ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT FOR THE PLANNING COMMITTEE TO BE HELD ON 20 NOVEMBER, 2019

Page	Application	Location	Item No.	Description
P.42	2018/01421/OUT	Land to the North of Heol Y Pentir, Rhoose	1.	Comments from Jeanne Jones, regarding land ownership
			2.	Comments from Mr. S. Whitfield, requesting deferral of decision
			3.	Comments from Carol Stockham matters addressed in report
P.75	2019/00690/FUL	The Spinney, Twyncyn, Dinas Powys	4.	Petition of support submitted by the Agent
P101	2019/00796/FUL	The Meadows, Peterston Super Ely	5.	Further comments from neighbours

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 20 November 2019

Application No.:2018/01421/OUT Case Officer: Mr. Shafqut Zahoor

Location: Land to the North of Heol Y Pentir, Rhoose

Proposal: Outline planning application for residential development (up to 17 units)

and all associated works at land to the north of Heol Y Pentir, Rhoose (all

matters reserved).

From: Jeanne Jones

Summary of Comments:

Further comments have been submitted to committee members by a neighbour of the site who raises concerns about ownership of a strip of land between the application site and the adjoining residential dwellings.

Officer Response:

The committee report has identified this matter and notes that the applicant has submitted amended plans excluding this strip of land.

Action required: None

West, Ben

From:

Sent:

16 November 2019 17:28

To:

Planning

Subject:

Plot of land Heol Y Pentir Rhoose Point

Please can you confirm that Wales and the West housing will not encroach on the 3 meter strip that belongs to David Wilson Homes as you can see by the attached plan there are two separate title deeds .Please can you advise a s a p .Many Thanks Jeanne Jones.

Sent from my Samsung Galaxy smartphone.

Zahoor, Shafqut

From:

From: Sent: To:	Zahoor, Shafqut 19 November 2019 11:46 'Jeanne Jones'
Subject:	RE: Plot of Land at Heol Y Pentir
Ms Jones,	
Please use the following link, the	plans are dated 11/11/2019
http://vogonline.planning-registe	er.co.uk/PlaRecord.aspx?AppNo=2018/01421/OUT
Kind Regards	
Shafqut	
From: Sent: 18 November 2019 18:25 To: Zahoor, Shafqut Subject: Re: Plot of Land at Heol	Y Pentir
Thank you very much for your there a possibility that a copy the planning portal .Kind Reg	reply, I notice that outline is going for decision on the 20th of this month is of the revised plans can be sourced as I am unable to find then on ards Jeanne Jones.
On Mon, 18 Nov 2019, 13:54	Zahoor, Shafqut, < szahoor@valeofglamorgan.gov.uk > wrote:
Ms Jones,	
You'll be pleased to know the plan and site layout to reflect Kind Regards	at amended plans were submitted early last week amending the site location the land you have highlighted as being outside the applicants ownership.
Shafqut Zahoor	
Planning Officer / Cynllunydd Cy	ynorthwyol
Planning and Transportation Se	rvices / Gwasanaethau Cynllunio a Thrafnidiaeth
Vale of Glamorgan Council / Cy	ngor Bro Morgannwg
tel / ffôn: 01446 704608	
mob / sym:	
e-mail / e-bost:	

Consider the environment. Please don't print this e-mail unless you really need to.

Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.

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Ewch i'n gwefan yn www.bromorgannwg.gov.uk

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook

Follow us on Twitter / Dilynwch ni ar Twitter

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 20 November 2019

Application No.:2018/01421/OUT | Case Officer: Mr. Shafqut Zahoor

Location: Land to the North of Heol Y Pentir, Rhoose

Proposal: Outline planning application for residential development (up to 17 units)

and all associated works at land to the north of Heol Y Pentir, Rhoose (all

matters reserved).

From: Mr S Whitfield

Summary of Comments:

An email has been received from a local resident who advises that he has been notified of the application going before Planning Committee by Cllr Kemp. He requests that the application is deferred so that local residents can make representations and attend as the meeting is taking place during the working day. The neighbour notes that representations were made almost a year ago.

Officer Response:

The proposal has not altered since its original submission in Jan 2019 and neighbours have had an opportunity to comment on the application. A number of representations have been received objecting to the application, therefore it is considered that there would be no merit in delaying the determination given that neighbours have already voiced their concerns. Planning committee is held on a working day every month.

Action required: None

Zahoor, Shafqut

To:

Goldsworthy, Marcus J

Subject:

RE: Land North of Heol Y Pentir, Rhoose: 2018//01421/OUT

From: Samuel Whitfield

Sent: 18 November 2019 16:57

To: Goldsworthy, Marcus J < MJGoldsworthy@valeofglamorgan.gov.uk >

Cc: Kemp, Gordon C (Cllr) < gckemp@valeofglamorgan.gov.uk > Subject: Land North of Heol Y Pentir, Rhoose: 2018//01421/OUT

22 Torbay Terrace

Rhoose

Vale of Glamorgan

CF62 3HB

18/11/2019

Dear MJ Goldsworthy,

Our household received a letter this weekend informing us of a planning committee meeting dated 20th November at 4pm in respect of the proposed development for the Land North of Heol Y Pentir, Rhoose: 2018//01421/OUT.

The letter was kindly sent by Gordon Kemp who informed me that he too had only just heard about the planning committee meeting. We are being given less than a weeks notice for a development that will impact our local area as previously outlined in our objections sent almost a year ago. Nothing has been heard of the development in this intervening time.

