreys, Learning & Development/Dysgu a Datblygu;

Rob Quick, Environmental & Economic Regeneration/Adnewyddu Amgylcheddol ac Economaidd.

Correspondence is welcomed in Welsh or English. Gobeithu yn y Gymraeg neu yn Saesneg

PA 39

Date/Dyddiad: 22nd June 2007

Ask for/Gofynwch am:

Telephone/Rhif ffôn:

Fax/Ffacs:

Your Ref/Eich Cyf: P/DC/JMC/2007/00751/FUL

My Ref/Cyf:

e-mail/e-bost:

The Vale of Glamorgan Council
Members of the Council's Office,
Civic Offices, Holton Road, Barry CF63 4RU
Tel: (01446) 700111

Textphone/Ffôn Testun: (01446) 741219
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Swyddfa Aelodau'r Cyngor,
Swyddfeydd Dinesig, Heol Holton, Y Barri CF63 4RU
Ffôn: (01446) 700111

VALE of GLAMORGAN



Appendix B3
07/00751/FUL

Mrs J M Crofts
Planning & Transportation
Dock Office BARRY CF63 4RT

Dear Mrs Crofts,

Town & Country Planning Act 1990 (as amended) - No. 2007/00751/FUL

Your letter dated 12th June addressed to the Head-teacher, Llandough County Primary School, concerning the above planning application was considered by the Premises, Health & Safety Sub-Committee of the School's Governing Body at its meeting on 18th June last, and I have been instructed to submit the following comments following the invitation in your letter to do so.

It was felt that, as the applicant is not locally based, having its office in Weybridge with no designated office/caretaking facility on site, one of the proposed residential units should be allocated to and occupied by a site manager/caretaker who would have the responsibility of overseeing the proper management of the complex and to whom matters of concern could be addressed on behalf of the School, its staff and pupils for speedy resolution, should the occasion arise.

It was also felt that, from a general amenity view-point, the proposed construction of 18 self-contained residential units on a site of such dimension as this could be considered as unacceptably too intensive. As your Advisory Note points out, there exists in all probability local and national planning guidance and policy on such matters as this, and the Sub-Committee is content to leave this issue to yourself as the case officer to consult such guidance and policy in finalising your recommendations.

I was also asked, as a separate matter, to request a set of planning permission application forms for the erection of a storage container which the Governing Body propose to locate within the School's precincts, and I would be most grateful if you would kindly arrange to despatch a set to me for completion and return with the appropriate fee and specification to your Development Control section.

Yours sincerely,

Cllr C L Osborne
LEA Governor/Llandough Primary School
21 Windsor Terrace
Penarth CF64 1AA

cc Mrs Sue Evans
Headteacher

Please reply to home address:
Anfonwch eich ateb i'r cyfeiriad cartref:

John Maitland Evans, Chief Executive/Prif Weithredwr
Directors/Cyfarwyddwyr: James Cawley, Community Services/Gwasanaethau Cymunedol; Sian Davies, Finance, ICT & Property Services/Cyllid, TGC ac Eiddo;
Peter Evans, Legal & Regulatory Services/Y Gyfraith a Gwasanaethau Rheoli; Bryan Jeffreys, Learning & Development/Dysgu a Datblygu;
Rob Quick, Environmental & Economic Regeneration/Adnewyddu Amgylcheddol ac Economaidd.
Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg

57 Dochdwy Road
Llandough
CF64 2QD

B
Appendix ~~1~~ 07/00751/FUL

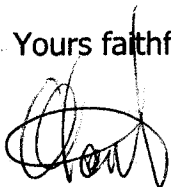
Dear Mrs Crofts

Ref: Planning Application No 2007/00751/FUL

We wish to lodge an objection to the above planning application to build 18 units in a gated area at the parade Dochdwy Road for the following reasons

1. Noise from the 21 planned parking spaces will be obtrusive especially at night with the cars parking up very close to our bedroom, with this number of vehicles the disturbance both in the way of noise and the headlights cutting through the darkness.
2. The electronic gates will cause a noise nuisance opening and closing at all hours of the day and night, again very close to our sleeping area. This is an area where very little crime is committed and therefore making this a gated area is un-necessary.
3. The sitting of large rubbish bins will cause unpleasant smells and attract vermin which since the building of the barrage has been a constant problem in this area.
4. The proposed balconies on the backs of these properties will directly overlook our back windows and our garden robbing us of our privacy.
5. The traffic is a huge problem in this area and this complex will only add to the existing problems. Parking is a problem in this area due to the high number of visitors and staff of the hospital using Dochdwy Road as a car park.
6. The proposed height of the building will dominate the landscape and is not in keeping with the overall height of buildings in this area which are kept to two stories.

Yours faithfully



Alan and Gloria Gill

Appendix B

07/00751/FUL

90 Dochdwy Road
Llandough
Penarth
Vale of Glamorgan
CF64 2PE

25th June 2007

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

Dear Mrs Croft

Re: Application No 2007/00751/FUL
Location: 67-79 Dochdwy Road (shopping Parade) Llandough

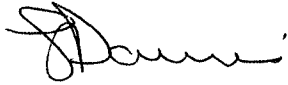
Having seen the proposed plans we would like to convey our following concerns and objections:-

1. The height of the property has been changed into a three storey property extending up by approximately a height of an extra 4m (from what we can make out from the plans), taking it out of line and above the height of the surrounding buildings, this would take away the lovely view that we have, (which was one of the reasons for buying this house) and giving the benefit to those moving into the top flats of the development. Whilst I know there is the argument that you don't have a right to a view, why is it that the government have broached the subject of charging extra to those that do?
2. A serious problem is the proposed parking, 23 parking spaces by no means justifies the amount of residents that will occupy the 18 flats (on average two cars per flat) thus causing an even more environmental impact on Dochdwy Road. Unlike stated on the plans no: 2.0.3, the existing road network indeed **cannot** cope with any extra traffic, we have been fighting against this problem for some time and it just resurrects the problem that we have had, as well as having the increase of noise at all hours of the night, doors slamming and engines running and the increase in pollution within the area.
3. Due to the increased height of the building there is also the large increase in the number of windows overlooking my house both upstairs and downstairs this without doubt, is an infringement on our privacy.
4. The plans show that the building is to have wood cladding, if it is the same that has been used in Cardiff bay and Barry waterfront, the wood used on these is already in a terrible state after less than two years and would make this building look just as dilapidated as it was before the shops were knocked down.
5. The bins have been placed to the front/side of the building and full overflowing smelly bins are something that we don't wish to look at from our lounge and bedroom, surly these should be placed to the rear.

6. The coded electric gate/barrier is also a concern as to the level of noise that the mechanisms may make on opening and shutting at all times of night and day are these necessary.

Whilst I agree that something has to be done with this area I do not believe that the developers have given enough consideration to the long standing surrounding residents who live in two storey properties, and believe that a building on this large a scale is too large a development for a site of this size, on a road that is already struggling to cope with a high volume of traffic and that is next to a school.

Yours sincerely



Mr and Mrs R.C.Davies

Appendix B 07/00751/FUL

88 Dochdwy Road
Llandough
Penarth
CF64 2PE

11th July 2007

Mrs. J.M. Crofts
The Vale of Glamorgan Council
Docks Office
Barry
Docks
Barry CF63 4RT

Dear Mrs Crofts,

Application No. 2007/00751/FUL

I have recently seen the plans giving the exact height of the proposed new development of flats on Dochdwy Road and have become increasingly concerned at the height of this development .

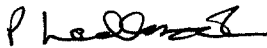
I have lived in my home since it was built 40 years ago just before the shopping parade was completed And I was aware that I would be living opposite a two story building which did not bother me as it did not invade on my privacy but now I would be having a three story building opposite my home with windows looking directly into the windows of my home.

As I have said in a previous letter this proposed building is completely out of character with the area as it is certainly too high at three stories .

Another thing to consider is the fact that we the residents in this area have campaigned for a single yellow line outside our homes because of the heavy parking of cars parked here of people working in the hospital and visitors to the hospital , now we are told we will not be having the lines for a least another year as the council have run out of money which means that the amount of cars which will be parking on the road day and night will be considerably more as there are only twenty three care parking spaces allocated for the proposed flats .

I do realise the developers want to make as much money out of this development as possible but at the cost of the everyday living of the residents who already live here .

Yours Sincerely



Mrs. P. Ledbrook. And on behalf of Mr. W. Ledbrook

Appendix B

07/00751/KL

3 Summerland Cres.
Llandough
Penarth CF64 2PJ

Your Ref. 2007/00751/FUL

Head of Planning and Transportation,
Dock Offices,
Barry
Vale of Glamorgan,
CF63 4RT

12th July, 2007

Dear Sir or Madam,

Further to your notice in Llandough I feel it is absolutely essential to have one retail unit in the building you are erecting. Llandough does not have one shop and the population has grown over the past 30 years in fact has even grown since the shops have been demolished and a lot of the residents are old age pensioners, quite a few not having transport, I know there is a community bus once a week to Tesco but what if you need a newspaper or bottle of milk, it's a long way to walk to Tesco and Llandough is very up hill. I would ask you please to look into this matter and see if something can be done for the people of Llandough.

We have less in Llandough now than we had when I first came 30 years ago at least then we had a corner shop at the end of Lewis Road and a Post Office on Penlan Road.

Kind regards,

Yours faithfully



Irene Meredith (Mrs)

Appendix B 07/00751/FUL

90 Dochdwy Road
Llandough
Penarth
Vale of Glamorgan
CF64 2PE

8th July 2007

Dear Mrs Crofts

Re: Planning application No. 2007/00751/FUL Dochdwy Road, Llandough

Thank you very much for sending us the plans of the original building with the overlay of the proposed new building.

These plans have now been shown to several neighbours and we are all in agreement that a new three storey building of some 3.7m above the original building is something that we strongly disagree with for obvious reasons.

1. Privacy. Our houses would be totally overlooked with the increase in windows and balconies
2. It takes away light.
3. At present we have views of woodland trees etc which would all be taken away, leaving us with a view of a plain building with many windows.
4. The height of the building would take it totally out of line with the other buildings around it.

I think the Council should seriously consider the feelings of the local residents many of whom have lived here since the estate was built and should not allow a three storey building to be built but should insist that it be kept at a two storey height.

This letter has been sent to back up our original letter after receiving, from you, the demolished buildings measurements.

Yours sincerely



Mr and Mrs R. C Davies

Appendix B 07/00751/FUL

86 Dochdwy Road
Llandough
Penarth
Vale of Glamorgan
CF64 2PE

29th November 2007

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

Dear Mrs Croft

Re: Application No 2007/00751/FUL
Location: 67-79 Dochdwy Road (shopping Parade) Llandough

Having now seen the updated version of the the proposed plans, we all feel that it does not really matter which end of the building you enter or leave as at the end of the day if 30 cars go in, 30 cars come out of the development which is far to many extra cars for this area and does not take it away from the school's entrance and coming out onto a residential road, also queuing will still occur when going into the development. We also think that the number of parking spaces will be lessened even more by doing this especially as there is not enough anyway.

The concerns of the local residents do not seem to have been to been taken into account and we must say that we were all very disappointed that no alterations to the actual building had been made and everything else in all our objection letters still stand and still say that this development is far to overdeveloped and too big for this small residential family area.

Yours Sincerely

Onsevers

Appendix B

07/00751/FUL

96 Dochdwy Rd,
Llandough,
Penarth,
Vale of Glamorgan,
CF64 2PE.
Tel: 02920 308786 (h)
07776 165093 (m)
7th December 2007.

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

Dear Sir / Madam,

Re : Planning application P/DC/JMC/2007/00751/FUL.

I have reviewed the amended plans concerning this planning application, and have to confess I am at a loss to understand what has changed from the original plans which I viewed back in June of this year..

In particular, a three storey dwelling is still being proposed, which I feel is wholly inappropriate at this location.

All of the points raised in my earlier communication dated 27th June are still relevant, and I have included a copy for your attention.

I respectfully urge the planning committee to respect the wishes of all interested parties here, not just the developer.

I believe a two storey development could enhance the area, and would be far more in keeping with the surrounding dwellings and overall appearance of the area.

Further, the building of twelve, rather than eighteen flats would ease the parking situation, which has already reached saturation point.

Yours Sincerely,

Colin Brown.

Appendix B.

07/00751/FUL

96 Dochdwy Rd,
Llandough,
Penarth,
Vale of Glamorgan,
CF64 2PE.
Tel: 02920 308786 (h)
07776 165093 (m)
27th June 2007.

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

Dear Sir / Madam,

Re : Planning application 2007/00751/FUL.

Having viewed the above planning application at your offices, I respectfully submit the following for your consideration.

Whilst I wholeheartedly welcome the demolition of the derelict shopping parade opposite my house, having endured for several years the "view" we have of boarded up, decaying shops and flats directly in the foreground view from all front facing windows and front door, I am very disappointed to learn that the previous two storey structure is planned to be replaced with a three storey design.

Having previously enjoyed a view of the Cardiff Bay and beyond from my front bedroom windows, the increase in overall height required to accommodate a three storey design would totally destroy this view.

Additionally, we already experience traffic problems as the area is currently used as an overflow car park for Llandough Hospital, and is also very heavily used as a drop off and collection point for the local school. As all available space has already been taken by the time the school run starts, there are scenes of traffic chaos most mornings and afternoons on this section of Dochdwy Rd.

I am aware that twenty three parking spaces are planned for the new development, however, I would argue that this is some way short of the amount that is required to support eighteen flats, many of which are two bedroomed, and are therefore likely to require more than one parking space.

I understand that a no parking zone is planned to prevent the current hospital parking situation, but I contest that this will only serve to exacerbate the parking situation caused by the proposed development.

In the light of the above points, I cannot condone the progress of this development in it's current form. As I have mentioned, I would fully support a regeneration project which enhances, rather than detracts from the area, and am therefore eager to see a new development underway. However, I urge you to consider that the proposed three storey venture serves to

maximize potential profit for the developer at the expense of existing local residents, and the prosperity of the village as a whole.

May I commend that a two storey development, containing twelve rather than eighteen flats is a much more attractive option which balances the aspirations of the existing community together with the desire of the developer to deliver a financially attractive project.

Further, the proposed parking allocation is much better suited to satisfy the requirement of twelve, rather than eighteen flats.

Yours Sincerely,

Colin Brown.

APP 'A'

creu lle gwell
creating a better place



Asiantaeth yr
Amgylchedd Cymru
Environment
Agency Wales

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

Ein cyf/Our ref: SE/2007/103472/01-L01

Eich cyf/Your ref:

P/DC/MCF/2007/01162/FUL

Dyddiad/Date: 29 August 2007

07/01162/FUL

Annwyl Syr/Madam / Dear Sir/Madam

PLANNING APPLICATION CONSULTATIONS – LOW RISK

Thank you for your recent consultations with regard to the following;

CHANGE OF USE FROM RECREATIONAL AREA TO SITING OF RESIDENTIAL CARAVANS AT LAND AT CAMBRIAN RESIDENTIAL CARAVAN PARK, BROOKLANDS TERRACE, CULVERHOUSE CROSS, CARDIFF, CF5 5TH

We have no objection to the aforementioned planning consultations and our generic information note for developers applies. A copy of this guidance note is attached to this letter for your reference and use.

In replying to certain consultations we aim to maximise efficient use of resources by enabling our Planning Liaison team to focus their efforts towards those development schemes with greatest potential in terms of environmental impact, and I trust that you will find this practice acceptable.

I trust that the above is of assistance, although if you should require any further clarification or advice please do not hesitate to contact **Kayna Tregay** Planning Liaison Officer (tel 02920 245046) in the first instance.

Yn ddiffuant / Yours sincerely

pp.

**MISS KAYNA TREGAY
PLANNING LIAISON OFFICER**

Deialu uniongyrchol/Direct dial 02920 245046

Ffacs uniongyrchol/Direct fax 02920 362920

E-bost uniongyrchol/Direct e-mail kayna.tregay@environment-agency.gov.uk

Asiantaeth yr Amgylchedd Cymru/Environment Agency Wales
St Mellons Business Park, Fortran Road,, St Mellons,, Cardiff, CF03 0EY.
Llinell gwasanaethau cwsmeriaid/Customer services line: 08708 506 506
E-bost/Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

End

PA.51

Environment Agency Wales
Llysoedd Cymru

ENVIRONMENT AGENCY WALES "STANDARD ADVICE"

GUIDANCE NOTE FOR DEVELOPERS

It should be noted that this guidance note has not been designed to cover all issues, and where you have any query regarding its contents or other matters associated with the development you should contact the Environment Agency immediately.

07/01/62/FUL A

General Advice

1. All appropriate pollution control measures should be adopted to ensure that the water environment (both groundwater and surface water) is not polluted. If in any doubt contact the Environment Agency Wales (EAW).
2. The written consent of the Environment Agency will be required for any discharge (other than clean roof water) to a watercourse/ditch etc, from the site and may also be required for certain categories of discharges to land. All necessary Environment Agency consents must be obtained prior to works progressing on site.
3. You must prevent any discharge or seepage of cement from a mixer and/or cement slurry from e.g. washing out cement mixers and tools, into any watercourse.
4. If any oils tanks, fuels or chemicals are being stored on the site during the construction phase, they should be sited in an impermeable bunded area the capacity of which should exceed that which is stored by 10%.
5. Waste arising from the development must be disposed of in an appropriate way i.e. to a waste management facility using a registered waste carrier, and where possible it should be re-cycled. Certain wastes, for example asbestos are classed as Hazardous Wastes and must only be disposed of at an appropriate facility, permitted to take such wastes.
6. If you intend to import waste onto the site for use as e.g. hardcore, or are intending to use controlled waste for construction purposes, you must contact the Environment Agency immediately. This must be done in advance of any material being brought onto the site) to ensure that any necessary Waste Licenses or Exemptions are in place.
7. If during the construction/excavation works any contaminated material is revealed you must contact the Environment Agency immediately.
8. Any works (including temporary works) in, under, over or adjacent to any watercourse may require the formal consent of the Environment Agency prior to works commencing. In accordance with the Agency's "no-culverting" policy, consent for culverting will only normally be granted for site access purposes.
9. Any private sewage treatment / disposal facility must be installed and maintained in accordance with British Standard 6297, and Approved Document H of the Building Regulations 2000 (further details may be available from the local authority Building Control Officer). (NB. Private treatment facilities are not considered environmentally acceptable in publicly sewered areas).
10. If you intend to amend any of the details submitted in your planning application (e.g. the proposed drainage arrangements) you should contact the Local Planning Authority who may be required to reconsult the Environment Agency.
11. It is recommended that you consult with the Local Authority's Engineers Department in order to establish that should any surface water drainage from this site be discharged to a watercourse, ditch or culvert (excluding statutory main rivers) that such discharge will not cause or exacerbate any flooding in this catchment. Wherever practicable, Sustainable Urban Drainage Systems (SUDS) should be incorporated into the design.

12. It is recommended that you consult with the Local Authority's Engineers Department, who may hold records/additional information in respect of localised flooding problems.

07/01/62/FUL A

Additional Criteria regarding Agricultural Development

The facilities must, where required, comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, as amended 1997.

Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991, the person who proposes to have control over any relevant storage installation is required to serve notice on the Agency specifying the type of structure to be used and its location at least 14 days before it is to be used for the keeping or storing of any relevant substance.

Slurry/silage liquor must be stored within a sealed system in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water".

Any manure arising from the process must be stored and disposed of in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water."

No manure should be stored within 10m of any watercourse, land drain or ditch.

The development must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

If you are in any doubt please contact the Environment Agency's Planning Liaison Team.

