

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

**Ein cyf / Our ref:** 2013/00822/FUL

**Eich cyf / Your ref:** 2013/00822/FUL

**Dyddiad/Date:** 16 November 2013

Annwyl Syr/Madam / Dear Sir/Madam

**CONSTRUCTION AND USE OF AN ANAEROBIC DIGESTION FACILITY AND ASSOCIATED WORKS AT PENLLYN ESTATE FARM, LLWYNHELIG, COWBRIDGE.**

Thank you for referring the above planning application which we received on 3 September 2013. Please accept our apologies for the delay in responding.

We have **no objections** to the proposed development as submitted, and provide you and the developer the following advice and comments.

Impact on Designated Sites (Cors Aberthin Site of Special Scientific Interest (SSSI))

We welcome the submission of an impact assessment on the ecological features of the Cors Aberthin SSSI. The assessment has demonstrated that the nitrogen oxide concentration (Tables 8 and 9), nutrient nitrogen deposition and acid deposition (Table 10) at the SSSI will not be significant. Therefore we have no adverse comments to make in relation to designated sites.

Environmental Permitting (England and Wales) Regulations 2010

The proposal will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010. This will be regulated by us. The applicant is advised to contact their local Environment Management team (Jaqui Collier - 029 20245239) to discuss the issues that may need to be addressed during the permit application at an early stage.

Finally, we recommend that Pollution Prevention Guidelines

[www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk) [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk)

Natural Resources Wales, Rivers House (St. Mellons Business Park), Fortran Road, St. Mellons, Cardiff, CF3 0EY.

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg  
Correspondence welcomed in Welsh and English

Appendix A

(<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>) are followed as the site is on a principal aquifer. These aquifers may support water supply and/or river base flow on a strategic scale.

2013/00624  
FLU

We trust this advice is clear.

Yn gywir / Yours faithfully

**James Davies**  
**Swyddog Cynllunio / Planning Officer**

Ebost/Email: James.Davies@naturalresourceswales.gov.uk

Ffôn/Tel: 02920 245 039

Ffacs/Fax: 02920 362 920

RECEIVED  
8 NOV 2013  
ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

ACK:	
NO:	0281
ACTION BY:	JMC BR
RECEIVED	
D.E.R	

Objection to

Construction and use of an anaerobic digestion facility and associated works

Application No 2013/00822/FUL/SR2

My home is located fronting the A48 at The Broad Shoard and therefore close to the planned development. At present I am against the facility for the following reasons

- No duty of care is given by the facility provider. There appears no consideration for the general public affected by this facility. Communication is non existent and the company carries on its business with no consideration for the extremely negative effects that the public has to put up with.

- At very regular intervals there is an extremely bad stench in the air which results in the public having to close all their windows and keep out of their gardens. The smell is so bad that the public has to hibernate. The regularity of the smells mean that people's lives are restricted daily especially in warmer months and the daily routine causes frustration and depression. We invest in our homes and gardens but cannot fully enjoy them. We have to invest in windows and doors to ensure that they keep out the smell.

- The air pollution is regular throughout the year and cannot be ignored. I question if the air pollution levels are acceptable. Was this a consideration when the company was given the go ahead in the first instance? Indeed the overwhelmingly strong smells not only affect all the households in Cowbridge but it also carries to outlying villages.

The stench is intolerable and persistent for this reason I object to the existence of the plant so close to residents and affecting their lives. I would suggest that such a plant emitting air pollutants and stench should not be in close proximity to Cowbridge homes.