I suggest that the notice given for the meeting is entirely insufficient and that it be adjourned to a later date so that local residents can be given time to prepare representations and make arrangements to attend (the meeting is taking place during the working day).

Yours sincerely

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 20 November 2019

Application No.:2018/01421/OUT

Case Officer: Mr. Shafqut Zahoor

Location: Land to the North of Heol Y Pentir, Rhoose

Proposal: Outline planning application for residential development (up to 17 units)

and all associated works at land to the north of Heol Y Pentir, Rhoose (all

matters reserved).

From: Carol Stockham

Summary of Comments:

Further comments have been received from a local resident who expresses concerns relating to contaminated land, surface water drainage, allocation of the land for a community park and highlights an objection from Network Rail. Reference is also made to applications in 2002 for the site that were withdrawn due to concerns relating to the matters raised above.

Officer Response:

The committee reports addresses matters relating to drainage, land contamination and the objection from Network Rail. It is noted that applications in 2002 were withdrawn, however these related to a much larger site which included proposals for 200 dwellings, a school, golf club open space and a surgery. It is pertinent to note that since the withdrawal of the applications referred to, the large majority of the site subject to the 2002 applications has been developed. In any event, every application is judged on its own merits and in this case the proposal is considered acceptable subject to conditions.

Comments relating to the community park have been noted, however no reference to this has been identified in the withdrawn applications. Notwithstanding this, the application site is privately owned and has no allocation for retail or community use, is being considered under the adopted LDP and considered acceptable under the relevant policies.

Action required: None

To:

Robinson, Victoria L

Subject:

RE: Planning Application 2018/01421/OUT

From:

Sent: 17 November 2019 11:27

To: Davies, Andrew RT (Cllr) <artdavies@valeofglamorgan.gov.uk>; AndrewRT.Davies@assembly.wales; Kemp,

Gordon C (Cllr) <gckemp@valeofglamorgan.gov.uk>

Cc:

Subject: Planning Application 2018/01421/OUT

Location - South of the Railway line Rhoose Point (Brownfield Site) adjacent to the level crossing area/waste management licensed asbestos site

Dear Councillors

The above application is to be considered by committee on the 20/11/19. (See page 42 of the planning report)

Surface Water Drainage Strategy (Welsh Water)

I have contacted Welsh Water re the above application. They responded that the surface water drainage serving the above application site will not be allowed to be connected to the main sewer!

All surface water drainage systems serving Rhoose Point have positive connections, (brownfield site) no soakaways. As I understand it, the above site is contaminated. (See report)

The Environmental Agency/NRW should be consulted. The above site is also adjacent to a Waste Management Licensed asbestos area. (Matters discussed with Case Officer)

Level Crossing Road (Network Rail Asset) not adopted by the Council

Network Rail has raised an objection to the above application site (2018/01421/OUT - read Council comments - report)

2018/01421/OUT Site History

It would be in your interest to obtain a copy of the original access/design statement to include subsequent amendments dated 17/05/2000. The site was intended for use as a community park for the Rhoose Point residents. (Council planning report - assertion made with regards to your objections re previous application use as a retail site etc.)

Karen Gallimore and I submitted objections to the Council dated November 2005 re the above site previous planning application.

• Objections - Access, drainage of the site, including environmental issues

Letters were handed to each member of the planning committee on closure of their site meeting.

Committee decision - application deferred for further information, subsequently withdrawn.

Hope the above is of assistance.

Regards

Carol Stockham

P.s. Please acknowledge safe receipt of this email.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 20 November 2019

Application No.:2019/00690/FUL

Case Officer: Mr. S. D. Butler

Location: The Spinney, Twyncyn, Dinas Powys

Proposal:

Temporary change of use from Granny annexe and studio, to a school

(class D1) until 31st July 2020

From: A number of pupils and supporters (submitted by Agent)

Summary of Comments:

A petition and comments submitted in support of the application on the grounds that the temporary use would be in keeping with the Well-being of Future Generation Act (2015), and also in line with the Vale of Glamorgan's own policies on sustainability and reuse of previously developed land.

Officer Response:

The comments received are noted

Action required:

None

West, Ben

From:

leuan Williams < leuan. Williams@reading-ag.com>

Sent:

13 November 2019 20:20

To:

Planning

Cc:

Butler, Stephen

Subject:

The Spinney Temporary School 2019/00690/FUL

Sir / Madam

Please find attached a petition in favour of the planning application for the temporary school at The Spinney, Dinas

Please do not hesitate to contact me if you have any queries

Kind regards

Ieuan Williams

Reading Agricultural Consultants Gate House, Beechwood Court Long Toll, Woodcote, Reading, RG8 ORR Tel: 01491 684233 Fax: 01491 680800

www.readingagricultural.co.uk

Registered Company Number: 3282982

We, the undersigned, call on the Vale of Glamorgan Planning Committee to grant the Annex at Charlotte Church's house a temporary change of use so it can operate as a school for 1 year.

We urge representatives and elected officials to consider this as a matter of great social worth, in keeping with the Well-being of Future Generation Act (2015), and also in line with the Vale of Glamorgan's own policies on sustainability and reuse of previously developed land.