Important Note regarding ALL Development Proposals

Grant of planning permission does not permit activities that require consent, licence, or permit under other legislation. It is the applicant's responsibility to ensure that all relevant authorisations are obtained before work commences. Activities that may require formal EAW approval (or review of an existing authorisation) include:

- Works in, under, over or near a watercourse
- Culverting/diverting a watercourse
- Discharges/emissions to the environment
- Keeping/storage/transfer of waste
- Abstraction of surface water/groundwater
- Fish Stocking
- Storage of chemicals, oils or other hazardous materials

EAW consenting procedures can take several months to complete, and early contact is therefore advised. Further information on EAW's responsibilities can be found on our website:
www.environment-agency.gov.uk

APP 'B'

VALE of GLAMORGAN



MEMORANDUM / COFNOD

The Vale of Glamorgan Council
Legal, Public Protection and Housing Services
Private Sector Housing
Civic Offices
Holton Road
Barry

07/01162/FUL B

To / I:	Marcus Goldsworthy Operational Manager
Dept / Adran:	Development Control Planning & Transportation
Date/Dyddiad:	7 November, 2007
Your Ref / Eich Cyf:	0701162FUL

From / Oddi Wrth:	Principal Environmental Health Officer
My Ref/Cyf	CSD/Cambrian
Tel / Ffôn:	01446 709837
Fax / Ffacs:	01446-709828

Subject / Testyn: **07/01162/FUL - Cambrian Residential Park, Culverhouse Cross, Vale of Glamorgan**

I write with reference to the above planning application.

The application should not be considered in isolation to the licensing requirements prescribed by the provisions of the Caravan Sites and Control of Development Act 1960. I attach for your information a copy of the current site licence conditions issued in August 2002, minor variations were made in February 2007.

You will note in particular the requirements of conditions 1.3, 2.1 and 2.3 relating to the standards for density and space between homes and distance of homes from the boundary as contained in the 1989 Model Standards issued by the then Secretary of State for Wales. I enclose a copy of the Model Standards, also for your information.

Currently, there are several breaches of the licence conditions as little progress was made by the former owner in working towards the time scales agreed. It has become apparent that it is necessary to reduce the number of homes on the park in order to comply with the licence conditions, particularly in regard to the spacing required between the homes. In order to protect the homes of the residents, the current owners propose, in the application, that 14 of the homes be relocated from the park to the land adjacent to the site, which is also in the ownership of the licence holder.

The land is unused at present and cannot be used in conjunction with the site, even for recreational purposes, as it does not form a part of the licensed area.

This department strongly supports the application as approval would assist in ensuring that the licence holders comply with the site licence conditions and thereby ensure improvements that are essential for the health, safety and well being of the residents of the site.

I would welcome the opportunity to meet with you to discuss these issues in greater detail and would propose a joint visit to the site at the earliest opportunity.

CORINNE DAVIES
ENVIRONMENTAL HEALTH OFFICER

Peter Evans – Director of Legal, Public Protection and Housing Services

07/01/62/FUL B

07/01/62/FUL B

1. **Site Boundaries**

- 1.1 The boundaries of the site shall be clearly marked, for example by fences or hedges.
- 1.2 The Site Owner shall provide the Vale of Glamorgan Council (The Council) with a plan of its layout. The layout shall not deviate from that on the plan without written consent from the Council.
- 1.3 A minimum of a 3 metre wide area shall at all times be kept clear within the inside of all boundaries, except where the Council agrees in writing that such spacing is not practicable and in such cases the widest available area shall be kept clear.

All caravans which are currently positioned in contravention of the above shall be relocated to a position approved by the Council in writing when the existing caravan is sold by way of an assignment or when the caravan is replaced with a new caravan or within 7 years from the 9th August 2002 whichever is the earliest.

- 1.4 Access to the site from a public road shall have adequate visibility splays and the width of the entrance gate shall be not less than 3.65 metres.

07/01/62/FUL B

2. **Density and Space between Caravans**

- 2.1 Every caravan shall not be less than 6 metres from any other caravan which is occupied separately and for the purpose of this condition the word "caravan" shall be deemed to include any structure which is attached to the caravan including any porch, awning, veranda or any other structure.

All caravans which are currently positioned in contravention of the above shall be relocated to a position approved by the Council in writing when the existing caravan is sold by way of an assignment or when the caravan is replaced with a new caravan or within 7 years from the 9th August 2002, whichever is the earliest.

To achieve full compliance within the 7 years it is required that at the end of the first year at least 15% of the homes on the site shall comply with the 6 metre spacing, at the end of the second year at least 30%, at the end of the third year at least 45%, at the end of the fourth year at least 60%, at the end of the fifth year at least 75%, at the end of the sixth year at least 90% and the remainder to comply by the end of the seventh year.

Alternative measures which achieve the same level of fire protection afforded by the 6 metre separation distance may be agreed in writing by the Council.

- 2.2 Fencing within the separation space of any adjoining units shall be non-combustible. Alternatively it shall be of an open construction (eg trellis or picket fencing). Fencing shall be no higher than 1.5 metres.

All fencing which are currently in contravention must be removed or replaced with a fencing of a type agreed in writing.

07/01/62/FUL B

- 2.3 Every caravan shall not be less than 2 metres from a road.

All caravans which are currently positioned in contravention of the above shall be relocated to a position approved by the Council in writing when the existing caravan is sold by way of an assignment or when the caravan is replaced with a new caravan or within 7 years from the 9th August 2002, whichever is the earliest.

- 2.4 The density shall be consistent with safety standards and health and safety requirements. The gross density shall not exceed 50 caravans to the hectare, calculated on the basis of the useable area (ie excluding lakes, roads, communal services and other areas unsuitable for the siting of caravans) rather than the total site area. Standard single unit 'park homes' will be considered the equivalent of one caravan.
- 2.5 Any caravan brought on to the site shall be so sited as not to contravene the provisions of 1.3, 2.1 and 2.3 above. No caravan shall be relocated to a position on the site so as to cause a contravention of 1.3, 2.1 and 2.3 above. No caravan shall be constructed on site.

07/01/62/FUL B

3. Additions to Caravans

3.1 No caravan shall have any addition or extension, save for:

- An awning. (An awning being a sheet of canvas or similar stretched on a frame as a shelter against the sun or rain).
- Porches may protrude 1 metre into the 6 metre separation space and should be of the open type. (Open type porches are defined as a roof covering and supports with no side walls, doors or windows).
- Eaves, drainpipes and bay windows may extend into the 6 metre separation space, provided that the total distance between the extremities of two adjacent units is not less than 5.25 metres.
- Where there are ramps for the disabled, verandas or stairs which extend from the unit, there should be 4.5 metre clear space between them and two such items should not face each other in any space.
- A shed or storage unit of non-combustible construction (including the roof) which does not prejudice the means of escape in case of fire. Windows in such structures should not face towards the units on either side.

Any existing extension or addition to a caravan which is within the 6 metre separation space must be removed when the existing caravan is sold by way of an assignment or when the caravan is replaced with a new caravan or within 5 years from the 9th August 2002, whichever is the earliest.

Any existing extension or addition to a caravan which is outside the 6 metre separation space must be removed when the existing caravan is sold by way of an assignment or when the caravan is replaced with a new caravan or within 7 years from the 9th August 2002, whichever is the earliest.

07/01162/FUL B

- 3.2 Carports and covered walkways shall under no circumstances be allowed.

Any existing carport or covered walkway must be removed when the existing caravan is sold by way of an assignment or when the caravan is replaced with a new caravan or within 1 year from the 9th August 2002, whichever is the earliest.

4. Roads and Footpaths

- 4.1 Roads and footpaths shall be designed to provide adequate access for fire appliances. (Detailed guidance on turning circles etc is available from fire authorities and the approval of the South Wales Fire Authority for any new roads shall be obtained before the construction thereof).
- 4.2 Roads of a suitable material shall be provided so that no caravan standing is more than 50 metres from a road. (Where the approach to the caravan is across ground that may become difficult or dangerous to negotiate in wet weather, each standing shall be connected to a carriageway by a footpath with a hard surface).
- 4.3 Roads shall not be less than 3.7 metres wide.
- 4.4 Gateways shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.
- 4.5 Footpaths shall not be less than 0.75 metres wide.
- 4.6 Roads shall have no overhead cables less than 4.5 metres above the ground.
- 4.7 Roads and footpaths shall be suitably lit.
- 4.8 Emergency vehicle routes within the site shall be kept clear of obstruction at all times. Suitable signs or road markings shall be provided at locations on the site agreed in writing with the Council.
- 4.9 Roads and footpaths shall be satisfactorily drained and maintained in a good state of repair.

07/01/62/FUL B

5. Hard Standings

- 5.1 Every caravan shall stand on a concrete hard-standing which shall extend over the whole area occupied by the caravan placed upon it and which shall project a sufficient distance outward from its entrance or entrances to enable occupants to enter and leave safely.

6. Fire

6.1 Fire Points

- These shall be located so that no caravans or site building is more than 30 metres from a fire point.
- They shall be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked "**FIRE POINT**".

6.2 Fire Fighting Equipment

- Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes shall be situated at each fire point. There shall be a reel that complies with British Standard EN671-1:1995, with a hose not less than 30 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked "**HOSE REEL**".
- Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants shall be installed within 100 metres of every caravan standing. Hydrants shall conform to British Standard 750 and be clearly identified. Access to hydrants and other water supplies shall not be obstructed or obscured.
- Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

6.3 Fire Warning

- A means of raising the alarm in the event of a fire shall be provided at each fire point. This could be by means of a manually operated sounder, eg metal triangle with a striker, gong or hand operated siren.

07/01162/FUL

The advice of the Fire Authority shall be sought and followed on what is an appropriate system.

6.4 Maintenance

- All alarm and fire fighting equipment shall be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of the licensing authority.
- A notice certifying the satisfactory condition of the fire appliances must be obtained annually and a copy forwarded to the licensing authority. A further copy shall be displayed on site.
- A log book shall be kept to record all tests and any remedial action.
- All equipment susceptible to damage by frost shall be suitably protected.

6.5 Fire Notices

- A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice shall include the following :

"On discovering a fire

- i) Ensure the caravan or site building involved is evacuated
- ii) Raise the alarm
- iii) Call the fire brigade (the nearest telephone is sited)
- iv) Attack the fire using the fire fighting equipment provided, only if safe to do so.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment."

6.6 Fire Hazards

- Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings shall be removed from the vicinity of caravans.
- Where the space beneath the caravans has been enclosed ventilation shall be provided to prevent a build up of gases.

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- The space beneath and between caravans shall not be used for the storage of combustible materials.

6.7 Telephones

- An immediately accessible telephone shall be available on the site for calling the emergency services. A notice by the telephone shall include the address of the site.

7. Liquefied Petroleum Gas (LPG)

7.1 LPG Installations in Caravans

- Where butane or propane gases are used in the caravans, gas cylinders must be kept outside the caravan.
- Flexible pipe-work connecting cylinders to gas installations must comply with the current Gas Safety Regulations.

7.2 Bulk Storage of LPG

- LPG cylinders shall be stored in a compound specifically designed and constructed to comply with Health and Safety guidelines in Code of Practice CS4, copies of which are available from The Stationery Office. The store to be sited in an isolated position away from caravans and in any case at a distance of at least 7.5 metres from any caravan or building.

7.3 Siting of Bulk LPG vessels up to 500 litres capacity

- Bulk LPG vessels shall be :-
 - a) at least 2.5 metres from the outer skin of a caravan;
 - b) at least 2.5 metres from the boundary of a caravan;

unless a fire-wall is constructed to surround the vessel, and is of the same height as the vessel. In this case the distance from the outer skin of a caravan or the boundary shall be not less than only be 0.3 metres.

7.4 Siting of Bulk LPG vessels greater than 500 litres capacity

- LPG vessels with a storage capacity greater than 500 litres shall not be sited without the express written approval of the Local Authority.

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8. Mains Gas Supply

- 8.1 For mains gas supply, the 1984 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.
- 8.2 In cases where the site owner supplies gas to the caravans on the site, he may require an authorisation to do so from OFGAS under the Gas Act 1986, which if required shall be sought and obtained before the commencement of any such supply.

9. Solid Fuel Stoves in Caravans

- 9.1 Any new caravan supplied to the site as from the issue date of this licence and supplied with a solid fuel stove shall comply with British Standard Codes of Practice and Code of Practice CP 340 (1996).

10. Electrical Installations

- 10.1 Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
- 10.2 Any electrical installations, which are not Electricity Board works and circuits subject to regulations made by the Secretary of State under Section 16 of the Energy Act 1983 and section 64 of the Electricity Act 1947, shall be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers' (IEE) Regulations for Electrical Installations for the time being in force, and, where appropriate, to the standard which would be acceptable for the purposes of the Electricity Supply Regulations 1988 (Statutory Instrument 1988 No 1057).
- 10.3 Work on electrical installations and appliances shall be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above. The installations shall be inspected periodically under IEE Wiring Regulations, every year or at such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it shall be judged against the current regulations.

07/01/62/FUL B

- 10.4 The Inspector shall within 1 month of such an inspection issue an inspection certificate in the form prescribed in the IEE Wiring Regulations, which shall be retained by the site operator and displayed, supplemented or replaced by subsequent certificates, with the site licence. The site operator or licence holder shall meet the cost of the inspection and report.
- 10.5 If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies shall be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them shall comply with the latest version of the IEE Wiring Regulations.
- 10.6 If there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on supports for the line. Where appropriate, particular attention should be drawn to the danger of masts of yachts or dinghy's contacting the line.

11. Water Supply

- 11.1 The park shall be provided with a water supply in accordance with appropriate Water Bylaws and statutory quality standards.

12. Drainage, Sanitation And Washing Facilities

- 12.1 Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the Council.
- 12.2 Each caravan shall have its own water supply and water closet. Each caravan standing should be provided with a connection to the foul drainage system, the connection shall be made air-tight when not in use.
- 12.3 Every site and every hard standing shall be provided with an adequate drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravans, roads and footpaths.

13. Refuse Disposal

- 13.1 Every caravan standing shall have an adequate number of suitable non-combustible refuse bins with close fitting lids or plastic bags. Arrangements shall be made for the bins to be emptied regularly. Where communal refuse bins are also provided these shall be of a similar construction and housed within a properly constructed bin store.

07/01/62/FUL B

14. Parking

- 14.1 One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed.
- 14.2 Suitably surfaced parking spaces shall be provided where necessary to meet additional requirements of residents and their visitors.
- 14.3 Plastic or wooden boats and touring caravans shall not be parked within the 6 metre separation space.

15. Recreation Space

- 15.1 Space equivalent to about one tenth of the total area shall be allocated for children's games and other recreational purposes.

16. Speed of Vehicles on site

- 16.1 The Licensee shall exhibit notices at the entrance to the site that the speed of caravans and/or cars, other motor vehicles and motor cycles on the site shall not exceed 10 miles per hour.

17. Supervision

- 17.1 The Licensee shall be responsible for providing a warden or other competent person to ensure that the conditions of the licence granted are carried out in all respects.

18. Permitted Size and Type of Caravans and Maintenance of Caravans, Buildings and Structures

- 18.1 Only purpose built caravans shall be permitted on the site.
- 18.2 No caravan less than 5.5 metres overall length shall to the knowledge of the Licensee be used as a residential caravan. The Licensee shall use his best endeavours to ensure that the number of persons occupying a caravan shall be limited to the number of sleeping berths for which the caravan is designed.
- 18.3 The Licensee shall use his best endeavours to ensure that a caravan shall at all times be kept in a good state of repair and decorative condition and be weather- proof and free from vermin.

07/01/62/FUL B

- 18.4 The Licensee whenever so directed by the licensing authority shall deliver to each site unit such leaflets, pamphlets or other literature which may be provided by the local authority from time to time to promote the safety health and welfare of the site occupiers or draw attention to dangerous practices. A copy of the leaflet pamphlet or other literature shall also be displayed with the copy of the site licence required to be displayed by condition 19.2 of the licence.

19. Notices

- 19.1 A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
- 19.2 A copy of the site licence with its condition shall be displayed prominently on the site.
- 19.3 Notices and a plan shall be displayed on the site setting out the action to be taken in the event of an emergency. They shall show where the police, fire brigade, ambulance and local doctors can be contacted, and the location of the nearest public telephone.
- 19.4 The Notices shall also give the name and location/telephone number of the site licence holder or his/her accredited representative.
- 19.5 All Notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

APP. C

07/01162/FUL

15, BERKLEY SQUARE
CAMBRIAN RESIDENTIAL PARK
CULVERHOUSE CROSS
CARDIFF
CF5 5TP

Dear Miss Ferreira,

With reference to your letter asking for our support to develop the land at the rear of Winston, we my wife and I are very happy for it to go ahead.

Yours Sincerely,

Harry Gill

APP. ~~EE~~ C

07/01162/FUL

6 Park Avenue
Cambrian Residential Park
Culverhouse Cross
Vale of Glamorgan
CF5 5TJ.
9th September 2007.

Dear Sir/Madam,

Your Ref.P/DC/MCF/2007/01162/FUL.

We have lived on the Cambrian Residential Park for 15 years. Over the last fifteen years conditions on the park have deteriorated, owing to previous owners not spending one penny on improving the park.

Now we have a chance of improvements with a new owner, we support the above planning application 100 %.

Yours faithfully


N. Stacey


H K. Kok

APP. C

MR. H PAYNE / MRS C PAYNE
MR K. BLANNIN / MRS W LLOYD

23/24 WINSTON AVENUE
CAMBRIAN RESIDENTIAL PARK
CARDIFF
CF5 5TU

H/SEL 107

PLANNING APPLICATION
NO 2007/01162/FUL

07/01162/FUL

DEAR SIR/MADAM

WITH REF TO THE ABOVE PLANNING APPLICATION WE
AS RESIDENTS CLOSE TO THE LAND ON THE PARK
HAVE NO OBJECTIONS TO THE APPLICATION

WE ALL FEEL THERE WILL BE VERY LITTLE PROBLEMS
WITH THE WORK IN QUESTION IN FACT IT WILL BE
NOTHING BUT AN IMPROVEMENT. WE HAVE ALL
LIVED AT THE PARK FOR APPROX 14 YEARS AND FEEL
THAT THIS PROGRESS APPLICATION IS OVERDUE.
HOPEFULLY THIS APPLICATION CHANGE ON THE PARK
WILL RECIEVE A SUCCESSFULL OUTCOME

Yours faithfully

H Payne

C. Payne

W. M. Lloyd

K. Blannin

APP. C

07/01/62/FUL

26 Winston Avenue
Cambrian Park
Cardiff
CFS. STU

13th Sept.

Dear Miss Ferreira,

First of all sorry for delay
in agreeing to keep the site
within licensing conditions.

Keep up the good work
this is what we need modernising
with new roads, water and
electricity, not to mention the
bumps which causes exhaust
problems with cars.

Thanking you

J. Gull & A. Hill

26.

APP. C

07/01/62/FUL

P/DC/MCF/2007/01/62 FUL

22 WINSTON AVE

CAMBRIAN PARK

ELY

CARDIFF

CF5 5TU

22/01/08

DEAR SIR/MADAM.