Mrs Ruth Thomas

38 The Broad Shoard

Cowbridge CF71 7DB

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2013/00822/FUL

Mrs Susan Brace,  
36 Broadshoard,  
Cowbridge,  
Vale of Glamorgan  
CF71 7DB

7 October 2013

Vale of Glamorgan Council,  
Planning Department,  
Dock Office,  
Barry Docks,  
Barry.  
CF63 4RT

Dear Sirs,

**Reference: Construction and use of an anaerobic digestion facility and associated works. Application No: 2013/00822/FUL**

I and my neighbours, living at The Broadshoard, Cowbridge, are most concerned about the proposed construction of an anaerobic digestion plant and its associated works at Penllyn Estate Farm. Our concerns are summarized as follows;

- The Penllyn Estate Farm is already responsible for a pervasive stench of a mixed organic/phenolic nature which frequently persists throughout the town of Cowbridge for many days.
- We are concerned that the construction of an industrial scale plant will only add to an existing problem which Penllyn Estates have done little to address.
- We have no confidence that industrializing the countryside by building on green field sites will help to relieve the odour related problems we are currently experiencing.
- We are concerned that once established this industry has the space available for future significant enlargement leading to greatly increased traffic involving large lorries laden with foul-smelling loads.
- We have read accounts from other locations where on-going problems have arisen from anaerobic digesters, including foul odours, escape of toxic fluids and large increase in traffic nuisance by heavy goods vehicles

Whilst we understand the desirability of using organic wastes to create useful by-products we do not wish to have to suffer a persistent nuisance for the foreseeable future. The foul odours could well influence the saleability of our properties and our right to enjoy our gardens without a persistent stench. As

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2013/00582/FLU

residents of a market town we are all used to the occasional smell of manure but the agri-industrial stench created by Penllyn Estates is of a different order.

We would like to know if the council planners have any experience of overseeing the installation and monitoring of the environmental impact upon neighbouring dwellings and businesses arising from the construction of this new industry.

We would like the council's planning department to protect us from any possible nuisance that may arise from the proposed new industry. We presume the planners will have researched the impact these digesters have had on other communities. We would like to suggest that they read some of the experiences of other communities that we have researched and attached (Enclosure 1).

May we have the council's assurance that if this industry goes ahead the council will have the power to close it down if the operators are unable or unwilling to contain any offensive stench. Additionally, we would like the council to define what is an intolerable level of odour and how is it measured.

We have enclosed a 48 signature petition of concerned residents of The Broadshoard, Cowbridge. (Enclosure 2)

Yours faithfully,

Mrs. S.A. Brace

S.A. Brace.

Appendix B  
2013/00822/FUL

# Comment for planning application 2013/00822/FUL

<b>Application Number</b>	2013/00822/FUL
<b>Location</b>	Penllyn Estate Farm, Llwynhelig, Cowbridge
<b>Proposal</b>	Construction and use of an anaerobic digestion facility and associated works
<b>Case Officer</b>	Mr. Steven Rennie
<b>Name</b>	Mrs sian vaughan
<b>Address</b>	Rock House, Westgate, cf717Ar
<b>Type of Comment</b>	Objection
<b>Comments</b>	I have major concerns over the number of vehicles to and from the site. These may increase in future years. There will be a detrimental impact on the current road network. there has already been additional farm buildings added over the years and this is overdeveloping the farm site which is on the edge of the town of Cowbridge. This is not a suitable location for an anaerobic digestion facility and associated works. I am concerned about smell and the potential build up of gases.
<b>Received Date</b>	19/3/2015 08:47:57
<b>Attachments</b>	19/3/2015 08:47:57

# Objection to Penllyn Farm Estate Anaerobic Digester and associated works.

Penllyn Farm Estate have applied for planning permission to build an anaerobic digester and associated works, a plant to rot down waste (12,000 tonnes of slurry and 8,000 tonnes of food waste per year) to produce heat, electricity and compost.

The application says it will not produce a noticeable smell in Cowbridge. However Penllyn farm currently makes compost, which is the source of the unpleasant smell that afflicts Cowbridge several times per week.

If this goes ahead, Cowbridge could suffer from:

- Air/ smell pollution due to transportation/ storage of animal slurry/ waste & food waste (environmental pollution) in the close proximity to residential dwellings.
- Property price losses.
- Environmental and health risks due to air pollution.
- Increased traffic & congestion.
- Local wildlife loss, environmental & eye sore within the beautiful green belt.

The planning application can be found here:

Select documents. <http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2013/00822/FUL>

**We the undersigned urge the Vale of Glamorgan council to ensure proper scrutiny be given to planning application 2013/00822/FUL and guarantee that there will be absolutely no negative impact on the town of Cowbridge and surrounding communities.**

Signatures

Printed Name and Address

Date

M. Durham

MRS. M. DURHAM 4 THE BROAD SHOARD 24-09-2013

MR. P. DURHAM " " " 24-09-2013.