(For online version visit: https://www.gopetition.com/petitions/allow-the-awen-project-a-temporary-change-of-planning-use-so-it-can-operate-as-a-school.html)

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COMMENTS

I wholeheartedly support this wonderful initiative and urge the Planning Committee to consider its great social worth when making their decision. - Jonathan Field

This project has been assiduously researched and planned and will benefit the community rather than be of detriment to it. - Graeme Farrow

I have had to take my out of school due to the lack of support and has had to be home schooled. Should we of had somewhere like this for my son he would never of had to taken out of school. Back this project all the way! - Lucy Lowthian

Go guys! - Claire Samuel

Good luck to Charlotte - Elaine Ballard

Pob lwc angels xx - Carys Eleri

Fantastic project. Good luck to all involved. HD - Hannah Daniel

Pob lwc - Ffion Dafis

This project is so important and valuable to our children, our communities and our culture as a whole. You have all my support always. Thank you for everything you are doing. - Emma Stead

This initiative is brilliant. The idea for the school has come from thoroughly knowledgeable and wonderful people who want to see positive change, and that I entirely trust will deliver on all promises to all parties, particularly the young people that will be attending. I urge that the committee allow the change in planning rights. - Rhian Davies

As Malcolm X once said, "Education is the passport to the future, for tomorrow belongs to those who prepare for it today. Without education, you're not going anywhere in this world" Vale of Glamorgan Planning Committee amend your plan and support this school - Adam Johannes

My Daughter is only 18 months but this is exactly the type of school I would love her to attend in time. - Joanne Hosken

This is such a worthwhile project, initiated with insight and commitment which should not be wasted! - Branwen Munn

I love what you are doing and you whole heartedly have 100% of my support! - Audrey Wyatt

This project is vital, an acorn which will help seed many more initiatives to inspire and release our children to be the best humans they can possibly be. With love and hope, Kathryn - Kathryn Pratt

This is a phenomenal initiative, and with backing from Estyn, it is ludicrous that planning permission should stand in its way. With only 20 pupils, any impact on the community would be negligible - and the scope to affect positive change should superceded that. - Aimee Lightowler

As someone who taught in secondary schools for 16 years, I have seen first hand how broken the education system is, and how it fails young people. An initiative like this deserves support, as do the children who wish to attend. If something like the Awen project had been available to my children when they were younger, I wouldn't have given removing them from mainstream education a second thought. - Jane Gruffydd

Please let this school start its new life. A lot of work has gone into it and it can only be for the good of the community and the future of education. - Janet Persson

This is a very important venture. The future of our children lie in forward thinking schools like these. It would be a travesty to delay the opening because of traffic and noise. Honestly how much traffic and noise could you expect from 20 children?!?! This feels like scared people opposing change and an unfamiliar idea and it feels incredibly unfair to let this small yet influential group's fear dictate the fate of this brilliant school. - Ffion Rochford

Pob lwc, what a fantastic project! Would love to be part of it somehow. - Catrin Hanks-Doyle This is an excellent initiative and I am sure that Ms Church and her team will ensure that issues raised by local residents are unfounded. - Anna Howard-Bachmann

I think this school will provide excellent opportunities for children who will struggle in the current academic system and help them flourish in life rather than flounder. - Sarah Jackson

Pob lwc Charlotte and Johnny! I'm gutted that I'd already moved to Ireland when I heard you were setting this up. I would have loved to teach at Awen; it sounds just what Welsh education needs. - Alice James

We should be encouraging this not discouraging - Carol Finch

This is a hugely positive action for children and families who mainstream school may not be suitable x my daughter will be attending this school and the project is already helping her blossom - Sam Cole

This will help my Nephew immensely. More Schools like this are needed. Good luck. -Emily Lewis

Charlotte's school fills an important gap in that our education system currently fails our square pegs. This is an important project and needs approving! - Emma Ashfield

I think this is an fantastic idea, and more should be introduced - K Burton

Help and support the children - Karen Huggins

I used to live in Wales and believe that this temporary solution should be allowed. -Lynne Unwalla

I think this is an amazing initiative, I wish it were accepting younger children too! I wish it every success - Rebecca Jones

Would love to see this get off the ground as would be instead in my son attending in the future - Rachel Mullins

Mainstream school isn't for everyone..... - Carrie Ahmed

I think the planning application should be allowed - Karen Sharp

I fully support the Awen project and the change of use of building. - Molly Sutton

Good Luck! - Sarah Benson

So important and a brilliant way of leaning! It's silly we even have to sign the petition for such an amazing idea! All the best x - Ffion Jenkins

Congratulations. - Maria Cayman

This is a fantastic opportunity for the children involved and also to bring education into the modern world. My sons have struggled to find educational opportunities that have suited their needs, however they are really excited about being part of the awen project.