THANK YOU FOR YOUR
LETTER OF THE 11TH JAN INST.
I MUST SAY I TOTALLY AGREE
WITH YOU ABOUT THE CLOSE
PROXIMITY OF PROPOSED NEW
DWELLINGS TO THE REAR OF
MY HOME, OTHERS IN WINSTON AVE
THE GROUND TO THE REAR OF MY
HOME IS APPROX 20FT HIGHER
THAN MY HOUSE, AND GIVEN THE
RECENT SEVERE GALES I
SHUNNER TO THINK OF ONE OF
THE NEW MOBILE HOMES
LANDING UP IN MY GARDEN

07/01/62/FUL

C

WITH A THREAT TO LIFE AND
LIMB. I AM NOT AGAINST
NEW HOMES BEING BUILT ON
THE SITE, BUT VERY CAREFUL
CONSIDERATION MUST BE GIVEN
AS TO THE CLOSENESS OF SUCH
BUILDINGS. I THINK ALSO A
VERY STRONG FENCE OF SOME
KIND SHOULD BE BUILT TO
PREVENT ANY DISASTER, ALSO
THERE IS THE INVASION OF
PRIVACY ANGLE TO CONSIDER

YOUR TRULY

R HUTTON

MVR

APP. D

MR & MRS M.E & S.R. WILSON
5 MAYFAIR,
CAMBRIAN PARK,
CARDIFF,
CFS STS
24/8/07

07/01/62/FUL

DEAR S.R,

WE ARE RESIDENTS OF CAMBRIAN RESIDENTIAL PARK, CULVERHOUSE CROSS, AND IT HAS COME TO OUR ATTENTION THAT THE OWNERS OF THE PARK, REDDING LTD, ARE TO SEEK PERMISSION FROM THE VALE OF GLAMORGAN COUNCIL TO SITE NEW MOBILE HOMES ON AN AREA, KNOWN AS "THE TOP FIELD" WHICH IS SITUATED BEHIND WINSTON AVENUE. WE STRONGLY OBJECT TO THIS APPLICATION ON THE GROUNDS OF LACK OF INFORMATION REGARDING ACCESS ROADS TO THE AREA OR HOW THE DEVELOPMENT MIGHT AFFECT CURRENT HOMES.

FURTHERMORE, IT IS OUR BELIEF THAT THE CURRENT PARK OWNERS ARE IN BREACH OF THE CURRENT SITE LICENCE, SET IN PLACE BY THE VALE OF GLAMORGAN COUNCIL WHEREBY A RECREATION SPACE MUST BE PROVIDED AS STATED IN PARAGRAPH 15. 15.1 "SPACE EQUIVALENT TO ABOUT ONE TENTH OF THE TOTAL AREA SHALL BE ALLOCATED FOR CHILDREN'S GAMES AND OTHER RECREATIONAL PURPOSES."

SINCE REDDING LTD TOOK CONTROL OF THE SITE THE "TOP FIELD", WHICH THEY ARE REFERRING TO AS THE RECREATIONAL AREA IN THEIR PLANNING APPLICATION HAS BECOME TOTALLY UNACCESSIBLE AND UNUSABLE BY THE RESIDENTS, DUE TO THE OWNERS REFUSAL TO MAINTAIN THE AREA. THE PREVIOUS OWNER KEPT THE AREA TO A VERY HIGH STANDARD WHICH ALLOWED IT TO BE USED FOR ACTIVITIES SUCH AS DOG WALKING, AND THE HOLDING OF FETES, FUNDAYS AND OTHER SOCIAL ACTIVITIES.

IF THE CURRENT OWNERS ARE REFERRING TO THE AREA IN QUESTION AS "THE RECREATIONAL AREA" IT SHOULD BE MAINTAINED AS SUCH AND IF PERMISSION IS GRANTED FOR THE SITING OF NEW HOMES ON THIS AREA THE

PARK WILL BE WITHOUT ANY LAND THAT COULD BE USED (AS A RECREATION SPACE. THIS IS FURTHER REASON FOR OUR OBJECTION TO THIS PROPOSAL.

Yours Faithfully,

S.R. Wilson

M. Wilson

REF	371
DATE	28 AUG 2007
REC'D	
COMMUNITY SERVICES	

07/01/62/FUL D

APP.D

MR M.E & MRS S.R WILSON,
5 MAYFAIR,
CAMBRIAN PARK,
CARDIFF,
CFS STS.

07/01/62/FUL

4/9/07.

DEAR MADAM,

WE ARE WRITING TO OPPOSE THE PLANNING APPLICATION MADE BY MR W. MAGUIRE AND REDDING LTD. THAT HAS BEEN PLACED BEFORE THE VALE OF GLAMORGAN COUNCIL. REDDING LTD. HAS ASKED FOR PERMISSION TO DEVELOP THE LAND AT THE REAR OF WINSTON AVENUE, CAMBRIAN PARK, CARDIFF.

THIS LAND IS OUR RECREATION AREA. THE SITE LICENCE STATES THAT ONE TENTH OF THE AREA OF THE PARK SHOULD BE ALLOCATED AS A RECREATION AREA.

MR MAGUIRE INTENDS TO TRY TO MOVE HOMES FROM THEIR PRESENT POSITION, UP ONTO THIS RECREATION AREA, THEREBY CAUSING US TO LOSE OUR GARDENS, WHICH ARE VERY IMPORTANT FOR THOSE OF US WITH PETS. NONE OF THE RESIDENTS HAVE BEEN APPROACHED PERSONALLY BY MR. MAGUIRE TO LET THEM KNOW OF HIS INTENTIONS FOR EACH OF OUR PROPERTIES. ALL WE HAVE RECEIVED IS A STANDARD LETTER STATING HIS INTENTION TO APPLY FOR PLANNING PERMISSION. IF THE PERMISSION IS GRANTED, WE HAVE BEEN GIVEN NO GUARANTEE THAT WE, AS RESIDENTS, WILL HAVE ANY SAY WITH REGARD TO BEING MOVED TO THIS NEW AREA.

A LOT OF RESIDENTS ARE ELDERLY AND AS IN MY CASE, DISABLED. WE DON'T ALL POSSESS CARS AND THE PROSPECT OF LIVING UP ON THE HILL IS VERY DAUNTING AS WE ARE SURE YOU CAN IMAGINE.

PLEASE DO NOT GRANT PERMISSION FOR THIS APPLICATION. THERE MUST BE OTHER WAYS FOR COMPLIANCE OF THE SITE LICENCE.

PA.76

YOURS SINCERELY,

S R Wilson M.W.

APP ~~D~~ 07/01/62/FUL
CAMBRIAN PARK RESIDENTS ASSOCIATION

Chairman
Mr Roy Thomas
25 Park Ave.
Cambrian Park
029 20599464

Secretary
Mrs S Thomas
25 Park Ave
Cambrian Park
029 20599464

Treasurer
Mr D Whitwell
1 Ashgrove
Cambrian Park
029 20595603

Committee

Sue Whitwell

Maureen Rose

Mr R Thomas
Chief Planning Officer

Mr R Thomas
25 Park Ave
Cambrian Park
Culverhouse Cross
Wenvoe
CF5 5PJ STJ

7th September 2007

Dear Sir

Re Planning Application by Redding Ltd.

The residents of Cambrian Park have had a ballot on Redding Ltd's change of use for our park from Residential to Semi / retirement for over 50's.

The vote was counted by community councillor Mr Russell Godfrey, the result was as follows,

Against Semi/retirement	85
For Semi/retirement	10
Did'nt vote	18

We have been advised by NAPHR which is The National Association for Park Home Residents, that the recreational land which Redding Ltd propose to build on indeed belongs to the residents, therefore their objection is overwhelming.

There are 22 empty homes laying derelict, 5 rented homes and 4 empty plots available. Therefore we feel if these were removed Redding Ltd has the scope to start bringing our park to standard without the need to use our recreational area.

We therefore ask that you and your planning committee come and visit the park to see the mayhem and undue burden this would cause to the 184 residents who have enjoyed life on the park for many years.

Registered with the Vale of Glamorgan Voluntary Service

Members of the National Association of Park Residents N.A.P.H.R.

07/01/62/FUL D

We are not objecting to the park being brought up to standard as this is long overdue, what we are objecting to is the way Redding Ltd are intending to carry this out if they did get permission.

We have already been told we are not getting compensation for our homes, and as the majority of them cannot be lifted and moved around what will happen to the residents in these homes, are their human rights to live in peace and comfort being ignored.

We seriously ask you to take this into consideration as we have many elderly people living on the park as well as young people.

The residents association was elected by the people to represent them, if we have to go to the courts of human rights to protect the residents of Cambrian Park we will do so.

We also have our A.M. Jane Hutt working with us in our fight for the people and their homes.

Yours Sincerley

Mr Roy Thomas (chairman)

CC WENVOE COMMUNITY COUNCIL

APP. 

07/01/62/FUL

MR R GODFREY
18 BROOKLANDS TERRACE
CULVERHOUSE CROSS
WENVOE
CFS 5TH

To whom it may Concern

I believe that Redding LTD who own Cambrian residential Park, wish to change its use to Semi/Retirement Park.

The residents have done their own Survey I have counted the ballot papers and verify the following Count

AGAINST - SEMI/RETIREMENT PARK	85
FOR ' SEMI/RETIREMENT PARK.	10
DIDNT VOTE	18
EMPTY AND RENTED HOMES DONT COUNT	27

I have found an over whelming Majority against a semi/Retirement Park



R GODFREY
COMMUNITY COUNCILLOR FOR WENVOE

APP E
07/01162/FUL
CMBRIAN PARK RESIDENTS ASSOCIATION

Chairman
Mr Roy Thomas
25 Park Ave.
Cambrian Park
029 20599464

Secretary
Mrs S Thomas
25 Park Ave
Cambrian Park
029 20599464

Treasurer
Mr D Whitwell
1 Ashgrove
Cambrian Park
029 20595603

Committee

Sue Whitwell

Maureen Rose

Mr Rob Thomas
Chief Planning
Vale of Glamorgan

28 August 2007

Regard Planning Application by Redding Ltd No 07/01162/ful

Dear Sir

With regards to the above application We the residents of Cambrian Park wish to make an objection to the proposals made by Redding Ltd to site fourteen new units in the fields above Winston Ave, as there has been no consultation with the owners regarding this application, the first residents knew of this was when a notice went up in Brooklands Terrace stating that it was going before the community council on Wednesday August 29th 2007.

We would like to invite you to come and look around our park and see for yourself the problems we are facing over the existing site license which we are in talks with the Vale Council to try and get amendments. At present there are approximately 142 homes on the park, 115 are owner occupiers, 5 are rented out by Redding Ltd and 22 empty properties which are being left to decay, there are approximately 179 residents of all age living on the park.

We look forward to your early reply

Mrs S Thomas (Secretary)



Registered with the Vale of Glamorgan Voluntary Service

Members of the National Association of Park Residents N.A.P.H.R.

(Spoke with
Mr & Mrs Thomas
at
Reception, on
various
(occasions)
(3 to be
precise.)

07/01/62/FUL E

WE THE UNDERSIGNED, RESIDENTS OF CAMBRIAN PARK WISH TO OPPOSE THE DEVELOPEMENT OF 14 NEW UNITS TO BE BUILT ON OUR RECREATIONAL AREA AT THE REAR OF WINSTON AVENUE, ON THE GROUNDS THAT, WE HAVE BEEN GIVEN NO INFORMATION OF THE PLANS BY REDDING LTD. ALSO THERE ARE NOW GOING TALKS AS TO THE SITE LICENSE ON THE EXISTING PARK

NAME	ADDRESS	SIGNATURE
STHOMAS	25 PARK AVE	S Thomas
THOMAS	25 PARK AVE	R Thomas
MILSON	3 WINSTON AVE	E Wilson
M ROSE	1 PARK AVE	M Rose
J ROSE	1 PARK AVE	J.N. Rose
R. WILLIAMS	4 PARK AVE	R.W. Williams
N STACY	6 PARK AVE	N Stacy
E. Reynolds	E. Reynolds	E. Reynolds
J JONES	3 BOO STREET CAMBRIAN	J Jones
M JONES	3 BOO STREET CAMBRIAN	M Jones
A KNIGHT	9 PARK AVE	A Knight
K WEDGWOOD	12 PARK AVE.	K Wedgwood
N Parfitt	7, ASH GROVE	N Parfitt
RA SPOFFORD	1. BOO STREET	RA Spofford
M SPOFFORD	1. BOO STREET	M Spofford
J S. MOULD	15, PARK AVE	J S. Mould
J. Smith	16. PARK AVE	J. Smith
J.H. HARLEY	23 PARK AVE	J.H. HARLEY
R.L. Bayley	18 PARK AVE	R.L. BAYLEY
F HARRISON	21 PARK AVE	F HARRISON
J MEARS	20 PARK AVE	J MEARS
P MEARS	20 PARK AVE	P MEARS
M. D. Chamberlain	4 MAYFAIR	M.D. Chamberlain
M. WILSON	5 MAYFAIR	M. Wilson
SUSAN WILSON	5	S. Wilson

(25)

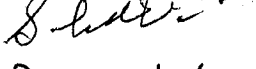
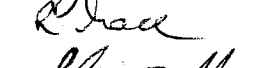
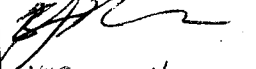
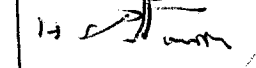
07/01/62/FUL E

WE THE UNDERSIGNED, RESIDENTS OF CAMBRIAN PARK, WISH TO OPPOSE THE DEVELOPEMENT OF 14 NEW ^{UNITS} ~~HOUSES~~ TO BE BUILT ON OUR RECREATIONAL AREA, AT THE REAR OF WINSTON AVENUE, ON THE GROUND THAT, WE HAVE BEEN GIVEN NO INFORMATION OF THE PLANS BY REDDING LTD, ALSO THERE ARE ON GOING TALKS AS TO THE SITE LICENSE ON THE EXISTING PARK

NAME	ADDRESS	SIGNATURE
PHIL REED	6 MAYFAIR	<i>[Signature]</i>
STAN GRIFFITHS	7 MAYFAIR	S.T. Griffiths
PAT GRIFFITHS	7 MAYFAIR	Mrs PM Griffiths
MURRAY HOAN	7 BOW ST	<i>[Signature]</i>
JENNIE	15 Q-DRIVE	J E Warren
<i>[Signature]</i>	3 MAYFAIR	<i>[Signature]</i>
B. Fell	9 Queens	B. Fell
B. Mansland	7 Queens	
Len Shuck	8. Regents.	<i>[Signature]</i>
Arma Longford	" "	<i>[Signature]</i>
R. Williams	14 Queens Drive	R Williams
B. JEFFERIES	5 BOW ST	<i>[Signature]</i>
<i>[Signature]</i>	13 QUEENS DRIVE	<i>[Signature]</i>
<i>[Signature]</i>	11, QUEENS DRIVE	<i>[Signature]</i>
<i>[Signature]</i>	16 REGENT AVE	<i>[Signature]</i>
Debbie Bourge	18 Regent Ave	D Bourge
Martyn Bourge	18 Regent Ave	M.B.
BERNARD JENKINS	10 QUEENS DRIVE	<i>[Signature]</i>
CAROL JENKINS	10. QUEENS DRIVE	<i>[Signature]</i>
CAROL SCURRY	19. REGENT AVE	<i>[Signature]</i>
MIKE SCURRY	"	<i>[Signature]</i>
STEPHE SCURRY	"	<i>[Signature]</i>
STEVE MORROW	12A REGENT AVENUE	<i>[Signature]</i>
Richard Brown	11 " "	R J Brown
Ann Brown	11 " "	J Brown

3 07/01/62/FUL E

WE THE UNDERSIGNED, RESIDENTS OF CAMBRIAN PARK WISH TO OPPOSE THE DEVELOPEMENT OF 14 NEW UNITS TO BE BUILT ON OUR RECREATIONAL AREA, AT THE REAR OF WINSTON AVENUE, ON THE GROUNDS THAT WE HAVE BEEN GIVEN NO INFORMATION OF THE PLANS BY REDDING LTD, ALSO THERE ARE ON GEING TALKS AS TO THE EXISTING SITE LICENSE ON ON THE EXISTING PARK

NAME	ADDRESS	SIGNATURE
V. MILLER	22 REGENTS AVE	
S. WELCH	9, BOW ST.	
B. WELCH	" " "	B Welch
K. RILEY	6 ASH GROVE	K. Riley
P. RILEY	6 ASH GROVE	P. Riley
J. HUGHES	5 REGENT AVE	
J. TAYLOR	6 REGENT AVE	J. Taylor
M. RAWLINSON	4 REGENT AVE	M. Rawlinson
M. RAWLINSON	4 REGENT AVE	M. Rawlinson
M. BROWN	3 Regent Ave	M. Brown
N. BONES	2 Regent Ave	N. Bones
S. BLAKE	12. BERKLEY SQUARE	S. Blake
R. HACE	3 PARK AVE	
L. PHILPOT	25 PARK AVE	L. Philpott
L. J. PHILPOT	25 PARK AVE	L. Philpott
B. BENNETT	8 & QUEENS DRIVE	
K. BENNETT	" "	K. Bennett
D. BENNETT	" "	D. Bennett
W. UPHILL	6 WINSTON AVENUE	
J. W. POOL	2 The Crescent	J. W. Pool
S. FONG	1 WINSTON AVE	
R. HAYWARD	9 WINSTON AVE	R. Hayward
V. BEWICK	10, WINSTON AVE	
R. BIRCH	6 BERKLEY SQUARE	R. Birch
H. KINGSTON	24 PARK AVE	

(25)

07/01/62/FUL ⁴ E

WE THE UNDERSIGNED RESIDENTS OF CAMBRIAN PARK
WISH TO OPPOSE THE DEVELOPEMENT OF 14 NEW UNITS
TO BE BUILT ON OUR RECREATIONAL GROUND, AT THE
REAR OF WINSTON AVENUE, ON THE GROUND THAT, WE
HAVE BEEN GIVEN NO INFORMATION OF THE PLANS
BY REDDING LTD, ALSO THERE ARE ON GOING TALKS
AS TO THE SITE LICENSE ON THE EXISTING PARK

NAME	ADDRESS	SIGNATURE
C. PRICE	11 WINSTON AVE.	B. Price
A. PRICE.	" " "	A.P. Price
A. WILLIAMS.	12. 'D 12 WINSTON AV	A.G. Williams
T. MORGAN	21 WINSTON AV.	L. Morgan
G. Oddy	13 Winston Ave	G. Oddy
A. Williams	16 Winston Ave	A. Williams
N. Jones	17 Winston Ave	
T. Free	14 Winston Ave.	
M. Free	14 Winston Ave.	
G. Goodfellow	G. Goodfellow 20 Winston Ave	G. Goodfellow
A. Jones	7 Berkley Sq	A. Jones
J.A. Jones	7 Berkley Sq.	J.A. Jones
Joan Ted Wilson	17 Park Ave	J.B. Wilson
V. B. B. B.	22 PARK AVE.	W. B. B. B.
Nathan Williams	6a Berkley Square.	Nathan Williams
Claire Williams	6a Berkley Square	Claire Williams
Paul Cole	6b berkley Sq	
Derek Cole	" " Sq	
Lewis Brown	5 BERKLEY SQ	
J. Hoar	5B BERKELEY SQ	J. Hoar
J. Phillips	9, Berkley Sq	J.A. Phillips
N. Wood	10 West Grove	N. Wood
J.M. THOMAS	9 WEST GROVE	
E.D. SORVIN	2 WEST GROVE.	
K. MORRIS	4 WEST GROVE	K. MORRIS
Close	6 WEST GROVE	

07/01/62/FUL 5 E

WE THE UNDERSIGNED, RESIDENTS OF CAMBRIAN PARK, WISH TO OPPOSE THE DEVELOPEMENT OF 14 NEW UNITS TO BE BUILT ON OUR RECREATIONAL AREA, AT THE REAR OF WINSTON AVENUE, ON THE GROUND THAT WE HAVE BEEN GIVEN NO INFORMATION OF THE PLANS BY REDDING LTD, ALSO THERE ARE ONGOING TALKS AS TO THE SITE LICENSE ON THE EXISTING PARK