MI M. LEWIS F " "

Mrs. M. WRIGHT F " "

MR. P. C. PRICE FFYRLINKS, BROADSHOARD 24/13

MRS AM COOKE 13, THE BROAD SHOARD  
COWBRIDGE.

MRS. J. A PARSONS 22 The Broadshard Cowbridge  
24/9/13 CF71 7DB

Mrs. Mrs J. Harris, 54 THE BROADSHOARD CF71 7DB  
24-9-2013

M. Lewis  
M. Harris  
Am Cooke  
Pulchert  
Julian Harris

# Comment for planning application 2014/00344/RES

<b>Application Number</b>	2014/00344/RES
<b>Location</b>	Land to the North of the railway line off Pentir Y De, Rhoose
<b>Proposal</b>	Reserved matters for appearance, landscaping, layout and scale for 224 dwellings
<b>Case Officer</b>	Mr. Morgan P. Howell
<b>Name</b>	Mrs Jennifer flanigan
<b>Address</b>	37 Murlande Way,Rhoose,cf62 3zt
<b>Type of Comment</b>	Objection
<b>Comments</b>	Same objections as before - drainage - how can Rhoose sustain any further housing lack of infrastructure - school places, doctors, dentists etc.. Enough houses for sale down in rhoose point - Promised the earth when Rhoose Point was built still waiting!
<b>Received Date</b>	17/4/2014 09:01:39
<b>Attachments</b>	17/4/2014 09:01:39



# Comment for planning application 2014/00344/RES

**Application Number** 2014/00344/RES

**Location** Land to the North of the railway line off Pentir Y De, Rhoose

**Proposal** Reserved matters for appearance, landscaping, layout and scale for 224 dwellings

**Case Officer** Mr. Morgan P. Howell

**Name** Mr Les Marsh

**Address** 15 Heol Pearetree, ,Rhoose Point,,Rhoose,CF623LB

**Type of Comment** Objection

**Comments** see attached Strongly object to these proposal as no justification proven when plenty of Brown field sites in better locations could be developed to support LDP

**Received Date** 24/4/2014 04:59:17

**Attachments** The following files have been uploaded:  
RhoosePoint Planning Objection Points.docx

As a resident of 12 years and endured the non-existent or limited enforcement by VoG/WA Gov in getting the conditional facilities installed within Rhoose and Rhoose Point of the current housing development, why should we expect the same with these 2 large development N of the railway line, I see no provision for a school, doctor/dentist, road improvements locally and broader out to M4 and I would expect as a minimum condition the VoG has the developer(s) provide the community areas and supporting infrastructure prior to any house building as they are intended for the whole village use.

I would also express concern for the storm drain outflow into the quarry and stability of existing cliffs as when it rains today the outflow is just into lower quarry area which resembles a small flood plain with all the additional run off and volume this will have potential to soften bed rock base further and result in land slip as see in other close locations in Caravan Park and by footpath adjacent to the brook running from railway station to see on west side of Rhoose Point estate

Based upon all the discussions around LDP and need for more housing (varied numbers) in the VoG i would have thought building on existing Brown fields would satisfy the speculative demands of these developers without consuming open green field farming land on the edge of a village with an infrastructure struggling to support the current population.

It appears current developers approach is to have a scatter gun approach to planning across the VoG in hope that some will be passed due to sheer persistence I see no logical case for 500 plus houses in Rhoose and object to these developments being passed