- Abi Hendra

Good luck Charlotte!! Xxx - Molly Jermyn

This is an eminently worthy cause with a limited time span. Please give permission. - Martin Woodrow

I fully support this initiative and only wish it was slightly more local to my grandson, who has been failed by the mainstream education system and would benefit greatly from this kind of project. My only suggestion would be to move the end date to a full 12 months after permission has been granted. - Kay Dadson

This is the future and needs to be supported. - David Jones

This school is amazing! We need more people willing to reach out to help children like these - not people who oppose progress! - Paula King

We needs places like this for our children - Marilyn Lunn

As someone who would love to set up something similar in Scotland I would love to see this project get off to a positive start. Self directed and democratic learning schools/ centres and communities are the change that is needed to promote and improve the overall growth and wellbeing of our children. Good luck Charlotte and team - Debbie Forster

This is a fantastic project that every community could do with. It will provide an excellent alternative to mainstream education which does not suit all children. Children that may otherwise struggle in a large mainstream school will undoubtedly benefit from such a small quiet school with high child to teacher ratio and allow them to grow with confidence and become better citizens, therefore benefiting the community and country as a whole. - Mark Wyatt

The more choices we have and our children have for their education the better - Lynne Taylor

The objections are completely unfounded and it would be a sad day for Cardiff and the Vale if enterprising initiatives in Education like this were not allowed a chance. - Hayley Lees

Such an incredible venture! This must go ahead - Heidi Harvey

I fully support this proposal from Ms Church and hope the short-sighted council take the correct decision to allow it to proceed. - Simon Evans

This school will benefit those children who go there it will higher they confidence if they are taught in smaller classes I hope this project goes ahead its meets their needs and this is what's so important - Carmelle Redwood

Special needs children have a right to a suitable education. Please consider this temporary solution! - Samantha Baete

My friends son is benefiting from this school. The authorities should take note a service is being provided not provided in main stream schools. - Tracey Lyddon

Highly recommended, I have been involved with Education Management for over 20yrs. This is an excellent plight. - Philip Morris

I hole heartedly support this wonderful project which will enable children to be taught in this democratic environment - Gaynor Ahmed

Come on do the right thing. - Claire Wheatley

Not all children can manage in a regular school environment. This is needed. - Louie Hall

Reconsider your findings Charlotte is trying to go forward educating young children - Megan Day

This school project should definitely go ahead. Having read their ethos and plans it sounds wonderful and wish I could enrol my son in the school. - Matt Callanan

This is an important example to our future generations. Please don't let people obstruct democratic social change because they are close minded. - Hannah Fitt

Good Luck! - Renn Hubbuck-Melly

Please approve this planning application for temporary change of use. - Clive Litchfield

I am a science teacher of over 17 years experience and work with primary and secondary schools on active global citizenship projects in East London. We need schools that reflect our democratic values, that expressed the values of humanising our children as seen in the 1918 Education Act and the development of our primary schools up to 1970s. - Michael Newman

This should be allowed M - Mark Burrows

Hope this gets agreed. - Cath Read

There are few things more important than the education of children and young people. What Charlotte and her team are working so hard to achieve deserves all of our and your support. Please do not stand in the way of this hugely important venture. - Richard Draper

Not all schools are a one size fits all, this way of teaching is refreshing & beneficial to kids with the chance of attending - Angela Hudson

It is so important that every child has the opportunity to be taught in a manner that suits their needs. - Kath Kenwood

Please don't put hurdles in the way of this pioneering project - Emily Seage

Please allow planning for this amazing project to go ahead. - Myke Morgan

We need these alternatives for kids who loose their way - Ceri-Jayne Case

Give them a chance! It will be worth it!! - Katherine Ridgway

Plenty of people live in very close proximity to very large schools. The extremely low number of children attending this school will surely have next to no impact on the area. It is also very exciting to see a new way of education being pioneered in this way. As Estyn have approved it, it should be allowed. - Alvine Westerland

I will be going to be this school if it happens and believe planning permission should be granted for us x Erin - Erin Broad

Schools like this are essential for those who want a child centred education for their children rather than a one size fits all approach. There is so much scope for children to thrive and achieve their full potential in this kind of learning environment. This approach has already been extremely successful in Scandinavian countries so we need to be open minded when it comes to innovative schools and move away from old fashioned victorian teaching methods. A small school of 20 children is not going to cause disruption in the local area. - Harriet Austen

Give this gift a chance! - Deborah Foster

Let there be lots of alternative educational settings! Let each child find a different way to learn. - Leanne Roberts

I hope Charlotte school will take place as it would be a great inspiration to all who attended. This is what wales need. Why stop such a great venture. I sure this school will bring creativity and happiness for all in area! - Bobbi Cooper

I fully back the Awen Project and the inititiative proposed to hold the school at Charlotte's House. - Gavin Liddel

We, the undersigned, call on the Vale of Glamorgan Planning Committee to grant the Annex at Charlotte Church's house a temporary change of use so it can operate as a

school for 1 year. We urge representatives and elected officials to consider this as a matter of great social worth, in keeping with the Well-being of Future Generation Act (2015), and also in line with the Vale of Glamorgan's own policies on sustainability and reuse of previously developed land. - Chris Meaney

This is a wonderful project and I urge the Council to give permission for one year - Max Hope

This is a wonderful project. The children are being brilliantly educated in a way many schools have lost the ability to. Far better than those at home alone educated. - Gail Diane

It would be such a shame if this school did not go ahead. It is such a refreshing concept at a time where so many people feel the current education system is out dated and not working for their children. It is clear that Charlotte has put a lot of time and effort into this so I wish her all the best - Nadia Joshua

To the beurocratic self important decision makers- please just get on with it and support something positive for a change. Thank you - Gavin Egdell

Come on!! - Stacy Huston

Schools are a good thing. - Eliot Earle

It's allowing children to access education and that all has to be good. - Sarah Chambers

A much needed school, - Julia Lee-Jones

Allow the project. - Elizabeth Gilbert

Embracing alternative education will help create a sense of pride in the children this school touches, that pride will enhance the local area far more more than a small cohort of school run adaptations will detriment it. - Jess Holliland