NAME	ADDRESS	SIGNATURE
J JONES	1 REGENT AVE	J JONES
R Roberts	8 Winsone Ave	R Roberts
T JONES	27, Winstonsr Ave	~~T JONES~~
~~Ed Leakey~~	25 " "	~~Ed Leakey~~
B [Signature]	12 PARK AV	B [Signature]
PHIL REED	8 WEST GROVE	Phil Reed
W. Edwards	2 Mayfair	W. Edwards
Olson	10 Berkeley	Olson
B willin	12 QUEENS DR	B willin
J Ogilby	6 Bow ST	J Ogilby
MRS THOMAS	1 WEST GROVE	Mrs Thomas
H BARNETT	11 PARK AVE	H Barnett
R BARNETT	11 PARK AVE	R Barnett
J. Thomas	7, Regents Ave	J. Thomas
L Rogers	1 Berkeley Square	L Rogers
PAT MORGAN	8 BERKELEY SQUARE	Pat Morgan
GEORGE OKOTFA	8 BERKELEY SQ	George Okotfa
W. Stait	3 BERKLEY SQ	W. Stait
J. LINDLEY	8 Bow St	J. Lindley
R [Signature]	22 WINSTON AVE	R [Signature]
K Wright	18 Winston Ave	K Wright
H. [Signature]	15 BERKLEY SQ	H. [Signature]
AT [Signature]	1 ASH GROVE Cambria Park	AT [Signature]
J. [Signature]	15. REGENT AVE	J. [Signature]
K JONES	3 WEST GROVE	K Jones

07/01/62/FUL (6) E

WE THE RESIDENTS OF BROOKLANDS TERRACE
GIVE OUR SUPPORT TO CAMBRIAN PARK. AS
THE DEVELOPEMENT OF 14 NEW UNITS ON FIELD
BEHIND WINSTON AVENUE, WILL INCREASE
TRAFFIC FLOW IN BROOKLANDS TERRACE

NAME	ADDRESS	SIGNATURE
M Giffin	11 Brooklands Terr	M Giffin
A Villis	5 Brooklands Terrace	~~W. S.~~
G Brien	4 Brooklands Terrace	~~W. S.~~
W Judd	3 Brookland Terr	W. S.
M Judd	" " "	M. Q.
M Quick	12, Brookland Terr	M. Q.
1 Cullman	1, Brookland terr	M. Q.
A Wilson	5 Brookland terr	A. Wilson
K Hillberg	9, Brookland terr	K Hillberg
C Head	8, Brookland Terr.	J. Hillberg
J Giffin	7. Brookland Terr.	J. Hillberg
D Pearmain	2 Brooklands Terrace	D. Pearmain
B Cullman	1, Brooklands terrace	B. Cullman
A Richards	The horseshoes Brooklands terrace	A. Richards
M Sra	1 New Brooklands terr	M. Sra
S Price	3 Berkeley Square	S. Price
M D Price	3 Ash Grove " "	M. D. Price
A Mitty	19. WINSTON AVE	A. Mitty
R Notley	19 Winston Ave	R Notley

(19)

07/01/62/FUL £

16 Winston Avenue
Cambrian Residential Park
Culverhouse Cross
Vale of Glamorgan
CF5 5TU.
8th September 2008

Dear Sir/Madam,

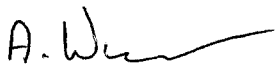
Your ref.P/DC/MCF/2007/01162/FUL.

I and my partner have lived on the Cambrian Residential Park for 4 years.

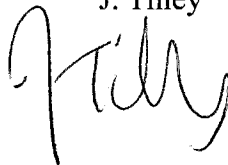
This is the first time an owner of the park has wanted to improve living conditions, so therefore we agree to mobile homes being sited on the field, which the above planning application refers to.

Yours faithfully

A. Williams



J. Tilley



Appendix F

MAGUIRE HOLDINGS LTD
40A EDGAR STREET, HEREFORD, HR4 9JS.
TELEPHONE 01432272277 OR 07967591857.

Mel Ferreira
Planning Department
Vale of Glamorgan Council
Docks Office
Barry Docks
Barry
CF63 4RT

07/01/02/FUL

1st February 2008

Re. Application for change of use of land at Cambrian Residential Caravan Site from recreational area to siting of residential caravans on behalf of Redding Ltd.

Dear Mel,

I write further to the meeting between myself and my wife on behalf of Redding Limited and yourself and Marcus Goldworthy last week.

I write to give details of our responses to the concerns you raised at the meeting.

Firstly, I can confirm that a rule came into force on the park last year which limits occupation of the site to persons over the age of 50 years old. This obviously means that children will not be allowed to reside on the site, indeed, even before the rule came into effect there were no children on site. There is therefore no necessity for a children's play area on site, and in the eventuality of children visiting grandparents etc. There are public children's play facilities located adjacent the park within the housing estate.

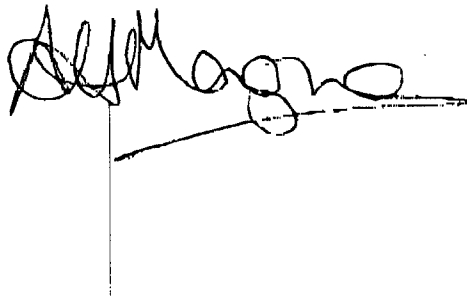
Another factor is the fact that by being granted permission to spread the caravans on the existing site into the land in question the pitches will increase in overall size. This will in turn mean that individual caravan owners will have more private garden area for their own recreational use.

I can also confirm that Redding Limited are happy for your Council to attach a condition on any permission you may be mindful to consent, to limit the total number of caravans on the whole site including the recreation area to no more than 145 in total, the existing permitted number.

I trust you find this in order but should you require any further information prior to the Planning meeting please do not hesitate to call me.

Yours faithfully,

Wayne Maguire.



Yn gyhoeddus
Cyhoeddiad



Asiantaeth yr Amgylchedd Cymru
Cyhoeddiad
Gwasanaethau
Cusmeriaid

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

Ein cyf/Our ref: SE/2007/104054/01-L01

Eich cyf/Your ref:

P/DC/ML/2007/01366/FUL

Dyddiad/Date: 01 November 2007

Annwyl Syr/Madam / Dear Sir/Madam

**RELATED TO PLANNING APPLICATION 05/01498/FUL ASH PROCESSING
PLANT. APPLICATION TO INSTALL A LOCAL STACK AND SCRUBBER TO
REMOVE AMMONIA FROM PFA DRIER OUTPUT ABERTHAW PWER
STATION, THE LEYS, ABERTHAW, BARRY, SOUTH GLAMORGAN, CF62 4ZW**

Thank you for referring the above application, which was received on 12 October 2007.

The requirement for the stack and scrubber have been agreed with the Environment Agency during determination of the impending PPC permit for the station and as such we would have no adverse comment to this planning application.

If you have any queries regarding the above, please do not hesitate to contact me.

Yn gywir / Yours faithfully

**Miss Kayna Tregay
Planning Liaison Officer**

Deialu uniongyrchol/Direct dial 02920 245046

Ffacs uniongyrchol/Direct fax 02920 362920

E-bost uniongyrchol/Direct e-mail kayna.tregay@environment-agency.gov.uk

Asiantaeth yr Amgylchedd Cymru/Environment Agency Wales
St Mellons Business Park, Fortran Road,, St Mellons,, Cardiff, CF03 0EY.
Llinell gwasanaethau cwsmeriaid/Customer services line: 08708 506 506
E-bost/Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

End

file 07/01366/FUL A

Lucas, Martin

From: Tregay, Kayna [kayna.tregay@environment-agency.wales.gov.uk]
Sent: 20 December 2007 12:37
To: Lucas, Martin
Cc: Wilkes, Sara; Walters, Jackie
Subject: RE: Planning application 07/01366/FUL: Aberthaw Power Station

Martin,

Thanks for your email.

All necessary information was provided by RWE during the IPPC application process. This has been assessed by EAW and we are satisfied that the PPC permit will contain appropriate controls to minimise the impact of environmental emissions.

Kind regards,

Kayna

Kayna Tregay
Planning Liaison Officer

Tel: 02920 245046
Fax: 02920 362920
email: kayna.tregay@environment-agency.gov.uk

Environment Agency Wales, Rivers House, St Mellons Business Park,
Cardiff, CF3 0EY

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

From: Lucas, Martin [mailto:MRLucas@valeofglamorgan.gov.uk]
Sent: 17 December 2007 10:46
To: Tregay, Kayna
Subject: Planning application 07/01366/FUL: Aberthaw Power Station
Importance: High

Kayna

The above application for a local stack and scrubber for the pfa treatment plant was deferred by the Planning Committee on 13th December. Questions were asked whether, despite your letter of 1st November (SE/2007/104054/01-L01), the EA is now satisfied regarding the applicants proposals for discharge of List 1 and List 2 substances into the sea from this development as set out in Mr Leakey's Notice to Mr Robinson of RWE on 26th July 2006 (that notice was submitted as part of an objection by Friends of the Earth, which Members have seen).

RWE have confirmed that this is dealt with as part of the PPC regime but nevertheless Members have asked the question and I need to be able to answer it.

Your urgent reply would be appreciated as I have to draft a further report this week for the next committee.

Martin Lucas

07/01366/FUL APPENDIX B

Lucas, Martin

From: Gill Barter [G.Barter@ccw.gov.uk]
Sent: 11 December 2007 20:49
To: Martin Lucas
Subject: Application 2007/01366/FUL (Aberthaw)

Dear Mr Lucas,

Thank you for consulting CCW on this application, and for the copy of the explanatory letter from the applicants that you subsequently sent. I apologise for the delay in replying and that this response is by e-mail rather than formal letter.

We are aware that permission has previously been granted for the ash re-processing plant, and that this application is for a local stack and scrubber. We note that the additional pipework is considered to be permitted development. We have no observations to make on the physical installation of these items.

We note that emissions to air and sea are the responsibility of the Environment Agency through the PPC process. We understand that emissions from the process which relates to this planning application were included in a PPC application to the EA which has recently been the subject of public consultation, and which also covers other aspects of the operation of the power station.

In conclusion, we welcome the fact that beneficial re-use of the ash is possible, but would ask that all opportunities be taken to minimise emissions to air and sea.

Yours sincerely,

Miss G M Barter
Arweinydd Tim - Y Fro a'r Cymoedd/Team Leader Vale and Valleys
Cyngor Cefn Gwlad Cymru/Countryside Council for Wales
Rhanbarth De a Dwyrain/South & East Region
7 Cwrt Castleton/7 Castleton Court
Ffordd Fortran/Fortran Road
Llaneirwg/St Mellons
Caerdydd/Cardiff
CF3 0LT

Ffon/Tel: 029 2077 2400
E-bost/E-mail: g.barter@ccw.gov.uk
Ar y we/Web site: <http://www.ccw.gov.uk>

Lucas, Martin

07/01366/FUL

C

To: stevehydeengland@aol.com

Subject: Aberthaw power station and cement works

Mr Hyde

I can confirm that we have an application for a kiln feed elevator at the cement works to replace an existing system. It will form part of the main mass of large buildings at the works and will be an enclosed vertical elevator 60 metres in height to feed material from the silos to the kilns. The new structure will be approx 660 metres from your property. It's not easy to describe the structure as it has the appearance of plant or machinery but the plans are available for inspection at this office if you want to see them.

That application will be reported to the Planning Committee on 13th December so I will need any comments by the end of next week.

Your concerns re noise and other disruption from the proposed stack on the processing building on the power station are noted and will be drawn to the attention of Members when that application is considered.

Martin Lucas
Senior Planner Minerals

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

From: stevehydeengland@aol.com [mailto:stevehydeengland@aol.com]

Sent: 12 November 2007 10:09

To: MRLucas@valeofglamorgan.gov.uk

Subject: Re: Aberthaw Ash Recycling Plant: application for new stack

Thanks for that martin.

My main concern will be whether there will be any noise or other disruption to our quality of life here in the hamlet associated with the building and operation of this item.

Whilst we are in contact could I mention a separate issue please. Another resident told me there had been an item in the GEM about the use of MBN at Lafarge cement works. I am aware of this of course but they mentioned to me that there was a planning application in for a large mechanical conveyor belt to replace the current system. Again I will be concerned about this both in terms of noise associated with the operation and also in terms of visual impact on our area. I am increasingly concerned that emissions and noise are constantly increasing as both the power station and the cement works expand and develop. Each development adds to the problems. I do feel that both parts of Aberthaw are constantly under threat due to this and that some kind of coordinated plan to look after the area is needed. Few areas of the Vale face so many problems.

Anyway thanks for the information.

Steve Hyde

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

From: Lucas, Martin <MRLucas@valeofglamorgan.gov.uk>

To: Choo Yin, Candido <CChooYin@valeofglamorgan.gov.uk>; James, Jeffery (Cllr)

<HJWJames@valeofglamorgan.gov.uk>; 'stevehydeengland@aol.com'

<stevehydeengland@aol.com>; 'kgneighbour@btinternet.com'

<kgneighbour@btinternet.com>

Sent: Mon, 12 Nov 2007 8.41am

07/01363/FUL

APPENDIX D

Barry/Vale Friends of the Earth
Cyfeillion y Ddaear, y Barri a'r Fro
14 Robert Street, Barry CF63 3NX



Chief Planning Officer, VOG Council,
Dock Offices, Barry

Fax 01446 704847

22 November 2007 *Cyfeillion y Ddaear*

Objection to RWE Aberthaw Ash Recycling Plant – planning application for new stack

The ash-recycling plant including its new stack is defined by the EA as a directly associated activity of the main combustion activity (ANNEX A – e-mail from Tony Leakey). As part of the power station installation, its construction is a modification to that installation and process.

As a modification to a Schedule 1 EIA installation (s.2(a)), this application qualifies as Schedule 2 EIA if it is "likely to have significant effects on the environment by virtue of factors such as its nature...". The fact that ammonia abatement has had to be added to the plant – with sea-water washing determined as BAT by the EA – establishes that the impact was likely to be significant without this (or if the sea-water wash breaks down). The requirement for the high stack of the present application is additional confirmation.

We understand there was no EIA when the ash recycling/block-making plant was originally approved. This adds force to the need to regularise the situation by requiring an Environmental Statement at this stage. Schedule 3 requires consideration of cumulative effects. As the ash recycling plant is being developed concurrently with the FGD plant, thresholds apply in combination as well as separately. It needs to be re-considered as EIA development and the appropriate documents to be submitted.

We note that RWE submitted further information on 9th Nov. (ANNEX A - Anna Bendall to M Lucas). <<Ground Level Impacts of the Aberthaw Ash Recycling Plant gs927 versMP.doc>>
That document qualifies as Reg. 19 'Further Information' and for public comment under Reg.19(3)

We are aware that RWE has prepared several further documents that supplement the EIA of the FGD plant modifications to the power station, which were submitted to the Environment Agency in response to the 26 July 2006 Schedule 4 Notice (separate e-file). Some of this information had a bearing on air pollution assessment (ANNEX B examples) and is relevant to the present application. This information could be but has not been submitted as part of an Environmental Statement for the ash-recycling plant modifications.

The processes in the plant involve:

- # drying the ash and stripping ammonia (entrained via flue gas conditioning)
 - # seawater wash of the separator air stream to take out the ammonia
 - # re-burn of the ash to reduce the carbon content to condition it for block-making;
- In the third process, the more volatile trace metals are likely to be released. The EA cites mercury of which 42% is taken out in the Kilroot sea-water wash, so the majority is available for release in the re-burn process. Lead is similarly available, also cadmium, nickel and vanadium to lesser extent. The EA Sched. 4 Notice required worst-case assessments of mercury "based upon 42% mercury removal rates... and the highest mercury levels expected in actual coal sources likely to be fired at Aberthaw power station".

The case officer has informed local people that the stack emissions will be ammonia, CO₂ and water vapour. However, the EA is licensing the stack for emissions under two headings:

A5 [25 metre high single flue stack located at NGR ST03058 65958]
Particulate Matter and entrained droplets

07/01366/FUL

APPENDIX D

PFA recycling plant seawater scrubber
No visible release

A5 [25 metre high single flue stack located at NGR ST03058 65958]
PFA recycling plant seawater scrubber
Ammonia 2 mg/m3

The public and perhaps the Council have not been informed of the particulates. The EA did not ask in the Sched.4 questions for information on trace metals. We know cadmium, mercury and lead are in the metal-enriched coatings on flyash micro-particles – the cadmium in particular is found to come off in RWE's leaching tests. These three all vaporise at relatively low temperatures and all are likely to be present in the re-burn gases.

The EA say (ANNEX A) they have not considered the block-making process, and would need a license variation to permit that. Their 'no comment' on the present application may therefore depend on this misunderstanding. They should be asked to comment on the potential emissions of toxic trace metals and assist with evaluation of this issue. It might imply an increase of stack height, the immediate subject of this application.

We question if the stack is sufficiently high to disperse the potentially harmful plume. To check the stack height calculation, there should be sufficient information not only on the efflux velocity, discharge rate and temperature, but also on close-by buildings (within 5 stack heights) that might disturb the plume via downwash etc. As the 53 metre ash mound is about twice the stack height, dispersion modelling is needed. RWE was required to conduct dispersion modelling for the main (153m) stack that took the mound into account (Schedule 4 Notice); the mound is clearly of greater significance for dispersion of the ash-plant's plume.

We therefore object to this planning application until

- a) sufficient information on the emissions is obtained and released for public consideration and/or
- b) this information is supplied as part of an amended EIA application in parallel with the PPC application covering the power station development.

Max Wallis

Barry & Vale Friends of the Earth

Attached file RP3133LD further information notice 1.pdf

ANNEX A

RE: Aberthaw generating station PPC - Ref. RP3133LD

Date sent: Thu, 22 Nov 2007 17:51:18

The quoted correspondence refers to the "ash recycling plant" that was included within the scope of the original PPC permit application. The Environment Agency also requested further information relating to the proposed activity during the determination, which was placed upon the public register. This aspect of the power station operation was, therefore, included within the scope of the original application consultation process. The draft PPC permit does include the proposed ash recycling process as a directly associated activity of the main combustion activity.

I am not aware that the ash recycling process includes block-making facilities and such activity is not included within the scope of the current draft PPC permit. This activity would require an application for variation after issue of the PPC permit.

I hope that the above provides sufficient clarification. Please let me know if you have any further queries.

Tony Leahey
PPC Compliance Team

07/01366/FUL



From: Lucas, Martin
Sent: 12 November 2007 11:12
To: James, Jeffery (Cllr)
Subject: RE: Aberthaw Ash Recycling Plant: application for new stack

Cllr James

That is correct. The Agency have confirmed that the requirement for the stack has been agreed with them as part of the impending PPC permit application for the station and as such they have no adverse comment to make on the planning application.

Martin Lucas
Senior Planner Minerals

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

From: Bendall, Anna [mailto:ANNA.BENDALL@RWEpower.com]
Sent: 09 November 2007 15:38
To: MRLucas@valeofglamorgan.gov.uk
Cc: Marner, Peter; Salway, Geoff; Picton, Mark
Subject: Ground Level Impacts of the Aberthaw Ash Recycling Plant

Martin,

As requested, please find attached a short summary of ground level impacts of the ash recycling plant in relation to ammonia.

If you have any queries about this please refer them to Peter Marner as I will be on leave / out of the office all next week.