# Comment for planning application 2014/00639/RES

<b>Application Number</b>	2014/00639/RES
<b>Location</b>	Land to the north of railway line off Pentir Y De, Rhoose
<b>Proposal</b>	Reserved Matters for appearance, landscaping, layout and scale for 126 dwellings.
<b>Case Officer</b>	Mr. Morgan P. Howell
<b>Name</b>	Mrs Jennie Flanigan
<b>Address</b>	37 Murlande Way, Rhoose, Vale of Glamorgan, CF62 3hL
<b>Type of Comment</b>	Objection
<b>Comments</b>	No further infrastructure being planned? Rhoose is already struggling to cope eg. Doctors, dentists, the local school etc. promises were made when Rhoose point was built which came to nothing. There are enough properties for sale in Rhoose which are still unsold why build more? Drainage us still an issue! This proposal is crazy.
<b>Received Date</b>	20/6/2014 05:59:53
<b>Attachments</b>	20/6/2014 05:59:53

Appendix A

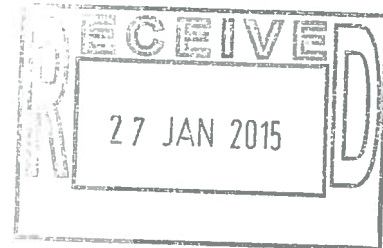
Letter 1

2014/01354/FUL

Stephen Perkins  
15 Milton Road  
Penarth  
CF64 2SW

27<sup>th</sup> January 2015

Mr Steven Rennie  
Vale of Glamorgan Council  
Dock Office  
Barry Docks  
Barry  
CF63 4RT



**Ref: Application No. 2014/01354/FUL/SR2**

Dear Mr Rennie

I write to make you aware of strong concerns I have in relation to the application number referenced above.

As a neighbour to the site of the proposed development, I am primarily concerned that there would be an overshadowing issue which may affect my property. The height of the proposed property would block sunlight during the winter months.

Additionally, the proposed position, and height, of the house would provide the occupants with a direct line of sight into the rear garden of my property and the adjoined conservatory, eliminating any aspect of privacy.

I do have some concerns about the safety of accesses to the site being formed on a very narrow road and near a narrow junction.

The proposed site of development and the proposed access points onto the highway will result in the loss of car parking space in a section of road where, given the proximity of the narrow junction, there is nowhere else to park. I am concerned that that there would be a potential knock-on effect of increased parking on the grass verges of (the already narrow) Milton Road, diminishing road safety.

The kerb line directly outside the proposed site was only recently altered to accommodate parking and prevent damage to the grass verges.

I would be most grateful if you could consider the impact of the issues outlined above, prior to making any decision.

Yours Sincerely

Appendix A  
2014/01354/FUL

Letter 2

Lucy Emma Davies  
3 Hastings Avenue  
Penarth  
CF64 2TE

20<sup>th</sup> January 2015

Mr Steven Rennie  
Planning Officer  
Vale of Glamorgan Council  
Dock Office  
Barry Docks  
Barry  
CF63 4RT

**Ref: Application No. 2014/01354/FUL/SR2**

Dear Mr Rennie

I write to make you aware of a number of strong objections that we have with regard to the proposed development of an additional property in the garden of No. 1 Hastings Avenue, application number referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

**1. Detrimental impact upon residential amenities**

***Adopted Unitary Development Plan, Policy HOUS 8 – Residential Development Criteria – Policy Hous 2 Settlements:*** Development will be permitted which is within or closely related to the defined settlement boundaries provided that it meets **all** the following criteria:

- (i) The scale form and character of the proposed development is sympathetic to the environs of the site.
- (ii) The proposal has no unacceptable effect on the amenity and character of existing or neighbouring environments by virtue of noise traffic congestion exacerbation of parking problems or visual intrusion.
- (iii) The proposal does not have an unacceptable impact on quality agricultural land (grades 1, 2 and 3A), on areas of attractive landscape or high-quality townscape or on areas of historical, archaeological or ecological importance.
- (iv) When appropriate and feasible provisions of policy REC 3 are met.
- (v) The provision of car parking and amenity space is in accordance with the council approved guidelines.
- (vi) Adequate community and utility services exist, are reasonably accessible or can be readily and economically provided.