Dinas Powys is full of ignorant old Tory busybodies with nothing better to do than stick their noses into other people's business so the objections don't surprise me in the slightest. - Jamie Davis A fantastic project for local children. - Mel Gill

Good luck Charlotte, I have no doubt it will be fabulous and really needed. - Maggz Lee

Happy to support - Hugh Smith

Go Charlotte!! - Robert Knight

Of only people could see past their selfish concerns. - Chris May

Because it sounds like a great initiative.. - Rose Rouse

It's a great idea! Anything to help get the Awen Project up an running to benefit children. - Denise Berg

There is no discernible reason this school should not go ahead. Paper pushing civil servants need to remember they SERVE THE PUBLIC not their own agendas. - A-M Annesley

Sad to see there are those trying to block a wonderful project, which has obviously been thoroughly thought out and will set a precedent for future such projects. - Marnia Sansbury

Having met the school's founders, I believe the Awen Project to be an important progression in education practice & policy and as such urge the local authority to support its application for temporary accommodation consent, without which, the project may not get off its feet. - James Clarke

This is ideal. But some selfish all right Jack's want this rejected. We need more schools - Gareth P Hughes

If the powers that be ran schools right in the first place then people wouldn't need to home school or feel that they can do a better job than the local authority - Jean Howells

It's been proven that the formal education system is not working effectively...time to give new methods a go - Rosemary Ward Please give this school a chance. It is the most amazing wholesome non profit opportunity. Only good can come of it. One year is all they ask. - Vinny Spillane

please do not the "not in my back yard" syndrome win - children's education must come first. - Jeremy Field

My wonderful niece who has faced so many obstacles and horrendous bullying is attending this school which I believe will only help her!!! - Natasha Jones

This project is a fantastic opportunity to pave the way for other forward thinking, democratic learning spaces. Charlotte and her family are doing something so fantastic by providing such a great experience for local children. They should be thoroughly supported! - Emily Young

It's nice that's somebody willing to help children - Deb Stokes

I am 100% supportive xx - Sara Shebear

All children should be free to learn in a way that works for them. The traffic will not be impeded as there are already school runs in the area, and I'm sure Charlotte's education hours will be sympathetic to this. In addition 20 children is not a large amount to impact traffic, just let the children be educated. - Eve Mabbutt

This is an amazing idea , - Lisa Mcdiarmid

I really don't see how The Awen Project is any different than a friend of my family teaching me the alphabet when i was a child. Other than the obvious being the number of the pupils being taught. The educational system in place today is lacking, before they hinder and attack others for offering help and solution's to the problems they are failing to fix. They should really be open to listening and welcoming outside influence's, to fill in the blanks. An education system that has been in place and has rarely changed for roughly 200 years now. Unless things change now, humans could eventually get left behind. This being my sole belief and a few others out there, obviously i can't see into the future but what i do know to be fact is that technology is advancing but humans seem to remain stagnant. So I highly encourage your project. My wife and I share a similar goal, we are currently working on an educational app that redefines how the children in the UK learn and then eventually around the world. We don't want to replace teachers, we simply want to supplement their teaching by giving children a platform,

where they not only can test their knowledge learned in school but learn how to apply that knowledge into the real world. Currently we are only in the start up process. If anyone reads my comment and are interested or would like to ask more please contact me at : admin@guruku.co.uk - Richard Bailey

Charlotte Church developed a new and very interesting approach that should be supported, tested and developed further. I'm surprised the local authorities not only gave no financial support to Mrs. Church's idea, but create weird obstacles after the project was de facto approved and she started realizing it at her own expense. What a shame. Remember that the fate of a country is defined by its culture, which is mostly created by today's children, only a few years from now. It would be a huge and irreparable mistake to neglect such a promising project. - Igor Kyrychenko

This is a great example of co-production whereby real people get to plan and implement their services rather than be strangled by those who want to keep us in our place. A Kid's Hope We want to plan our school And think our dream is cool So help us if you care Instead of don't you dare We're the future and we say Don't turn your face away Please cwtch us to your heart And you will play your part Cos we are here to stay And those who've had their day Must let us stand or fall Education is for all In a democracy we should be allowed this freedom. - Simon Ireland

Allow children to be human beings, not robots. Explore difference, don't block it - Jan Mondelli

Good luck with getting the planning approved - Peter Jones

Traffic - 18 students being promted to car pool so about 5 cars. Noise - affecting two houses yet providing 18 people the chance to have a unique and positive learning experience. The building is being built to seclude the noise. Just temporary building noise which would be the same as having an extension on a house. - Daniel Glennie

The chance for 18 children (including my godson) to have a better education, future and experience than any mainstream school would give. The chance to try something different, learn and help children. Why would anybody want anything other than that! - Claire Hillman

This is 20 children, for a year. What really is there to object to? - Ingrid Harris

Home schooling and looking at alternative education to meet the needs of my children.
- Jo Watkins

Good luck:) - Bruce Cooper

My anger at this hideous decision is beyond comprehension. We must petition these idiots before they ruin the narrative of education. - Daphne Spong Tuffet

I would love to be able to take my son along to something like this! The objections appear unfounded, and hope The Awen Project goes ahead. - Lydia Niziblian