Kind regards,
Anna Bendall

<<Ground Level Impacts of the Aberthaw Ash Recycling Plant gs927 versMP.doc>>

ANNEX B

10. Section B4.1 – RWE response Assessing the impact of emissions to 26 July06 Schedule 4 Notice. *Air Pollution Questions*

- a) Environmental assessment for Aberthaw power station, ENV/114/2006 – Screening of air quality impacts does not use the latest air quality target values for arsenic, nickel, hydrogen fluoride and hydrogen chloride. In addition the assessments have omitted fluorine and inorganic fluorides, hydrogen bromide and hydrogen iodide. Please resubmit the screening assessment incorporating these aspects.
- b) Impact of significant aquatic emissions, ENV/088/2006, Section 7.8.3 Mercury Modelling - It is stated that mercury is now of less concern because the FGD process is now better understood. It is not clear how mercury behaviour in the FGD process is better understood without reference to specific information obtained from operating plant. It is known that recent operational trial work at Kilroot power station in Northern Ireland suggested that up to 42% of the mercury presented to the seawater FGD absorber was removed from the flue gas. Please provide worst-case assessments of marine mercury discharge impact based upon 42% mercury removal rates, worst-case sediment/water column partitioning, including consideration of the effect of pH depression upon mercury speciation, and the highest mercury levels expected in actual coal sources likely to be fired at Aberthaw power station.
- c) Air quality impact assessment for Aberthaw power station, ENV/075/2006 – The sensitivity of modelling results to terrain effects has been carried out. Please confirm that the terrain effects associated with the current and future proposed profile of the pulverised fuel ash landfill mound have been eliminated as part of this process or undertake further modelling sensitivity analysis.

Thomas, Rob

07/01366/FUL



From: Lucas, Martin
Sent: 26 November 2007 11:03
To: 'wallismk@Cardiff.ac.uk'
Cc: Thomas, Rob; Goldsworthy, Marcus J
Subject: Aberthaw power station: application for new stack.

Mr Wallis.

I acknowledge receipt of your emailed letter of 22nd November, which will be taken into account when the application is considered by the Planning Committee.

As the proposal is not for the generation of electricity (and in any event the area of the recycling building is less than 0.5 ha) the Council is of the view that an Environmental Assessment is not required in this case. Also there is no mention of a block-making plant in either the original or current applications.

Martin Lucas
Senior Planner Minerals

Thomas, Rob

07/01366/FUL

From: Max Wallis [wallismk@Cardiff.ac.uk]
Sent: 27 November 2007 10:03
To: Lucas, Martin
Cc: Thomas, Rob; Goldsworthy, Marcus J; Barry&ValeFoE; kgneighbour@btinternet.com;
Norman.Allen@environment-agency.wales.gov.uk
Subject: Re: Aberthaw power station: application for new stack.



ATT01519.txt (569 RWEsiteplan-SE.pdf
B) (2 MB)

Dear Mr Lucas.

Thank you for your e-mail acknowledging Friends of the Earth's objection and indicating why you have not yet required EIA.

Please say why you consider the development to be under 0.5 ha. Whether or not it's written in the application, the company and the Council have portrayed it as a plan for making building blocks from the flyash - this would be the first stage of the plan, needing associated stores, yards and transport facilities. There is law preventing companies dividing up a development project in order to get under thresholds in size, so we expect the Council to be watchful on this score and require RWE to describe their future plans for the overall site.

On the EA map the site is about 3 ha; the areas of hardstanding together with buildings is about 0.7 ha. I attach the map - if you are using another one, please justify using that and if possible supply a copy.

Please explain why you disagree with the EA's decision on the power station licensing (apparently accepted by RWE) that the ash reprocessing is "directly associated activity", including the dispatch of the product to customers.

We would add to our objection:

- # absence of details concerning storage and transport of the input and product flyash. The latter is dry and need special containment in the light of declaration of the need for careful controls to abate fugitive emissions. The EA licence specifies nothing on this.

- # absence of any proposals for loading product flyash into rail wagons on the opposite side of the river, despite the Council and WAG policy favouring rail transport.

- # absence of any proposals for drainage waters from the hardstanding, at least the parts of it to be used for the current proposals, including bunds and oil traps.

On 26 Nov 2007 at 11:03, Lucas, Martin wrote:

- > I acknowledge receipt of your emailed letter of 22nd November, which
- > will be taken into account when the application is considered by the
- > Planning Committee.

>

- > As the proposal is not for the generation of electricity (and in any
- > event the area of the recycling building is less than 0.5 ha) the
- > Council is of the view that an Environmental Assessment is not
- > required in this case. Also there is no mention of a block-making
- > plant in either the original or current applications.

>

- > Martin Lucas
- > Senior Planner Minerals

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Max Wallis 029 20 21 0708 / 87 6436
Barry & Vale Friends of the Earth
14 Robert St, Barry, Vale of Glamorgan

Thomas, Rob

07/01366/FUL D

From: Thomas, Rob
Sent: 27 November 2007 14:24
To: 'Max Wallis'
Cc: Lucas, Martin; Goldsworthy, Marcus J
Subject: RE: Aberthaw power station: application for new stack.

Mr Wallis,

Thank for your e mail. A substantive response will be issued, once I have had an opportunity to consider the issues raised.

Rob Thomas
Head of Planning and Transportation

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

From: Max Wallis [mailto:wallismk@Cardiff.ac.uk]
Sent: 27 November 2007 10:03
To: Lucas, Martin
Cc: Thomas, Rob; Goldsworthy, Marcus J; Barry&ValeFoE; kgneighbour@btinternet.com; Norman.Allen@environment-agency.wales.gov.uk
Subject: Re: Aberthaw power station: application for new stack.

Dear Mr Lucas.

Thank you for your e-mail acknowledging Friends of the Earth's objection and indicating why you have not yet required EIA.

Please say why you consider the development to be under 0.5 ha. Whether or not it's written in the application, the company and the Council have portrayed it as a plan for making building blocks from the flyash - this would be the first stage of the plan, needing associated stores, yards and transport facilities. There is law preventing companies dividing up a development project in order to get under thresholds in size, so we expect the Council to be watchful on this score and require RWE to describe their future plans for the overall site.

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- >
- > Martin Lucas

> Senior Planner Minerals

>
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07/01366/FU

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> *****

Max Wallis 029 20 21 0708 / 87 6436
Barry & Vale Friends of the Earth
14 Robert St, Barry, Vale of Glamorgan

Thomas, Rob

2007/01366/AL

APPENDIX ~~1~~ ~~2~~ ~~3~~ ~~4~~ ~~5~~ ~~6~~ ~~7~~ ~~8~~ ~~9~~ ~~10~~ ~~11~~ ~~12~~ ~~13~~ ~~14~~ ~~15~~ ~~16~~ ~~17~~ ~~18~~ ~~19~~ ~~20~~ ~~21~~ ~~22~~ ~~23~~ ~~24~~ ~~25~~ ~~26~~ ~~27~~ ~~28~~ ~~29~~ ~~30~~ ~~31~~ ~~32~~ ~~33~~ ~~34~~ ~~35~~ ~~36~~ ~~37~~ ~~38~~ ~~39~~ ~~40~~ ~~41~~ ~~42~~ ~~43~~ ~~44~~ ~~45~~ ~~46~~ ~~47~~ ~~48~~ ~~49~~ ~~50~~ ~~51~~ ~~52~~ ~~53~~ ~~54~~ ~~55~~ ~~56~~ ~~57~~ ~~58~~ ~~59~~ ~~60~~ ~~61~~ ~~62~~ ~~63~~ ~~64~~ ~~65~~ ~~66~~ ~~67~~ ~~68~~ ~~69~~ ~~70~~ ~~71~~ ~~72~~ ~~73~~ ~~74~~ ~~75~~ ~~76~~ ~~77~~ ~~78~~ ~~79~~ ~~80~~ ~~81~~ ~~82~~ ~~83~~ ~~84~~ ~~85~~ ~~86~~ ~~87~~ ~~88~~ ~~89~~ ~~90~~ ~~91~~ ~~92~~ ~~93~~ ~~94~~ ~~95~~ ~~96~~ ~~97~~ ~~98~~ ~~99~~ ~~100~~

From: Lucas, Martin
Sent: 27 November 2007 10:18
To: Thomas, Rob
Subject: FW: Aberthaw Ash Recycling plant - new stack application



ATT08429.txt (590 AberthawAsh-plant ATT08430.txt (590 RP3133LD further
B) - FoE toVoG ... B) information n...

As requested

ML

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

From: Max Wallis [mailto:wallismk@Cardiff.ac.uk]
Sent: 23 November 2007 00:25
To: Lucas, Martin
Cc: developmentcontrol@valeofglamorgan.gov.uk; Barry & Vale FoE;
kgneighbour@btinternet.com; SteveHydeEngland@aol.com; PNStephens@aol.com
Subject: Aberthaw Ash Recycling plant - new stack application

Dear Mr Lucas,

Please find attached our objection to the Ash Plant proposal together with the file of the EA Schedule 4 Notice that we cite. We should appreciate confirmation that you will seek extra information from RWE and the EA as we propose.

Max Wallis 029 20 21 0708 / 87 6436
Barry & Vale Friends of the Earth
14 Robert St, Barry, Vale of Glamorgan

07/01366/FUL

APPENDIX D

Barry/Vale Friends of the Earth
Cyfeillion y Ddaear, y Barri a'r Fro
14 Robert Street, Barry CF63 3NX



Chief Planning Officer, VOG Council,
Dock Offices, Barry

5 December 2007

Cyfeillion y Ddaear

Fax 01446 704847

**Representations on RWE Aberthaw Ash Recycling Plant
and Lafarge Cement UK application for a silo etc for PFA 2007/01614/FUL**

To add to our objection of 22 Nov to the ash recycling plant for consideration at the 13 Dec. Planning Committee, we would add an objection that transportation of the ash from RWE to Lafarge should not use public roads, with conveyor between the two sites being the obvious solution.

1. The conveyor system and route already studied for transporting PFA into Aberthaw quarry would appear to be eminently suitable, with slight changes at the source and destination ends.
2. The public road is unsuitable for further heavy lorry traffic because of the narrow Gilston rail bridge with its limited visibility.
 - The bridge was hit recently by a lorry trying to avoid an oncoming vehicle
 - A lorry was jammed under the bridge recently, blocking the road out from West Aberthaw for over an hour.
 - There is no pavement under the bridge and this is the only access route to the bus etc. for residents of West Aberthaw
 - The dip under the bridge is frequently floods from heavy rain.

Until problems with lorry passage under the Bridge are resolved, the Council can veto any developments which would intensify lorry use of this route.

3. Lorry transport should be discouraged both because they are a hazard to other traffic on the main road and because as a transport mode they are inefficient in use of fuel with CO2 emissions compared with the conveyor.

If RWE nevertheless persists with road transport to Lafarge, there should be a condition that they fund provision of a pavement and a system of one-way passage under the bridge.

We wish this objection to be mirrored as an objection also to the Lafarge application, with the condition being that

if Lafarge persist with road transport from RWE, there should be a condition that they fund provision of a pavement and a system of one-way passage under Gilston bridge.

Max Wallis
Barry & Vale Friends of the Earth

Barry/Vale Friends of the Earth
Cyfeillion y Ddaear, y Barri a'r Fro
14 Robert Street, Barry CF63 3NX



Chief Planning Officer, VOG Council,
Dock Offices, Barry

9 December 2007

Cyfeillion y Ddaear

Fax 01446 704847

Further objection to RWE Aberthaw Ash Recycling Plant

There are three areas that the application (and the previous planning approval), in our view, failed to address:

- The relevance of pollution issues to the decision by the waste planning authority, and the role of the Waste Framework Directive in this decision-making process
- The relevance of the Integrated Pollution Prevention and Control Directive and PPC Regulations to the planning-decision process, and
- Waste policy considerations.

The present application is for a stack to discharge emissions from a waste processing facility
a) that is defined by the EA as an integral part of the power station and comes under its PPC license, and
b) that takes in and processes waste PFA into one fraction that is sold (or donated) for cement or cement products manufacture, and a second fraction that is recovered as "char" for blending with power station fuel.

The EA in its licensing function has failed to consider the dust, CO₂ and NO_x pollutants emitted and to set limits on them. No report is made in the draft Decision Document of 31 Oct.07. The EA informed us on 27th November <Tony.leakey@environment-agency.wales.gov.uk>

The Applicant has not made the Agency aware of any significant risk of dust or of any mercury emissions from the process. The process uses low temperature electrostatic separation and I would not, therefore, expect there to be scope for releases of mercury vapour.

This shows that the EA has not considered the flash drying process (following the ammonia wash) which would use a gas burner with temperature up to 400°C.

The EA's draft Decision Document on the license fails to consider

- a) the NO_x produced by such a propane gas burner and the mercury mobilised from coatings condensed onto PFA cenospheres, and
- b) how much fine and ultrafine PFA dust would be emitted in the exhaust gas plume, though the license condition agrees that some would be present and sets a scarcely enforceable visibility condition (RP3133LD, p.21, PFA recycling plant "no visible release").

From the case officer (Senior Minerals Planning) it would appear that the planning authority are under the misapprehension that pollution issues are not relevant to planning decisions. Whilst the government has attempted, and failed, to enforce such a policy during the late 1980s, this has clearly not been the case since May 1994 (ANNEX).

Planning Policy Wales says (13.12.2) in granting planning permission, LPAs should be satisfied that any remaining pollution concerns are capable of being dealt with under the pollution control regime. That might be so if the EA was fully competent, but the evidence from the current license deficiencies shows otherwise. We submitted objections but these are still under consideration. In the circumstances, the LPA should defer decision under PPW 13.12.2 (recommends working closely with pollution control authorities). The Welsh TAN on planning pollution control and waste management is still in preparation, so we have to refer to some parallel documents for England (ANNEX).

Insofar as the planning authority are the competent authority under the *Waste Framework Directive and implementing Regulations*, they must be able to demonstrate the application of the relevant objectives. In terms of role, planning authorities assess 'damage' to interests of acknowledged importance. This of course gives them a more holistic view than the Environment Agency who can only consider what is before them in a license application. But beyond that, a planning authority has a much greater freedom to identify and definite 'harm' to interests of acknowledged importance.

The developer must show compliance with the requirements imposed by the *Integrated Pollution Prevention and Control (IPPC) Directive and PPC Regulations* as well as the 'relevant objectives'. We argue that has not been done in this case, nor has it been requested by the planning office (see ANNEX).

Waste Policy Considerations

For an 'ancillary' waste treatment operation, the planning authority must have regard to the principle of the 'best practicable environmental option' (BPEO) and the relevant parts of the Wales Waste Strategy. This requires consideration to the comparative performance of other viable options, in particular the use of waste heat from the power station instead of gas-fuel for drying the ash. In our view the applicant has not provided sufficient information to demonstrate that this proposal meets the requirements of national waste planning objectives.

In conclusion

It is not enough for the planning authority merely to appraise this development in terms of waste policy within Planning Policy Wales and other guidance documents. There are overarching legal requirements, through Schedule 4 of the *Waste Management Licensing Regulations 1994* that must be satisfied in the first instance. Likewise, there is also an argument that the terms of the IPPC Directive have direct effect with regards to the proposed development. Whilst the applicant may argue pollution issues are not relevant, it is possible for the planning authority to consider the principle of the risk this development poses to the environment whilst remaining within the principles established in the *Gateshead* case. In any case, the law has developed since the *Gateshead* case to require the consideration of these issues by planning authorities (ANNEX).

In our view the applicant has not proven:

- The suitability of the plant to deal with the risk posed by the pollutants emitted from the stack or in rainwater run-off, nor
- The minimisation of risks to the environment and human health, required by the Framework Directive, through design and operational processes that seek to protect vulnerable environmental media; nor;
- That the risks of environmental harm have minimised through the application of 'best practical techniques', as required by the IPPC Directive; nor
- That the overall development of this facility meets the wider waste policy criteria specified within the Welsh 'Waste' TAN and the Wales Waste Strategy.

Max Wallis

Barry & Vale Friends of the Earth

ANNEX

1. The Waste Framework Directive.

There is no one cut off point between the two camps of planning and pollution control. There is in fact significant overlap...

'The point where pollution concerns can be left to the pollution control regime is a matter of planning judgement for the decision maker. His decision to leave a pollution control matter to be dealt with by the pollution control legislation is not susceptible to challenge unless it is unreasonable in the Wednesbury sense'. [1]

In terms of a planning authority determining an application, emphasis is often on the separation of planning and pollution control to the point where they are mutually exclusive. This is often justified by reference to the *Gateshead* case [2]. This is a misrepresentation of the issues that were the subject of that appeal. It was not the division of planning and pollution control which were at the core of that appeal, it was the Secretary of State's powers to intervene and reach a different conclusion. Another issue with regard to planning and pollution control is the extent to which planning authorities might pre-judge the role of the pollution control authority. In general, the assumption is that planning should always assume pollution control authorities will studiously discharge their responsibilities [3]. In practice, the experience of those involved with the system is somewhat different. In relation to the certainty with which issues will be given consideration by regulators, Robert Carwarth QC4 stated:

"Legally an authority may conscientiously have 'regard to' something, and conscientiously put it into the waste paper basket."

A

We must therefore question the extent to which the planning system has the responsibility to ensure 'full coverage' of pollution issues. This will of course lead to situations where planning authorities may have to consider taking it upon themselves to refuse permission for development after appraising the position of the pollution control authority. This is again not excluded from the *Gateshead* decision, and was actually foreseen (paraphrasing *Glidewell LJ.*) in the decision of that case:

"If it had become clear at the inquiry that some of the discharges were bound to be unacceptable... the only proper course... should have [been to] refuse planning permission".

A further issue arises with the consideration of waste issues. It is the one area of environmental law and planning where there is a legal requirement for the local planning authority to consider pollution issues. Part 1, Schedule 4 of *The Waste Management Licensing Regulations* [5], makes planning authorities the 'competent body' for the taking of any 'specified function' – in this case the determination of a planning application [6]. There is the note in paragraph 2(2) of Schedule 4...

that 'nothing... above requires a planning authority to deal with any matter which the relevant pollution control authority has the power to deal with'.

This seemingly absolute position was not reiterated in the DoE Circular [7] that accompanied the regulations, and which clarified the duties of planning and pollution control authorities [8].

With regards to the position of planning authorities, the key requirement is the implementation of the 'relevant objectives' of the *EC Framework Directive on Waste* – defined in paragraph 4 of Schedule 4 of the Regulations. These can be summarised as:

"Ensure that waste is recovered or disposed of without endangering human health and without using processes or methods which could harm the environment and in particular without –
· risk to water, air, soil, plants or animals; or
· causing nuisance through odours; or
· adversely affecting the countryside or places of special interest."

In our view, there is a positive requirement for competent authorities to evaluate every proposal in terms of the relevant objectives. This is reinforced in paragraph 1.47 of Circular 11/94 that states:

"The general duty in paragraph 2(1) [of Schedule 4 to the 1994 Regulations] means that in exercising the specified functions authorities must always consider the objectives of the Directive and aim to determine decisions ... in line with them" [emphasis added]

This is the language of materiality (to consider), but the duty imposed by the relevant objectives is far more onerous than this implies. Paragraph 2(1) of Schedule 4 to the 1994 Regulations actually requires that:

"2(1) ...the competent authority shall discharge their specified functions, insofar as they relate to the recovery or disposal of waste, with the relevant objectives" [our emphasis]

Insofar as the planning authority are the competent authority under the Directive/the Regulations, they must be able to demonstrate the application of the relevant objectives. In terms of role, planning authorities assess 'damage' to interests of acknowledged importance. This of course gives them a more holistic view than the Environment Agency who can only consider what is before them in a license application. But beyond that, a planning authority has a much greater freedom to identify and definite 'harm' to interests of acknowledged importance [9].

2. The Integrated Pollution Prevention and Control (IPPC) Directive and PPC Regulations

The general provisions were enacted in the *Pollution Prevention and Control Act 1999*, but there are questions about the Welsh regulations implementing the directive; in terms of applied law, the Directive may be assumed to have 'direct effect' [11].