We believe that the proposed development is a direct contravention of these policies. It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment. The properties along Hastings Avenue and the surrounding streets are typically pairs of semi-detached houses characterised by large plots with large spacing between. Each pair of semi-detached houses have hipped roofs on each end which further increases the sense of space between neighbouring plots

The proposed dwelling would be just 1m from the boundary with 3 Hastings Avenue, and consists of a full height gable wall at each end, which is not in keeping with the existing properties in the area. The proposed dwelling is a two storey detached house, yet its proportions are smaller than the neighbouring semi-detached properties, so the scale and design of the development will be entirely out of keeping.

The Design & Access Statement (which appears to be a generic template that in addition to the proposed dwelling also refers to extensions and apartment block) states in the introduction on page 3 that ***The new dwelling is to be sensitively designed to respond existing architecture, respecting existing elevations and materials.***

The design of the house (in particular the full height gable wall) is not only out of keeping with neighbouring properties in the same street but also with the local area and such does not meet even one of the underlying aims of the Developers Design & Access Statement.

We also note that on page 6 of the Design & Access Statement there are numerous statements which suggest the proposed dwelling will be designed to be in keeping with the neighbouring properties in the street, yet the proposal for a full height gable wall at each end of the proposed house is totally out of character with the other houses in the area. There are also three photographs on page 6 which have been used to suggest the houses in the street are a mix of different designs and styles, yet only one of the photographs is actually a photograph of properties in the surrounding area.

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking (see point 5), privacy (see point 3) and the right to enjoy a quiet and safe residential environment.

## **2. Inappropriate Development within urban areas and Town Cramming**

***Adopted Unitary Development Plan, Policy HOUS 8 – Residential Development Criteria – Policy Hous 2 Settlements: Item 4.4.78:*** The aim of this policy is to stop inappropriate development within urban areas and town cramming. For the purpose of this policy town cramming is defined as insensitive infilling of development which through its cumulative effects will damage the character or amenity of an area

We believe the proposed dwelling would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low density road (see point 1). The applicant states that the proposed dwelling would have a large garden, but the nature and orientation of the plot means that the garden would actually be very small for a detached dwelling, particularly compared with the large plots typically enjoyed by the surrounding properties. The proposal allows very little space for landscaping and we believe that it would lead to gross over-development of the site. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space.

### 3. Loss of Privacy & Overlooking

The proposed site of development is such that the primary amenity area of our garden, and the ground floor window on the side elevation at the rear of the side garage at 3 Hastings Avenue would be severely overlooked from the top rooms of the new development, resulting in a serious invasion of our privacy.

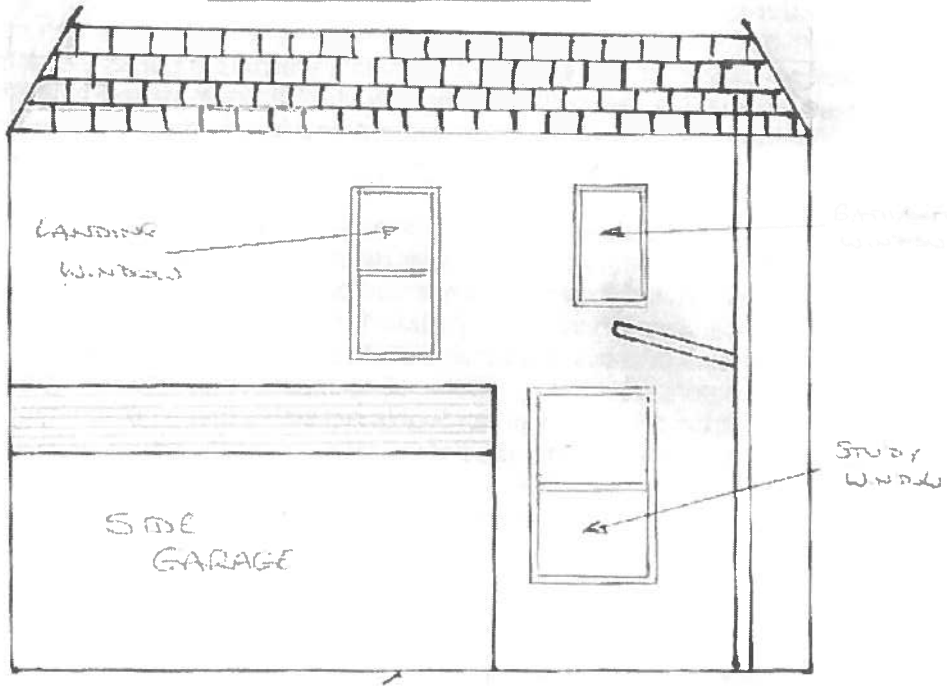
The design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We would urge you to consider the responsibilities of the council under the **Human Rights Act** in particular **Protocol 1, Article 1** which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property. **Article 8** of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