Good luck - I can't see why this would be opposed to be honest. - Chris Wisson

A really good idea - Gillian Rees

To prevent this wonderful project on such spurious grounds would be to put a ridiculous barrier in front of a chance for Wales to demonstrate excellent experiential learning to the world. In view of the current crisis in mental health and the level of disengagement in education, I am extremely concerned (as a parent, grandparent and teacher) that the unfounded opinion of so few objectors could be allowed to influence such an important forward-thinking provision of education. - Ann Tonge

This is only for a time-bound pilot project to assess the sustainability of the enterprise. It is a grassroots endeavour to help address vast social issues, and it will cause minimal disruption for a short period, It should really be supported to make a go of it. Please grant the temporary change of use permission. - Noreen Blanluet

Brilliant idea Should be allowed to proceed - Debbie Hobby

I think this is a great idea, best of luck. - Chris Mackay

Please allow this progressive school to flourish and provide exactly what the children of South Wales require. - Zoe Hughes

I think this a great initiative.. Would be such a shame for a few difficult neighbours to put a hold on something that will be life changing for the children involved. - Ana Green

I think this is a bold and much needed project to provide education to children who are not catered for in Vale of Glamorgan Council schools at present. I think it should be supported - Lucia Elghali

As a lifelong educator at third level and as an ADHD specialist, I would like to offer my full support to the efforts of the Awen Project. Not only is this project not causing the slightest bit of harm, it is a beacon of humanity and thoughtfully helpful practice within the field of education. I hope that this project is allowed to flourish so it can provide us with yet another inspirational model of alternative education in action. - Anthony McCann

Even if there was a case for noise or traffic disturbance, which there isn't (see evidence) - what The Awen Project is trying to achieve to transform the way our children are educated is far more important. Allow the temporary change of planning. - Hannah Abbott

Any well planned alternative to current education systems has GOT to be a good idea. Educational attainment in wales and particularly Cardiff and particularly boys is lower than uk average. This shouldn't be happening in such a developed country. - James Smith

Educational provisions are vital. - Emma Jenkins

This is an amazing idea that deserves a chance to flourish and thrive. Children who don't fit within educational norms deserve an opportunity to experience an education that they can succeed in. The Awen project delivers this and it would be a crying shame if a few unfounded complaints halted this phenomenal idea - Lou Haylock

The Bible tells us to love our neighbors, and also to love our enemies; probably because generally they are the same people.... fake nasty, nosey & envious folk with useless empty lives and too much time on their hands to criticise others! Shame on you trying to sabotage such a wonderful project that holds children's mental well-being at its heart.... bigots!!! Let the school open! - H Witcombe

I believe the Awen project will make a valuable contribution to focused and modern approaches to education in Wales. Projects of this nature need to be supported in the upmost. - Patrick Shanahan

Looks like a fantastic project that could benefit so many families both locally and further afield. - Sarah Banda

Imagine if all private tutors had to jump through these hoops to set up small academies? It's ridiculous to single out Charlotte Church for this. I have been a piano teacher for 13 years and I've never had to apply for change of use for my terraced home, so why does Charlotte when her annex isn't adjacent to any other properties? - Frances Jenkins

This is a positive project for children, in line with current policy. Since the project is small and temporary it would not cause undue disruption and could serve to enhance the status of the area. Councillor Ellie Evans (Penarth Town Council) - Ellie Evans

I can't see why temporary change of use has not been allowed. I feel the objections are unfounded. - Cathryn Mullins

A much needed project - fitting for the children that education doesn't quite meet the needs if - Jane Sloper

Gotta happen... Go you! - Tom Currant

I fully support this initiative and the associated planning permission being given. This is based on over 30 years of professional work as a teacher and social worker. - Andy Carter

Best of luck with this, Jonny and Charlotte! Cxx - Christopher French

Fantastic idea!! - Anita Price

Make this happen! - Davina Feder

I think this school is a wonderful idea - Clair Webster

Amazing idea - Alex Clash

Just what the education system needs! - Emma John

PETITION TO VALE OF GLAMORGAN PLANNING COMMITTEE

RADDOO SUMMARY AND BACKEROUNG

THE CONTROL OF THE ABOUT A TEMPORARY CHANGE OF PLANNING HISE SO IT CAM OPERATE HE A SCHOOL

The Awea Project (an organisation to help enterprising democratic histories set up by Charlotte Church) wants to pilot its school for a year in the course of Churchille's house in Diess Powys, for no more than 20 children laged 9-12), until 17th July 2020, when it will mave to another location.

The children are ready to start, only the planning committee stand in treit way.

Says (the education and training inspectorate for Wales) has inspected the site, read through the continuous and pullicles, and has stated that they will recommend that Welsh Government allow the school to upon, pending a temporary change of use on the property.

There have been 4 abjections by infraential members of the community concerning traffic and noise, and despite autorisive consultation with those neighbours and assurances that their concerns have been neared but are unfounded, the objections will stand. Subsequently a traffic survey is underway and a noise survey has found that "the absolute level... is at most 3865", "approaching tevels experienced within a library."

Apart from the wonderful little school that we hope to set up. The Awen Project hopes in the future to give seed funding to other communities so that they might set up their own schools that suit their needs. Beyond this The Awen Project also has great scope to effect and the age on a much beautiful assisted level and it would be a great shame if it were not allowed to do so.

ARTICA PARTICALIA POR ble, the spelerelyned, sell in the Vele of Glavergen Planning Committee to grant the finner at Charlette Churche house a temporary alongs of use so it can operate and private per use there.