Waste recovery operations constitute 'prescribed processes' under the new IPPC regime. The regulations [...] set the limit over which a site must be regulated under IPPC as [12]:

'.... receiving more than 10 tonnes of waste in any day or

The IPPC Directive reinforces the 'relevant objectives' of the Framework Directive on Waste by specifying new objectives on limiting environmental pollution from those waste sites covered by IPPC. The term 'environmental pollution' is defined as [13]:

- '(a) harm to the health of human beings or other living organisms;*
- (b) harm to the quality of the environment, including-*
 - (i) harm to the quality of the environment taken as a whole,*
 - (ii) harm to the quality of the air, water or land, and*
 - (iii) other impairment of, or interference with, the ecological systems of which any living organisms form part;*

- (c) offence to the senses of human beings;
- (d) damage to property; or
- (e) impairment of, or interference with, amenities or other legitimate uses of the environment (expressions used in this paragraph having the same meaning as in Council Directive 96/61/EC).'

In order to address the environmental pollution, the developer of a site subject to IPPC must demonstrate that they are using the 'best available techniques' (BAT). 'BAT' does not contain an economic argument as with the previous principle of 'BATNEEC' ('BAT Not Entailing Excessive Costs'). But rather:

'...best available techniques' means the most effective and advanced stage in the development of activities and their methods of operation which indicates the practical suitability of particular techniques for providing in principle the basis for emission limit values designed to prevent and, where that is not practicable, generally reduce emissions and impact on the environment as a whole...' [14]

Therefore, in terms of the planning authority's responsibilities under the IPPC directive, the planning authority must be satisfied when passing permission for this site that, over and above the requirements of the 'relevant objectives' under the Framework Directive on Waste, that the measures proposed represent the 'best available' to deal with the pollution risk from the stack emissions. In particular, in terms of the effects on amenity, the risk of pollution of the environment, and affects on surrounding land uses, they must be satisfied that the measures proposed will prevent the escape of pollutants will not cause 'harm' (as defined above). In this case, there are particular concerns regarding the emission of fine dust that may affect nearby properties, of trace pollutants especially mercury and NO₂ that are potentially harmful to health, and the risk of run-off from the plant (treated or untreated) that would harm groundwater and local ecology.

The EA has decided that the sea-wash is BAT for removing ammonia, but **not** that gas-fuelled flash drying is BAT for drying the ash. In view of the high gas consumption (and over 100 000 tonnes/yr CO₂ emitted) and disregard of the close-by power station waste heat source, this part of the ash-processing is unlikely to be BAT.

In practice, the developer must show compliance with the requirements imposed by IPPC as well as the 'relevant objectives'. In our view that has not been done in this case, nor has it been requested by the planning office.

1 A Burning Issue? Planning Controls, Pollution Controls and Waste Incineration, Tony Kitson and Russell Harris [1994] JPL 3-7

2 Gateshead MBC v Secretary of State for the Environment and Northumbria Water Group plc, [1994] JPL 255-266

3 Paragraph 1.34, Planning Policy Guidance 23 (July 1994).

4 The Planning Lawyer and the Environment, Robert Carnwarth QC, Journal of Environmental Law Vol.3 No.1 1991

5 Schedule 4, Waste Management Licensing Regulations 1994, SI. 1994/1056

6 See 'specified action', paragraph 1, Schedule 4.

7 DoE Circular 11/94, 'The Framework Directive on Waste', April 1994.

8 Paragraphs 1.46 to 1.56, DoE Circular 11/94.

9 Paragraph 1.35, PPG23.

10 Council Directive 96/61/EC.

11 The 'direct effects doctrine', in terms of the role of local authorities, stems from two decisions of the European Court of Justice: In the case *Marshall v Southampton and South West Hampshire Health Authority* (case 152/84 [1984] QB401) established the principal of implementation of directives when their time limit expires if they have not been effected in law. The case *Foster v British Gas plc* (case C-188/90 [1991] 1 QB405) established that other 'emanations of government', apart from central government, are also responsible for implementing directives where the direct effects doctrine established in the *Marshall* case applies

12 [[Chapter 5, Section 5.2, part A(1), draft version of *The Pollution Prevention and Control Regulations 1999*].

15 Regulation 15 of the *Waste Management Licensing Regulations 1994*. Regulation 15 prohibits the issue of a license until the required assessments have been undertaken to characterise the risk to groundwater – something not done in relation to this site at the time of the PPC draft license.

16 See paragraph A1. Annex 1, PPG10 (September 1999).

Mr M Lucas
Senior Planner Minerals
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Our ref Aberthaw/AshR
Name Anna Bendall
Phone 01793 896273
Fax 01793 893331
E-Mail anna.bendall@rwenpower.com

23rd January 2008

Dear Mr Lucas,

**Planning Application Ref: 2007/01366/FUL
Aberthaw Ash Reprocessing Plant - Stack**

I am writing to you following your e-mail of the 21st January 2008 regarding the above planning application and your request for comments on a letter sent to the Vale of Glamorgan Council from Barry and Vale Friends of the Earth, dated 15th January 2008. We were disappointed to hear that the application had been deferred again, but would like to thank you for contacting us to explain the situation. I have set out the further information you require below.

In relation to the discharge of ammonia I have extracted details below from a report titled 'Proposal for the Recycling of Pulverised Fuel Ash at the RWE Npower plc, Aberthaw Power Station' (Cross & Picton 2006) which was submitted to the Environment Agency with the IPPC permit application. These details have subsequently been approved by the Environment Agency under the Pollution Prevention and Control (England and Wales) Regulations 2000 (SI 2000 No.1973).

Extract from 'Proposal for the Recycling of Pulverised Fuel Ash at the RWE Npower plc, Aberthaw Power Station' (Cross & Picton, 2006):

4.9.1 Ammonia Removal from Flue Gas Using Sea Water

The combined ammonia gas streams from the NH₃ return fan and dryer exhaust fan pass through a scrubber before being discharged to the atmosphere via a local stack. The scrubber utilises seawater (at a typical pH of 8) to absorb ammonia in the flue gas. The seawater is taken upstream of the station condenser and pumped (via booster pump) to the top the scrubber. The absorption of NH₃ takes place in a packed tower, where the cooling water and flue gas are brought into close contact in a counter-current manner. No performance enhancing reagent is added or needed.

The dis-association of ammonia in solution will be low as the liquor will be alkaline. It is therefore expected that the majority of the ammonia is free, un-ionised ammonia. The effluent NH₃ content discharged from the scrubber will be routinely sampled before discharge to the Station CW system. This is achieved by collecting the sea water at the base of the scrubber tower and transferring to Station via a dedicated pipeline. These waters will then be discharged to the Station's CW outfall (IPC authorised discharge release point ref No.2 Outlet).

RWE npower

Registered
Whitfield Hill Business
Park
Whitfield Way
Skelton
Aberthaw SW4 0PB

01793 896273
P: 01793 896273
E: anna.bendall@rwenpower.com

Registered Office:
RWE npower plc
Whitfield Hill Business
Park
Whitfield Way
Skelton
Aberthaw SW4 0PB

Registered in England
and Wales no. 0420731

The seawater will contain between 0.0065 and 0.02 mg/l of dissolved NH₃ as N compared to the authorised discharge limit of 0.1mg/l (greater than background).

The exit flue gas stream from the scrubber will be discharged via a 34m (AOD) stack adjacent to the main building. Ammonia concentrations will be routinely monitored in the inlet flue gas to the scrubber and exit flue gas from the chimney from the scrubber to the chimney. The maximum ammonia content in the emitted flue shall be less than 2 mg/Nm³ at wet flue gas condition and thereby fully complies with the appropriate emission limits at the stack. The annual deposition level of nutrient nitrogen at the nearby SSSI resulting from the stack emission of ammonia will be less than the Environment Agency's criterion for negligible impact for the SSSI i.e. <0.1 kg/ha/yr.

In relation to the items of plant referred to in Mr Wallis' letter, these have all previously been granted planning permission under the original ash reprocessing application (reference 05/01498/FUL). Number 8 is the current operational practice at the power station and is not associated with any planning applications submitted.

Yours sincerely,

Anna Bendall
Environmental Manager

cc. Peter Marner Section Head Production Projects, RWE npower, Aberthaw
Power Station

7 Stradling Close
Sully
Vale of Glam
CF64 5HU

1st November, 2007

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

Dear Sir

Town and Country Planning Act, 1990(as amended)

Application No 2007/01454/FUL

Application No 2007/01454/FUL

Application No 2007/01455/FUL

REAR OF 24 BASSETT RD, SULLY

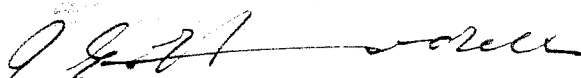
Further to your letters concerning the above application we wish to strongly object to the above proposal. The ground was intended, on the original development application, to be public open space and this should be maintained rather than the proposed overdevelopment of the land.

The proposed properties would overlook many of the existing properties reducing privacy due to the sloping levels of the ground.

We would also express concern about emergency access to the properties on the land. The access is very narrow leaving all properties and residents at risk of a fire spreading due to a fire engine not gaining access quickly.

The Council has not adopted the drains in Stradling Close and we would be very concerned if this development were to go ahead and further add to the waste problems that residents have from time to time.

Yours faithfully,



Mr. and Mrs. J Hodder

A

07/01453

i Stradling Close
Sully

CF645HV

9-11-2007.

Miss K Jones
Valle of Glamorgan Council
Barry Docks CF63 4RT

Dear Miss Jones

I would like to
make formal protest regarding
the proposal to build three
properties to the rear of my
bungalow on the grounds that
one of them will be so close
to my rear garden

Yours faithfully

As Simmonds

Your Ref. P/DCK/2007/01453/FUL

1 Eckley Road,
Sully
1st November 2007

Miss K Jones
Planning and Transport
The Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry,
CF63 4RT

Reference:- Town and Country Planning Act, 1990

Application Nos:- ~~2007/01453/FUL~~ ✓
2007/01454/FUL ✓
2007/01455/FUL

Dear Miss Jones,

I would like to object to the planning applications above. I feel that the surrounding area is already highly populated and this would only increase traffic and pollution in this area. I also am saddened that the original enforcement order for landscaping was never carried out and I have lived with the mess both to the back of me and to the side lane for too long with little action by yourselves. I now find that another planning application has been put in, and whilst some sort of development would at least keep it tidy, the fact that three properties are proposed is an outrage. The land is of such a shape that the property behind me will not only block out light, as it will be higher than my property and it will look directly into my garden taking away any privacy, I only have a small bungalow.

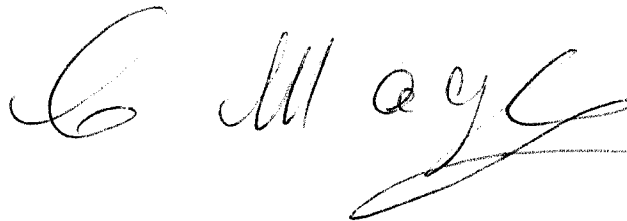
This land was originally to be used for the residents in what was becoming a built up area. Sully has continued to grow and therefore it is even more important now that the children and residents have open spaces and areas they can use and not to keep filling every space so that it becomes totally claustrophobic!

I am also worried about increased use of the sewers by any new development. The size of these properties implies family accommodation and therefore three more houses with more than a couple of occupants using the sewers in this area could lead to problems, as has happened in the past.

I strongly object to the planning applications on the above grounds and hope you can come to the same conclusion.

Yours sincerely

Celia Magee



2007/01453

5 Stradling Close,
Sully,
CF64 5HU.
11th November 2007

A

Miss K Jones
Planning and Transport
The Vale of Glamorgan Council,
Dock Office,
Barry Docks, Barry,
CF63 4RT

Reference:- Town and Country Planning Act, 1990

Application Nos:- ~~2007/01453/FUL~~

2007/01454/FUL

2007/01455/FUL

Dear Miss Jones,

I read with regret yet another planning application for the land behind my property. I appreciate this is a new owner but is he aware that planning permission for two properties was turned down last year and he has now put in an application for three! I must admit he has very cleverly disguised it to look as though it is only one application, setting out each application separately so that your letters look like duplicates of each other rather than separate applications, may I suggest this might confuse the elderly and less knowledgeable. However we are a close knit community and support and help each other so it may dismay them to read that anyone realising there subterfuge has informed those that had not realised. The only thing that has changed since my last objection is that Sully has an even higher population and therefore there is more need for this area to be kept green as per the original enforcement notice, not to have an increase in the number of houses applied for or built!

I have not changed my grounds for objection since last year but have reworded it to fit this new scenario.

I have four general and two specific reasons for objecting to the above planning permission:-

General points:-

1 My parents bought 5, Stradling Close, from new in 1984 and I have plans showing that the area to the rear would be landscaped for use by residents. My father was in continuous contact with your department regarding the landscaping of the above area owned then by Newbridge Construction and I took over the ownership of the property in 1996 and have continuously tried to get this overgrown jungle tidied and landscaped to the original specification as stated by the Town And Country Planning Act, planning permission 79/1359. Whilst the history of this plot of land has been a series of non-enforced enforcement notices, the plot of land had deteriorated into a jungle.

In the light of the history of this plot of land it is hardly likely then that the current application for planning is the next acceptable stage in the saga. This area was recognised in construction as "land required to be landscaped in the interest of the amenities of the residents of the area". Does this now mean that the council no longer cares about the interest of the residents at the centre of this plot of land.

2 The sewerage system for Stradling Close, has not been adopted by the council due to it not reaching the recommended diameter. Blockage of this system at the expense of the residents has to be regularly dealt with by professional contractors. The building of three more

properties could put this system under even greater stress and therefore more expense for the current residents. If any development takes place the council needs to ensure that they enforce any sewerage system going directly into the mains, as per any planning application.

3 The area of Sully has in general increased dramatically over the years to the extent that it now links with Penarth and Barry. The over development of every space within the boundaries of Sully will dramatically reduce the areas available for children and adults to enjoy, whilst increasing the number of residents needing these spaces.

4 Whilst those properties on Porlock Drive may be two storey houses most on Basset, Eckley and Stradling are bungalows, only a few of which have dormers. Any two storey developments would not be in keeping with the area in general, but also would overlook the current properties and dwarf them as this land is on an incline.

Specific points:-

1 By putting three properties on the land, whether bungalows or houses, although it will not be built directly behind my property 2 of the buildings would be only a few metres away from my boundary wall and all would have windows that could look straight into my garden, as the slope of the land means their windows would be above the height of my boundary wall. My bungalow is not big and neither is my garden, any such development would remove my privacy and overpower my property.

2 As a joint owner of the sewerage system, I adamantly refuse permission for any further development to be added to our system.

As a result of the above comments, I request that planning permission be turned down for any buildings on this plot of land especially of the number and height of those suggested. I further suggest that a compromise might be considered, allowing one smaller property that does not overpower the small bungalows on the perimeter of this land with the possibility of the rest being landscaped to the original enforcement order! Maybe keeping developer and residents happy, and the council are not seen to be letting the residents down by backing out of their original concern and interest of the residents!

Yours truly,

N J Avery

2007/01453

A

The Vale of Glamorgan Council
Planning and Transport Department
Dock Office
Barry Docks
Barry CF63 4RT

3 Stradling Close,
Sully,
Vale of Glamorgan.
CF64 5HU
Tel. 02920 531 678

12 November 2007

References :- **P/DC/KJ/2007/01453/FUL**
P/DC/KJ/2007/01454/FUL
P/DC/KJ/2007/01455/FUL

For the attention of Miss K Jones – Case Officer.

Dear Miss Jones

Thank you for the three letters, dated 26 October 07, concerning applications for three houses on the land to the rear of 24 Bassett Road, Sully. My wife and I are joint owners of 3 Stradling Close which adjoins the area of land to which the letters refer.

I have studied the letters and the detailed plans for the three buildings referred to in the Planning Application references given above and I must inform you that they are the source of serious concern, both to the local community and to me personally.

Accordingly, the purpose of this letter is to register my formal objection to the planning applications for all three buildings referred above.

My detailed observations and objections are set out below :-

1. My wife and I purchased and occupied 3 Stradling Close on November 1st 2006. The sale documents include the Land Registry certificate for the transfer of the title from the previous owners. Attached to that certificate is a copy of the Land Registry map of the Bassett Road, Eckley Road, Stradling Close area, dated June 1984. This clearly shows the area of land in question is designated 'Public open space'.
From local enquiries I understand that repeated applications to build on the site have been refused, the last, unsuccessful one, being July 2006. However, as a result of our telephone conversation today (12/11/07) I understand an application for outline planning for one dwelling was successful in 2005. You further confirmed that the act of granting permission confirmed that the Planning Authority has assented to 'a change of use' for the land from 'Public Access' to 'building land'. This news, not widely known locally, will come as a bitter disappointment to the local residents who have supported the Council's efforts to enforce compliance with the original objective of providing a public open space for the Community.

Cont'd

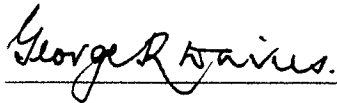
- 2 Referring to the plans I must point out that the rear building line shown for No: 3 Stradling Close is out of date as a consequence of the conversion of the then existing garage to a dining room and kitchen*.

The present line is now 9 metres from my rear boundary and 10.5 metres from from the end elevation of the proposed building A. Moreover the dormer height is 6.1 metres, dominating the skyline and thereby seriously reducing the light in the kitchen and lounge. The height factor is exacerbated by the rising land gradient of 1 in 15 on my rear garden and a continuation of at least this gradient, on Plot A. This would add at least a further 1 metre to the height of the structure above my rear floor level. Additionally the Velox window in the dormer roof is well inside the acceptable distance from an adjacent building line and would therefore constitute a gross violation of privacy.

For the reasons outlined above I object to the plan as totally out of keeping with the surrounding properties in terms of building height and proximity and particularly in respect of the proposal for Plot A vis a vis 3 Stradling Close.

Without prejudice to my objections relating to the present applications, were the outline permission of 2005 for a single dwelling to be pursued and were a final proposal to be for a low profile bungalow, appropriately sited and with the rest of the site landscaped, then my current position could be revised.

Yours faithfully



George R Davies

* Planning Consent granted for Garage conversion – Applicn. 96/00567/FUL
9th August 1996.

2007/01453

A

6 Porlock Drive
Sully
Nr Penarth
Vale Of Glamorgan
CF64 5QA

17th November 2007

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

Sir,

Town & Country Planning Act 1990 (as amended)

Application Nos [REDACTED] 2007/01454/FUL & 2007/01455/FUL

Land to rear of 24 Bassett Road, Sully – Erection of 3 dwellings with associated access and parking

Further to your letter of October 26th (3 enclosures) I must write in the strongest terms to object to the latest application to develop this piece of land.

I was quite dismayed that earlier applications bridging the last 2-3 years had seemingly escalated from Outline Consent for 1 dwelling to 3 separate Full Applications for 3 houses – it seems we have gone beyond the thin end of the wedge and are likely to face future applications for 4, or 5 dwelling being approved ?