### 4. Overshadowing

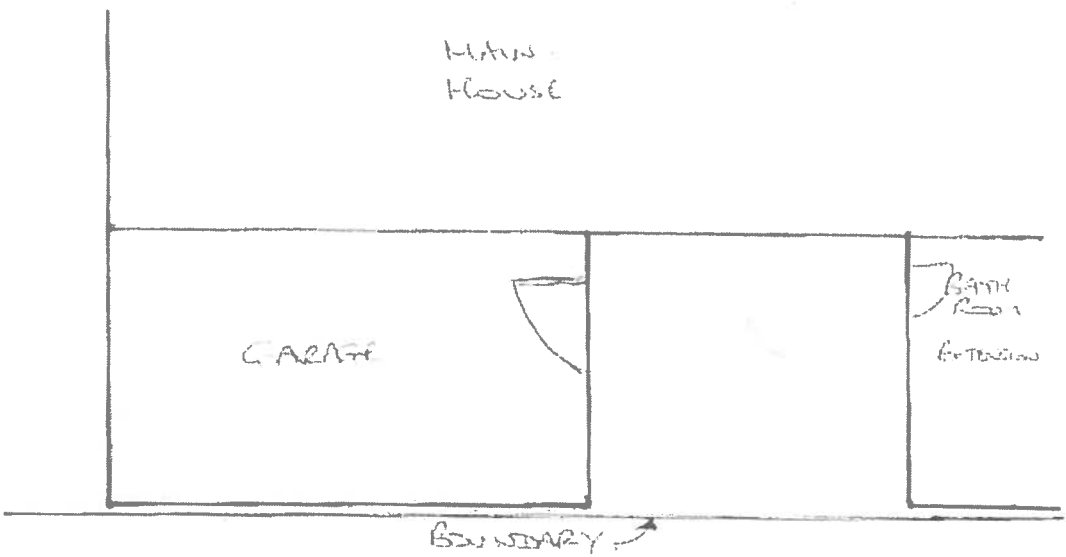
The proposed site of development, the close proximity to 3 Hastings Avenue and the design of the gable wall are such that overshadowing will impact on the quality of life by the residents of 3 Hastings Avenue. There are currently two first floor windows (Landing and Bathroom) and one ground floor window (Study) on the side elevation of 3 Hastings Avenue, which will be severely affected by the overshadowing of the proposed full height gable wall in such close proximity.

I have enclosed/attached a side elevation drawing and part plan drawing to show the position of the windows on the side elevation at ground floor level, not all of which are visible from the front of the property.

SIDE ELEVATION



PLAN DRAWING





We believe the proposal to contravene the guidance and criteria of the *Adopted Unitary Development Plan, Policy HOUS 8* as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above and such should not be permitted.

On a separate but possibly important issue it appears that a very large diameter surface water drain not shown on plans may run through the area of the proposed new dwelling. During conversations with the owner of No. 4 Hastings Avenue I understand that during excavation work related to Planning Application 1997/00655/FUL, such a pipe was uncovered and appeared to be running directly through the proposed site. We are concerned that any construction works in this area could damage such a pipe and lead to issues such as flooding and/or subsidence.

In conclusion we would also like to request that, should the application be approved, the council consider using its powers to ensure the design of the roof matches the other properties in the street and immediate vicinity. The proposed site of development is very small and contained, with difficult access, so we would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours.

We would be grateful if the council would take our objections into consideration when deciding this application. We would also welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand and also to view the scale of the overshadowing issue for the area along the side elevation of the property which is directly behind the garage and not visible from the front of the property.

Yours Sincerely

Lucy Emma Davies