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PETITION TO VALE OF GLAMORGAN PLANNING COMMITTEE

PETITION SUMMERY BIND BINCKGROUNIO

ALLOW THE AVIEN PROJECT A TEMPORARY CHANGE OF PLANNING USE SO IT CAN OPERATE AS A SCHOOL.

The Awar Project (an organisation to help enterprising themsecute inflations set up by Charlette Church) wants to pilot its school for a year in the annex of Churlotte's home in Dinas Powys, for no more than 20 children (uged 9-12), and 17th July 2020, when it will move to another location.

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Against from the wanderful little school that we hope to set up. The Awen Project hopes in the future to give seed leading to other communities so that they might set up their own wheats that will their needs. Beyond this The Awen Project also has great scope to affect real change on a much brouder societal level and it would be a great shame it it were not allowed to do so.

ACTION OF FUR

ldo, the undersigned, call on the Vole of Glamorgon Planning Committee to grant the Annex at Charlotte Church's house a temporary change of use so it can operate as a school for one year.

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If Awen wasn't real I would be in a rubbish school right now with no freedom where you're forced to do things you don't want to do. Of course you have to do things you don't want to do sometimes. At Awen you learn in different ways. In a normal school you would be copying words off a black board but at Awen, for example instead of learning about trees out of a book we go into forests, we feel and smell the difference between trees. I'm enjoying Awen much more than normal school. Even though we don't learn the same way as normal school I feel I'm learning much more.

Bv

To The VOG Planning Council 10/11/19
Hi my name is In years and and I go to haven school I really love going to this school because you do so much different things compared to my and school where you just had to work for hours and then you have a short break. But with the Aven school you have a very long break and have a huge amount of fave I have done lessons on all sorts of things that I would never have done at my old schools he nest savour project that we have done is called the kindness project that we have done is called the kindness project, we were given to pounds and we had to make that money go further to help someone in real life, and also another one of my favourites was the Virtual Reality, I sound that very sum! The teachers at my aid school were very shouty and bussy, but at the dwen school the teacher are very kind, they listen to whe you have to say and that years have to say and the work are treated just a mortant and as the adults of the kids are treated just a when the teachers and all shouty and has happy find I would be really some and should should be really some and should should be really some and should should be really some a normal school:
Most very very sincerely



10th November 2019

Dear Sir/Madam

My name is and I am a pupil at the Awen school in Dinas Powys which was created by Charlotte Church.

I love this school and it would mean the world to me if you could approve planning. I can't wait to go to the school full time as we can do more fun and creative things.

I look forward to the day that Charlotte passes on the news that the school can go full time. ©

Many thanks

From: To: <u>Charlotte Church</u> <u>Ieuan Williams</u> Fwd: Emanuels letter

Subject: Date:

12 November 2019 11:21:29

Letters from the children about their school......

----- Forwarded message -----

From:

Date: Sun, 10 Nov 2019, 20:23

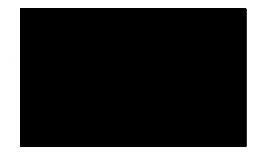
Subject: Emanuels letter

To: Charlotte Church < cchurch2010@gmail.com >

I love this school because it's free and it makes me happy we decide what goes on in the school and if we don't like it we can change it it's not permanent so we can choose the rules and it does help me understand the world we even went to outer space in virtual reality we started on a small island and went to outer space saw the space station, the sunsetting in the middle of the ocean I would not have got that opportunity in any other school.

I am provided with opportunities like no other

your sincerely



9th November 2019

Dear the Council

My name is years old and I am a pupil at the Project which is set up and run by Charlotte Church. At the moment we are only a part time school because we haven't been given planning permission.

I would really it if we could have permission to have a full-time school because in this school you have a lot more freedom to learn. At the moment I am finding the days too short and we can't learn as much as we want to. This school is better than my old school because the teachers spend more time with us and we learn in a more creative way compared to other schools. We plan to do a lot of good things for the community and make good happen.

Please can you give us planning permission.



Kind regards,



MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 20 November 2019

Application No. 2019/00796/FUL Case Officer: Mr. Mark Stringer

Location: The Meadows, Peterston Super Ely

Proposal: Demolition of the existing dwellings and associated out buildings.

Replacement dwelling with new ancillary buildings and open air swimming

pool

From:

Occupants of three neighbouring houses and solicitors representing the occupants of one of those houses.

Summary of Comments:

In four letters of representation, members of the public (and, in one case, their legal representatives) suggest that:

- The proposed planning unit includes agricultural land;
- The proposal would harm neighbours' residential amenity (e.g. loss of privacy, loss of outlook, loss of peace and quiet, effect of glare from car headlights and ambient light):
- Contrary to claims made in the application documents, the applicants did not consult neighbours before submitting the application;
- The application has been submitted in the name of one person, even though two persons appear to own the property;
- The proposal would harm the character and appearance of the site and its surroundings (which include a Special Landscape Area);
- The applicants propose to remove sections of hedgerows which do not belong to them;
- Planning history from the 1980s shows that part of the application site belongs to the owners of Whitewells Farm;
- The application should be deemed invalid because Certificate B of the application has not been signed;
- The planning authority has ignored representations about land ownership, and the planning officer has 'simply accepted the information from the applicants and their Agents';
- The application documents lack volumetric information and plans which directly compare the elevations of the existing bungalow and the elevations of the proposed house;
- Being near the site's north-western boundary, from which sections of hedgerow would be removed, the proposed garage and the proposed gym would be too prominent in the landscape.