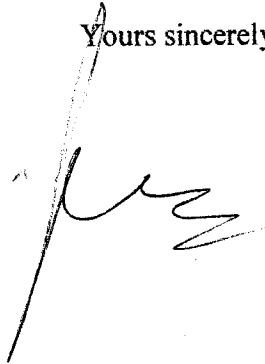
Being very factual my objections are:-

- Since completion of the original housing development (1982) in Bassett Road, Porlock Drive and Stradling Close, the land has always been earmarked as an open public space
- To support my assertion that it's public open space, the site has engineered walk way access points off both Bassett Road and Stradling Close. These were constructed after the surrounding properties were completed, circa 1982 – hardly an unplanned activity, and I assume a caveat of the original Planning Consent
- Despite this it's been allowed to become totally overgrown and until 2005 no one had even attempted to maintain it. As a result weeds and brambles had grown in excess of 6 feet.
- The proposed dwellings (2 storey) are totally out of keeping with the surrounding properties, mostly bungalows and will dominate residents on all sides – including myself

- In addition the rooms in the proposed dwelling will look directly into our houses, offering no privacy whatsoever
- Being within a couple of metres of existing properties, the proposed dwellings will breach all residents privacy and also obstruct natural light.
- Frequent drainage problems are already encountered by residents of the 3 surrounding road - Bassett Rd, Porlock Drive and Stradling Close, with a further 3 dwellings merely exacerbating an overloaded system causing potential public health concerns
- The access off Bassett Road could only possibly accommodate one vehicle, hence pre and post development traffic will obstruct residents highway access in the vicinity

I trust you'll consider my concerns with those of my neighbours and refuse this application.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'J. W. S.', written over a vertical line that extends from the 'Yours sincerely,' text.

07/01453

A

10 Porlock Drive
Sully
Penarth
CF64 5QA
Tel: 0290 2053 1706

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

3 December 2007

Dear Sir Madam

Planning Application 07/01453FUL

I refer to Planning Application 07/01453FUL relating to the development of land off Bassett Road, Sully. I write to register my objection to the proposed development which is based on the following grounds:

- **Overbearing** – In view of the raised height and substandard distance from the rear/eastern boundary (common with existing properties located on Porlock Drive), the proposed dwelling would have an oppressive impact on the amenities of those properties.
- **Amenity** – The development would destroy the feeling of privacy and seclusion currently enjoyed by the existing properties adjacent to the site, in view of the siting height and proximity of the proposed dwelling and level difference between the site and the adjacent properties. Furthermore, given the general noise and disturbance that you could reasonably expect to be generated from a dwelling and its cartilage, the proposed will significantly disturb the amenity of the adjacent properties. This impact will be exacerbated by virtue of the backland position of the site, which is located immediately adjacent to the most private/secluded parts of the adjacent dwellings.
- **Overdevelopment** – The development, which forms part of a development of three dwellings on the whole site, which is directly backed onto by 17 adjacent properties located on Eckley Road, Stradling Close and Porlock Drive will therefore represent an intensification of use to the detriment of those existing properties adjacent.
- **Precedent** – The development would represent an unwelcome precedent which, if granted, would undermine established policies contained within the UDP which seek to protect against insensitive infilling and loss of privacy/amenity.
- **Insensitive filling** – The development would have an adverse impact upon the character and appearance of the area, resulting in a loss of spaciousness between the buildings which will have a negative impact upon the aesthetic quality of the area.

Accordingly the proposal is considered to conflict with Planning Policy Wales (March 2002) which states at Para 9.3.3 that:

‘Insensitive infilling or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area’s character and amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.’

Furthermore in view of the above, the application is considered to conflict with the advice contained within specific policies of the Vale of Glamorgan UDP (adopted 2005) including the following:

Policy ENV 24- Conservation & Enhancement of Open Space

Policy ENV 27 – Design of New Development

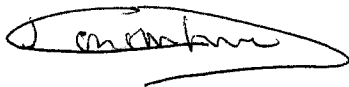
Policy HOUS 8 – Residential Development Criteria

Policy HOUS 2 -Settlements

Policy HOUS 11 – Residential Privacy and Space

In view of the above, I would strongly object to the proposed development and accordingly would respectfully request that Officers uphold the established policies of the UDP guidance contained within PPW and the Vale of Glamorgan - UDP Supplementary Planning Guidance entitled Amenity Standards, by refusing the application.

Yours faithfully



J L Constantino

cc: Sully Community Council

07/01453

A

9 Stradling Close
Sully
Vale of Glam
CF64 5HU

1st November, 2007

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

Dear Sir

Town and Country Planning Act, 1990(as amended)

Application No ~~2007/01453/FUL~~

Application No 2007/01454/FUL

Application No 2007/01455/FUL

REAR OF 24 BASSETT RD, SULLY

Further to your letters concerning the above application we wish to strongly object to the above proposal. The ground was intended, on the original development application, to be public open space and this should be maintained rather than the proposed overdevelopment of the land.

The proposed properties would overlook many of the existing properties reducing privacy due to the sloping levels of the ground.

We would also express concern about emergency access to the properties on the land. The access is very narrow leaving all properties and residents at risk of a fire spreading due to a fire engine not gaining access quickly.

The Council has not adopted the drains in Stradling Close and we would be very concerned if this development were to go ahead and further add to the waste problems that residents have from time to time.

Yours faithfully,



Mr. and Mrs. M Palmer

10 Porlock Drive
Sully
Penarth
CF 64 5QA
Tel: 029 2053 1706

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

26 November 2007

Dear Sir/Madam

Town and Country Planning Act, 1990 (as amended)

Application No: 2007/01453/FUL

(with reference to application numbers: 2007/01454FUL & 2007/01455FUL)

Location: Land to rear of 24 Basset Road, Sully

Proposal: Erection of one dwelling with associated access and parking

I write with reference to your letter dated 26 October 2007. I strongly object to the above planning proposal, which will have an immediate (ie. during the construction) and direct permanent impact on my property and other existing properties adjacent to the land off Bassett Road.

My objections are as follows:

- the land for the proposed dwelling is sloping and at a higher level than my land. The erection of a dwelling measuring around 6.7 metres high will **significantly reduce privacy** for my property and the adjacent property. I note that a large window appears on the plans which, given the height of the land, will **directly overlook** my property – specifically my kitchen and dining room;
- due to the sloping land, the proposed dwelling will cast a shadow over my property and lead to a loss of light to my property;
- the access road to the proposed development is very small for the number of cars that would use it;
- current drainage problems will be exacerbated by the extra dwelling; and
- the land has always been intended as an open space.

I note that outline permission was given for **one** dwelling in July 2005 and that an application for two dwellings was rejected in April 2006. I am extremely concerned that this proposal, when taken together with application numbers 2007/01454 and 2007/01455, has now increased the number of proposed dwellings to three on the same site.

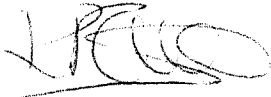
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07/01453

Furthermore, I am concerned by the inaccuracies in the plans. The orientation and height of the proposed dwelling are unclear. The paperwork is inconsistent and it is unclear exactly how high the dwelling would be (due to both the conflicting measurements on the plans as well as the gradient of the land) and how far it would be from the boundary.

I hope that my objections along with those from other householders living adjacent to the land off Bassett Road will be taken into account and that this application (together with application numbers 2007/01454 and 200701455) will be rejected.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Russell', written over a horizontal line.

Kathryn Russell

07/01566/FUL A
MG/YP

Civic Planning Associates

35 Marine Drive, Barry, Vale of Glamorgan, CF62 6QP
Telephone: 01446-419158



Our Ref: PJT/ajt
Your ref: P/DC/YP/2007/026611

7 December 2007

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

Dear Sir

Planning application 07/01566/Ful
Conversion of Redundant Farm Buildings to Residential, Pengelli Farm, Pendoylan

With reference to your letter dated 9 November 2007, as requested please find enclosed a layout plan at a larger scale than that submitted showing the full extent of the curtilage, the boundary treatment and on-site access, turning facilities and parking.

In your letter you also requested details of all demolition work. As stated in the submitted "Planning and Sustainability Appraisal" the structures to be demolished are dilapidated lean-to wooden structures and an old iron Dutch barn situated to the north of the stone buildings which are the subject of the application. These are shown coloured green on the larger plan. Work on the demolition of the adjacent wooden lean-to building has already commenced. Surplus ironwork will be recycled as scrap metal and old timber will be removed off site or disposed of as firewood.

With regard to the extent of agricultural activities within the vicinity of the site, Mr Thomas has informed us that his dairy farming activities ceased in 2004 and that he and his wife are now semi-retired. A large proportion of his land is used by cattle on tack upon which Mr Thomas "keeps an eye". The cattle belong to a neighbour farmer and have recently been removed from the land for the winter. Whilst on Mr Thomas' land the cattle, naturally, are moved around. In addition to the cattle some 3.5 hectares are set aside for silage purposes and this is cut and used by the neighbour farmer for his own use. Mr Thomas uses approximately 0.5 hectares for horticultural purposes growing vegetables which he markets to obtain a small income. It is Mr Thomas' aim to keep his fields in a good condition and spends some of his time clearing ditches, layering hedges and re-posting. This work he primarily undertakes during the winter months. The land to the immediate west of the

07/01566/KVL Aⁿ
2

2

redundant farm buildings is part of the curtilage of the Old Vicarage and is not used for agricultural purposes.

We trust this additional information will assist you in the determination of the application. Should you require further clarification on any matter please do not hesitate to contact us.

Yours faithfully

P J Taylor

PJ Peter J Taylor *PJT*

Enc

09/01566/FUL 'A' 3

Pengelli Farm
Pendoylan

28 January 2008

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

Dear Mr Thomas

**P.A. Ref 2007/01566/FUL – Conversion of Redundant Farm Buildings to Residential Use,
Pengelli Farm, Pendoylan**

I shall be most grateful if you would take the following background information into account when considering my application

I can advise you that the remaining agricultural buildings to the north of the Dutch barn will be tidied up and consolidated to provide a very small scale agricultural storage area. The retained area of agricultural land and the agricultural operation carried out there is now very small scale and is only a pass time now that I am 70 years old and semi retired.

The small area of retained agricultural land which hasn't already been sold to neighbouring farmers is quite wet and is only suitable for summer grazing and certainly doesn't allow agricultural machinery to travel over it for many months of the year. I intend to just keep a few fat stock cattle as a hobby and they will not need to be housed in the buildings. Accordingly, the existing buildings are no longer required to service the small amount of land that is left. We plan for the raised concrete area which was historically used as a silage pit, to be disassembled for use as a storage area in the short to medium term and perhaps ultimately returned to grassland.

The existing track to the west of the buildings proposed for conversion, which leads to the field gate to the north of the conversion, is as you correctly point out intended to provide shared access to the residential development as well as the field. However, the track will be to the side of and separate from the residential area. The reconfigured access will also serve to remove conflict that presently exists between the agricultural elements of the property and the existing farm house. It is clear that the proposed reconfiguration will make the environment safer. This is notwithstanding the fact that agricultural traffic of any significance has ceased since the main agricultural business has finished and has been replaced by me raising a small number of cattle as a hobby for myself as a semi retired individual.

With reference to the public footpath, we have lived at and farmed Pengelli Farm since 1956 and in those 51 years we have always believed and been advised that the footpath actually follows the track to the west of the buildings discussed above, towards the field gate to the north of the buildings. This is the most direct route and would have been the only realistic route it could ever have taken because the other routes that you have detailed on your plan would have been impossible for people to walk due to physical barriers and hedges etc. The definitive line on the map attached with your letter actually cuts straight through the middle of a neighbouring house. Might I suggest that your proposed amendment should follow the route which I, along with other local people in the community believe it has always followed i.e along the above mentioned track. This route does not conflict with the proposed development.

07/0566 /FVL 'A'
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You refer on your second page to their being a number of extensions to the original buildings. Firstly, the proposed conservatory link between the two buildings was proposed because we believed it would best fit with planning policy requirements. We are aware of precedents set in the Vale of Glamorgan where barn conversions have been permitted with links between two adjoining buildings and it is our desire to maintain as far as possible the rural character and appearance of the finished development. We would prefer to create a stone built, slate roofed link between the buildings, completely sympathetic and unobtrusive to the original building. As it appears that we have the same objective in this instance to preserve the character and appearance of the original buildings, we would be very pleased to discuss this matter further to agree an appropriate design.

Secondly, your reference to another extension I assume refers to the area built on the west end of the cowshed. This area is effectively the existing dairy building, where the milk tanks and pumps were housed when there was a dairy operation at the farm and would not constitute an extension to the original buildings. We have proposed to replace the old tin roof with a slate roof, which again is intended to be sympathetic with the original building design and its historic rural nature and this part of the development would be the garage.

Whilst I acknowledge that the Council's Supplementary Guidance on the Conversion of Rural Buildings states that residential use is the least desirable use for converted agricultural buildings, it certainly does not rule it out in appropriate circumstances. It goes on to encourage every effort in preserving valuable rural buildings or find suitable new uses that will ensure the buildings' future and retain and respect the rural character of the Vale. In this instance, our proposed conversion complies with all 13 criteria of Policy ENV 8 and I believe there is absolute merit in considering the many reasons in favour of the proposed development.

Thank you,

Yours sincerely

D J Thomas

D J Thomas

07/01566/FUL 'A'
5

Pengelli Farm
Pendoylan

25 January 2008

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

Dear Mr Thomas

P.A. Ref 2007/015660/FUL – Conversion of Redundant Farm Buildings to Residential Use, Pengelli Farm, Pendoylan

With regard to the above application, may I assure you that from the very outset it has been our stated intention that my daughter, her husband and their three sons would move into our existing farmhouse and my wife and myself would take up residence in the converted barn. This situation has not altered in any way and this is what we will do on completion of the barn conversion.

Perhaps I might add that at the age of 70, I am now semi retired, having given up dairy farming a few years ago. This means that the very small number of beef cattle I now keep as a pass time are no longer housed or fed in the remaining farm buildings.

May I also emphasise that the buildings to be converted are in first class structural condition. It is noteworthy that they were originally constructed by the Hensol Estate to an exceptionally high standard in terms of both the building work itself as well as the quality of the materials used.

I trust you will find this information helpful in determining our application.

Yours sincerely

D J Thomas

D J Thomas

Mulberry House
Tŷerhyngyll
Cowbridge
CF71 7TN
22 December 2007

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

Dear Mr. Thomas,
Town & Country Planning Act 1990
Application NO. 2007/01589/FUL
Location: Greenfields, Tŷerhyngyll
Proposal: Three bedroom dormer bungalow

As stated in my previous letter,
I feel the development of a three
bedroom dormer bungalow on this
site will dominate the position

07/01589/FUL A

and will alter the descending roof levels of the other dwellings on this hill.

This new property should fall in the same fashion as existing properties to keep this elevated position as unobtrusive as possible.

I trust you will consider my comments on this application.

Yours Sincerely

TJ/LLS

(MR. TREVOR DAVIES)

Evolution Building Design

18 Norseman Close

Rhoose

South Glamorgan

Tel/Fax. 01446 719400 Mobile 077 391 786 23

Email: evolution.bd@btinternet.com

To: Miss K. Jones
Planning Dept.
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Date: 15th Jan. 2007

Proposed 3 No. Bedroom Dormer Bungalow
At: To the Side of Greenfield's, Trehyngyll, Nr. Cowbridge.
Application No. 2007/01589/FUL

Further to our recent telephone conversations, with regard to the above *Planning Application* and the associated *Planning Committee* meeting scheduled for the 21st Feb. 2008.

Overview

As I am sure you are aware this application refers to a second proposed scheme on this site the first being a much larger scale building (submitted by others). The current scheme is some 50% smaller than the refused application, which was discussed prior to this submission in detail with Mr *Ian Robinson* who was the initial *Planning Officer* involved with the site. Mr *Robinson* had a positive outlook for this revised scheme hence the submission of this current proposal; during this discussion no real concern was addressed with relation to the settlement boundary of Trehyngyll.

The main *Planning* issues with the superseded scheme was the scale and size, as well as the proposed dwelling would project 8m past the front elevation of the dwelling to the north of the site known as "Ceiffyl Gwyn". Both these issues have been addressed with this current application.

From what we have discussed in our recent conversations, you outlined that you will recommend to the *Planning Committee* that this current *Application* is refused on the grounds that the proposal is outside the *Settlement Boundary* of Trehyngyll, which I agree is correct, although this boundary is only metres away. But it must be noted is still within a cluster of dwellings to the north and west, and as such is an infill development.

Furthermore any visual impact to the local area is much reduced as the proposal lies in line with both neighbouring properties ("*Greenfields*" & "*Ceiffyl Gwyn*"), with similar eave and ridge levels to that of "*Greenfields*" (the neighbouring property), any further impact could be reduced by landscaping and planting to the South and East of the site along the boundary next to the highway.

Objections with regard to the superseded scheme came from *Penllyn Community Council* and "*Mulberry House*" (which is a relatively new build property) both were on agreed grounds of scale and its prominence. Both these issues have been addressed in this new scheme, and could be further dealt with, by sympathetic landscaping and planting.

Which only leaves the issue of the siting in relation to *Trehyngyll Settlement Boundary*, which lies just to the south of the proposal, some 15 to 20m away from the site (as can be seen with the enclosed *Unitary Development Plan* and also highlighted on the enclosed *Ordnance Survey Map* of the site.

Relevant Planning Policy

Vale of Glamorgan Planning POLICY HOU52 of the UDP states that small scale rounding off of settlement boundaries, which meets the criteria of POLICY HOU58, may be permitted.

POLICY HOU58 permits development within or closely related to defined settlement boundaries subject to criteria relating to scale form and character of the proposal its sympathy to the environs of the site, and impact on amenity and character of the existing environment.

Then ENV27 goes on to state all new forms of development are to a high standard of design and have regard to the context of the environment within which they are proposed.

Please Note: On the basis of the above Vale Of Glamorgan UDP Policies, the *Applicant* would consider embarking on an *Appeal* if this *Application* was refused at this stage.

Conclusion

- The application relates to a much smaller scheme than first submitted
- This revised scheme was purposely amended to adhere to issues addressed by local parties and the Vale of Glamorgan Planning Dept.
- Positive discussions were undertaken with the Planning Dept. before submission of this revised scheme

Appendix B
07/01589/FUL

- This revised scheme is some 50% smaller than the initial application
- The proposal, lies in line with neighbouring dwellings and does not project past the elevations of these related properties
- The settlement boundary of Trehyngyll is only some 15 to 20m away from the site
- The proposed dwelling is not bigger than any approved properties in the neighbourhood, and is in keeping with the local vernacular and character
- No privacy will be lost to neighbouring properties
- The proposal will use existing proportions, materials and scale
- The application will have little impact on the streetscape if landscaping and planting was to be introduced.
- Where appropriate the scheme meets all UDP design policies and SPG requirements

I hope you find the above satisfactory and I trust that a copy of this letter is made available to the *Planning Committee* during the relevant *Committee* meeting. (Additional copy enclosed)

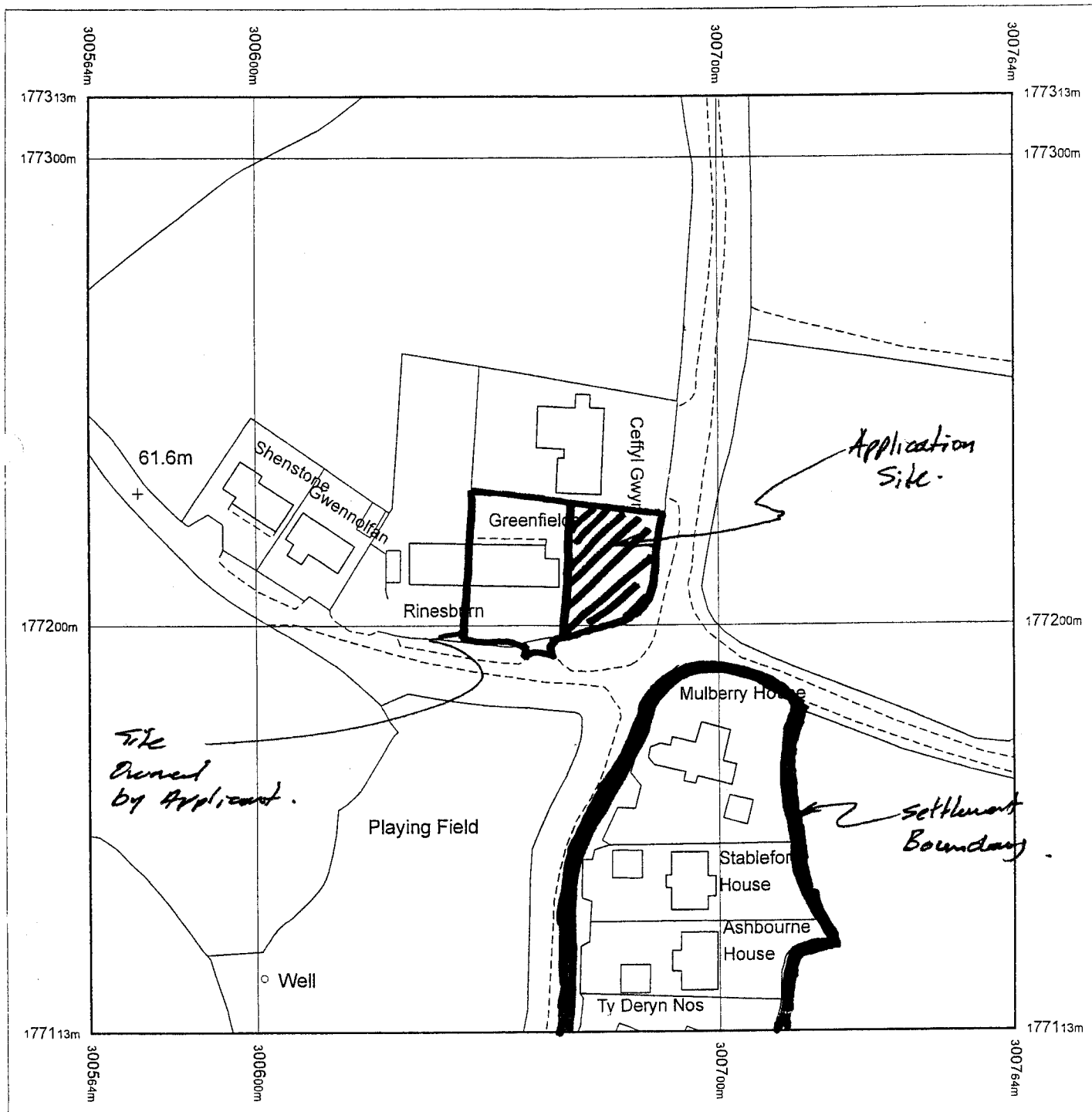
Kind Regards

Yours Sincerely

Chris Edwards

For and on behalf of **Evolution Building Design**

C.C; KPS & Mr & Mrs Howell
Enc:



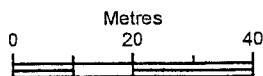
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

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Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
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07/01684/FUL

APPENDIX A

**Richard & Clare Hallam
3 Park Road, Penarth, Vale of Glamorgan CF64 3BD**

**Vale of Glamorgan Council
Planning Office
Barry Docks
Barry
CF63 4RT**

4th Jan 2008

**Dear Miss Ferreira
APPLICATION No 2007/01684/FUL**

Thank you for alerting me to this planning application as I had received no notification from the applicants.

I visited your offices earlier today but you were unavailable to discuss my concerns.

May I make the following points which I know you will review and I would also appreciate notification of your site visit as I would like to ensure you are aware of some key issues affecting this proposal which are not evident from the Full Application lodged with your Offices:

- 1. When we originally purchased no.3, access between our properties was never properly resolved by the applicants and we have had to put up with this unacceptable position since then – boundary division was never completed.**
- 2. The above point will add to the privacy issue compounded by the proposed building works as I note from the plans that several additional windows will be facing our boundary?**
- 3. Through arrangements with Ed Baker, we had to pay £1500 to have a substantial tree treated on the boundary in question, directly adjacent to the Laundry Room at**

07/01684/FCL

- no.2. The proposed building works would appear to negate the benefits of this expenditure.
4. **An expert opinion of the Drainage structure would be critical before any decision on significant additional pressure on it. Again, we had to call out a specialist firm only 12 months ago as our driveway manholes were lifting and bubbling right back to our Coach House. This was clearly as a result of historical inadequacies to take the capacity and you can imagine the type of waste flowing in our rear garden and down the complete driveway. The firm took a full day with comprehensive pumping equipment to clear the structure at a significant cost of £1200 to us.**
 5. **Car Parking in Park Road is already under extreme pressure from the lack of provision for this relating to the wonderful Marie Curie home. You only need to visit during the day to see the impact of this – cars are always parked in the hatched boxes right on the apex of the road and this is a severe risk to Public safety.**
 6. **The road drainage system at the entrance to our driveway is completely blocked as you will note from a site visit – we have tried to alert the Vale to this without success. I mention this as the cause is entirely by vehicles using our entrance as a point for a three way reversing turn. These vehicles are entirely linked to Parkside Residential and many of them are the copious number of Taxis along with delivery HGV's and Ambulances. There have been many instances where access and exit to our private drive has not been available and this proposal will only exacerbate this situation.**
 7. **The plans lodged with your Dept, and the Full Application papers, indicate provision of 17 Parking spaces. This is entirely mis-leading in that 3 of them are on the driveway approach to no.2 and could not be used. In addition, these are all spaces that are part of existing arrangements – as far as I can see NO ADDITIONAL PARKING PROVISION IS BEING PROVIDED AS PART OF A 30% INCREASE TO THE BUILDING.**
 8. **And that leads me on to another huge concern for me – could this not be seen as un-necessary over development**

07/01684/ FUL

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in a private residential road? I appreciate the Social need for such Services but, using Penarth specifically, I have never known a town with the volume of such Services already available?

- 9. I already have some concerns over the waste skips used at Parkside (they are kept by the way in the area indicating two parking spaces on your plans). Inevitably they are always full and there is frequently other waste in that area not contained. The proposed development will add to this clear Health & Safety issue and the area in question directly faces our property and is not that far away.**

My wife and I rarely see need to raise issues in this way and resolution in our world is always via sensible discussion. The staff at the Home are excellent and friendly and we have never had any noise problems. However, I believe my above points indicate our real worry and concern over what is proposed and we ask that you fully consider these in your review of this Planning Application.

Your Sincerely

Clare & Richard Hallam

Hand delivered on 5 May 00.

Tel: 02920 706164

07/01684/FUL A

Miss M.C. Ferreira,
Planning Department,
Vale of Glamorgan Council
Barny.

Penarth
Vale of Glamorgan
CF64 3BD

Dear Miss Ferreira

Re. 2007/01684/FUL
1-2 Park Road Penarth

With reference to the above planning application, I make the following comments. I live directly opposite No 1+2 Park Road and believe that the new proposed building will have a visual impact on us. However, it is the resulting effects that the new building will bring which causes concern to residents.

The application states that there will be an increase in staff (17-21), 10 additional rooms (approx. 30% increase) and total of 17 parking spaces are nominated. These are all existing spaces and I can see no provision has been made to meet the increased needs of extra staff, visitors, essential service and delivery vehicles etc.

Street parking in Park Road is already intolerable with cars from Marie Curie (Bridgeman Road) staff who park all day plus visitors to the Hospice. I am disabled and am unable to use the dropped kerbs as they are always blocked in daytime. An increase in vehicles will exacerbate this situation.

At times, access to & from my home is partially and totally blocked by inconsiderate drivers. Most delivery vehicles are unable to enter No 2 drive because the entrance is too narrow and can sometimes only be used by blocking the drives of private homes.

07/01/84/FUL

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I ask that a review of the following be carried out before a decision is made.

- clearly marked and extra designated parking spaces within the boundaries of No 1 + 2
- Provision be made within No 2 boundary for 'rubbish' bins to be discreetly placed for access & collection.
- Consideration of widening gate/driveway No 2. to enable delivery vans to have easier access.

I look forward to receiving your comments.

Yours Sincerely,

R. & P. Morris.

07/01684/FUL

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Ty Zaria
Park Road
Penarth
South Wales
CF64 3BD

Tel: 029 20704938

E-Mail : michaelgriffin524@btinternet.com

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

Monday 7 January 2008

Dear Sir,

Planning Application No. 2007/01684/FUL Parkside Residential Home 1-2 Park Road

1. We object to the above proposal. We do so on the basis of over-development and the consequential adverse effects that development would have on the safety of traffic in Park Road and on the street scene in this important Conservation Area.
2. Even to the casual observer, it is obvious that Park Road is already under severe pressure from traffic. This is the result of the inadequacies of two establishments in the immediate area to provide sufficient parking space for staff and visitors. This state of affairs must reflect on the failure of the Planning Authority to ensure adequate provision in the past both at the Marie Curie Hospice in Bridgeman Road and at the Parkside Residential Home. Staff and visitors to the Marie Curie Hospice regularly use Park Road to park cars on both sides of the road. This establishment was recently extended and it has been noticeable that the demand for on-street parking in Park Road increased as result. Most of the staff from Parkside Residential Home use Park Road for parking on instruction from their management, it would seem. Apparently, 'notional' parking areas in this establishment are largely inoperable because of lack of manoeuvrable space thus they are reserved for waste bins and kept clear for ambulance visits. Visitors to Parkside invariably use the road for parking, there being no provision within the site. As a result, Park Road becomes a virtual one-way cul- de-sac for much of its length during the working day. It becomes extremely inconvenient for residents to access and egress their homes and it is dangerous to manoeuvre. (Photo Exhibit 1 shows a typical weekday street scene outside Parkside).

07/01684/FUL

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3. During the summer, Park Road also becomes a convenient parking area for day trippers, thereby adding to the general chaos. Those attracted to the regular sailings from Penarth Pier and to seasonal events find Park Road a convenient location, thus ensuring that there is little relief from the excessive use of Park Road, even at weekends.

4. The inadequacies of these establishments and the unsuitability of their locations in residential areas becomes even more apparent when deliveries are made, (Photo Exhibits 2 - 8 taken from Ty Zaria show typical scenes). Officers and Councillors will note, we trust, the inappropriate size of the vehicles attempting deliveries and accept that neither they nor the applicant have any powers to restrict their size. Officers and Councillors will note too that, on every occasion, the drivers of these vehicles feel obliged to park on the pavements of Park Road to avoid becoming a total obstruction to vehicular flow. An inspection of the present state of pavements and the records in the Highway Maintenance Department will confirm the ever-occurring damage to the footpaths that is the result. Residents and other pedestrians walk these pavements at their peril.

5. Officers and Councillors will again note that on occasions it is not only difficult to access and egress their homes but virtually impossible, (Exhibit 8). Because Park Road is a cul-de-sac it will not take Officers and Councillors much stretch of their collective imaginations to realize that delivery vehicles and refuse collection vehicles invariably have to reverse in or out, as do ambulances. The latter being an extremely dangerous manoeuvre as they approach the 4-legged junction with Marine Parade, Bridgeman Road and Holmsdale Place. Council cleaning services are unable to operate properly in these conditions. As a result, Park Road is bypassed, it would seem, and is one of the dirtiest roads in the Vale. Parkside refuse bins also feature large in the street scene, both before and after collection. Their early morning collection by large refuse vehicles being an unwarranted disturbance of residents.

6. The application to extend Parkside Residential Home by another 10 units would significantly increase the capacity of this establishment. Staff would increase, as would visitors, and deliveries would become more frequent or longer in duration. It follows that the traffic problems in Park Road would also significantly deteriorate beyond the present point which is already wholly inappropriate for a Conservation Area. This road is dangerous, inconvenient and totally untypical of its statutory listing. It is worth noting that a previous planning application for an extension to No.14 Park Road was rejected because of its effect on the "street scene". It is expected that Officers and Councillors will take a similarly stringent view about the need to protect and enhance the street scene when determining this application.

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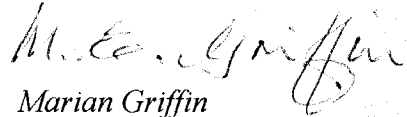
07/01684/FUL A

7. It is also worth observing that a third similar establishment in the area creates none of the problems listed above. We refer, of course, to Gardenhurst Day Centre, a Council-run facility in Holmsdale Place that provides adequate car parking, causes no traffic obstruction and makes little, if any, impact on the Conservation Area. We trust, therefore, that the Council will feel justified in using Gardenhurst as a yardstick when considering this proposal.

8. We remain opposed to this application. However, if the Council were minded to grant planning permission we would urge that it be on the basis of fewer units and one that includes a condition that adequate access to operational parking be provided within the application site, (as opposed to the 'notional' provision the applicants might claim). Additionally, that all vehicles should be required to access and egress Parkside in a forward gear. There is no shortage of space to the fronts of 1-2 Park Road to make this condition viable and there is plenty of scope for the accesses to be widened.



Michael Griffin



Marian Griffin

Cc. Councillors M Kelly-Owen and C Williams.

(We trust you will support the above objection and views which we believe are shared by many of the residents of Park Road.)

Enclosures : Photo Exhibits 1 - 8

Visi

07/01684/FUL

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PINEFIELD
16 PARK ROAD
PENARTH
VALE OF GLAMORGAN
CF64 3BD
Tel: 02920 707480

7th January 2008

Yr Ref: P/DC/MCF/2007/01684/FUL

Head of Planning & Transportation,
Vale of Glamorgan Council,
Barry.

Dear Sir,

Town & Country Planning Act, 1990 (as amended)
Application No. 2007/01684/FUL
Location: Parkside Residential Home, 1-2 Park Road, Penarth
Proposal: 2 storey rear extension to provide 10 en-suite rooms,
Extension to dining area and laundry

Regarding the above application we wish to register comments on this proposal as follows:-

Park Road is a cul-de-sac, with only one access to the road and we live at the far end of this access. There is at present a big parking problem around this access presumably caused by the close proximity of the Marie Curie Hospice and Gardenhurst and already there is considerable congestion around the access caused by vehicles parking on all available spaces including on zig zag lines and around the corners. Because of the difficulty of parking, delivery vans presumably making deliveries to Parkside, often block the road and we ourselves have been inconvenienced from time to time being prevented from driving out of the road until the vans move.

With the prospect of more building work and further development to be carried out at Parkside we assume there will be more vehicles coming into the road causing further parking problems and further congestion, together with mud and debris on the road.

Should this proposed extension go ahead we wonder whether there are plans for further on-site parking to minimise congestion. Further development and increased congestion to an already over-developed and congested area does not seem acceptable in what we are led to believe is a conservation area.

Yours faithfully,

E.H. GRANGER / V.M.J. GRANGER

07/01684/FUL A

5 Park Road
Penarth
Vale of Glamorgan
CF64 3BD

MCF

9th January 2008,

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

Dear Sirs,

**Re: Planning Application No. 2007/01684/FUL
Extension to Parkside Residential Home, 1-2 Park Road, Penarth**

We refer to the planning application at the above address and we are writing to say that we have grave concerns about the proposed extension to the residential home.

This would appear to be a clear case of over development in a residential area.

Presumably the increase in the residential home will result in increased staff requirements and visitors calling at the premises.

There is already a problem in that staff park in the road outside our own private houses and this problem would be increased by the suggested extension.

We are not sure what car parking arrangements exist at the present time but if staff have to park in the road it appears that the parking facilities are obviously inadequate.

We are also concerned at the proposed development in what is a conservation area and we therefore object to the suggested extension.

Yours faithfully,



MR D P & MRS S C LE MASURIER

07/01684/FUL

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Planning and Transportation Dept
Vale of Glamorgan Council
Dock Office
Barry

"Tanglewood"
Park Road
Penarth
Vale of Glamorgan
CF64 3BD

7th January 2008

Dear Sir / Madam

Town and Country Planning Act
Application No. 2007/01684/FUL
Parkside Residential Home, 1-2 Park Road, Penarth
Proposal: 2 storey rear extension to provide 10 en-suite rooms, extension to dining area and laundry.

We have been unable to ascertain whether or not the proposed extension to provide 10 en-suite rooms represents an increase of 10 or more residents at Parkside Home, or whether some of the existing residents at Parkside will be moving into these rooms in line with the requirements of the regulatory bodies to make improved facilities available for residents. As we have not been able to get an answer to this matter we are submitting our comments in the form of paragraphs A and B as follows:-

A even if the proposal relates to no increase in the number of residents at Parkside then we consider:-

- that the extension still represents a severe over-development of the site in a quiet residential road
- if the extension is built over all or some of the current available parking spaces within the boundary of the property, this will further increase parking in the road. Staff already park in the road for the duration of their shifts. Additionally, visitors to Parkside have to park in the road. We would be concerned about even more cars parking in the road.

B if the proposal does relate to an increase in the number of residents at Parkside then:-

- we consider that the extension represents a severe over-development of the site in a quiet residential road
- we are concerned about the inevitable additional parking in the road for the extra staff required, for relatives and a variety of additional visitors. Already most of the staff and visitors park in the road as they are unable to park within the boundary of the property
- if the extension occupies the few existing parking spaces at the back of Parkside, then all of the parking will be on the road at the inconvenience of local residents
- additional people will be back and forth to the home, even more deliveries, more GP visits, more ambulances etc

07/01684/FUL A

- Park Road is a cul de sac with no turning circle so cars parking have to turn in the road itself often using the drive entrances nearest to where they have parked. Also more delivery vehicles would have to do the same should the existing space within the grounds be reduced by the proposed extension.
- Residents in Park Road are already heavily inconvenienced by the large volume of cars using the road for parking. People parking in the road are mostly involved with Parkside Home and Holme Tower, and this includes dangerous parking on the area with restricted slashed markings. The opening of the road is heavily congested from Monday to Friday 9.00am to 5.30pm and in the last few years this density is gradually moving further up the road.
- The routine of Parkside Home starts very early everyday. Between 6.00am and 8.00am dustcarts arrive to empty the dustbins at Parkside, staff depart and arrive for shift changes, ambulances arrive to pick up residents for hospital appointments etc. Any increase in the number of residents will inevitably increase this volume of activity. The existing pattern and volume of activity at Parkside so early in the day is noisy and is already unfair on residents living in the road, especially to those of us in close proximity to Parkside Home.

We would like all of the above points to be considered in relation to this application.

Yours faithfully,



Rodney and Isabel Bull

07/01684/FUL

A

First Floor Flat
Midway,
4. Park Road,
Penarth,
Vale of Glamorgan,
CF64 3BD.

2nd January, 2008.

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

Dear Sirs,

Re: Ref. P/DC/MCF/2007/01684/FUL.
Town and County Planning Act, 1990 (as amended)
Application No. 2007/01684/FUL.
Location: Parkside Residential Home, 1-2 Park Road, Penarth.
Proposal: 2 Storey rear extension – 10 en-suite rooms, dining area, laundry.

With reference to the above planning application, we wish to make the following objections:-

1. We feel that this is a complete over development of the rear garden of this property, leaving very little area for parking, deliveries, ambulances etc.
2. At present, we count at least four staff cars outside our property for full working shifts, also the owners cars making periodic visits. With an extra 10 bedrooms, there is bound to be additional staff, therefore additional cars parking in the road.
3. A site visit will also show how many employees from Park Side and Home Towers park their cars on Park Road, added to the number of visitors to both. With this constant street parking, we sometimes have difficulty turning into our drive, with cars parked either side of the road and close to our entrance.
4. We would also make a comment about the existing property not being able to have access facilities due to the width of the drive entrances for lorry deliveries.

07/01684/FUL A

collections and the rubbish, which is brought down every day to the pavement and could cause a health hazard, as the bins are rarely sealed and sea gulls are often picking pieces out of these bins.

We hope that you will listen to our objections to this planning application.

Yours faithfully,

Mr. R.J.Lloyd
Mrs.L.M.Lloyd.

Mrs. L.M. Lloyd
Will Key of