Officer Response:

The recent letters of representation do not raise any new material planning considerations. Officers have considered all of the planning issues in the formal assessment of the development proposal.

In one letter of representation, it is suggested that the proposed gym (near the site's north-western boundary) would be 4.8 metres tall at the top of its flat roof. However, measurements taken from the application documents indicate that the flat roof would be only 3.5 to 3.6 metres above ground level.

Action required:

None.

Comment for planning application 2019/00796/FUL

Application Number | 2019/00796/FUL

Location

The Meadows, Peterston Super Ely

Proposal

Demolition of the existing dwellings and associated out buildings. Replacement dwelling with new ancillary buildings and open air

swimming pool

Case Officer

Mr. Mark Stringer

Organisation

Name

Mr Keith Wills

Address

Hillcot ,Groesfaen rd ,Peterston super Ely ,Cf56ne

Type of Comment

Comment

Type

Neighbour

Comments

I have lived at my present address for a little over 40 yrs The field adjoining this property has ,to my knowledge ,always been used for agricultural purposes I knew the previous deceased owner as well as her father who built the original bungalow which is now subject to the planning application My visits would always include a tour of the Garden ,the adjoining field was always gated and sometimes contained horses. I trust this information , which is given without prejudice , will help you reach the correct decision . My property is unaffected by this application

Received Date

11/11/2019 16:50:33

Attachments



Our Ref: Your Ref: DJ2/LI2951 2019/00796

111 Charterhouse Street London EC1M 6AW

Tel: (020) 7251 3663 Fax: (020) 7251 3773 DX: 53334 Clerkenwell

www.ad-solicitors.co.uk

FAO Marcus Goldworthy
The Vale of Glamorgan Council
Developmental Control
Dock Office
Barry CF63 4RT

14th November 2019

VERY URGENT

Dear Sirs,

Our Clients: Mr Huw & Mrs Alison Ginn

Planning no: 2019/00796

Applicant: Mr & Mrs Thomas of The Meadows, Peterston-Super-Ely CF5 6NE

We act for Mr & Mrs Ginn of Whitewells Farm, Peterston Super Ely CF5 6NE.

We write in relation to the planning application referenced 2019/00796/ and its planned affect upon our clients' property. The proposed planning documentation currently affords for the removal of part of the field hedge that lies within our clients' property.

Our clients' boundary can be clearly seen on the attached Promap document, upon which the land registry title plans have been superimposed. You will note that the boundary runs closely behind the garage, tapering in towards the front where it meets the edge of the entrance gate pillar of the Meadows.

The boundary between our clients' property and that of the Applicant, adjacent to the existing annex, is also detailed on the 1985 (ref: 1985/00658) and 1988 (ref: 1988/00215) planning applications made by the previous owners of The Meadows. Both the applications and the land registry documents show that the field hedge planned for removal is within our client's ownership.

We understand that the Applicant and planning officer have referred to the 1985 and 1988 planning documents and so must be aware of their content. Despite this, the ownership plans submitted by the Applicant have not been amended to reflect the aforementioned information, nor have they been queried by the planning officer.

Our clients do not consent to this proposed removal of the hedge / trespass onto their property and require the planning documentation to be appropriately altered.

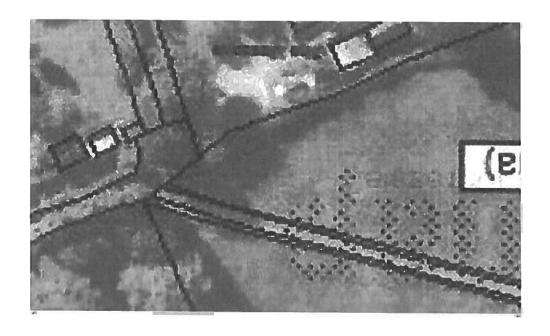
Further, the Applicants or their agents did not seek to consult with our clients prior to making the application nor has a certificate B been served upon our clients. The planning application cannot be deemed to be valid until the relevant documentation has been served upon our clients.

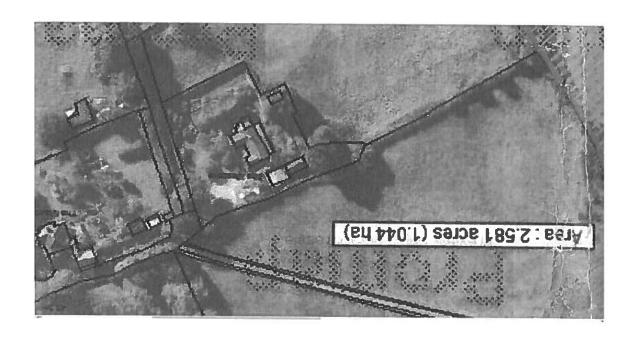
We are conscious that the planning committee is to meet to discuss this application on 20th November 2019 and would be grateful if the serious issues raised in this letter could be brought to their attention urgently.

Yours faithfully,

ABRAHAMS DRESDEN LLP

cc. Mark Stringer, The Vale of Glamorgan Council





RH and AM Ginn
Whitewells Farm
Peterston Super Ely
Vale of Glamorgan CF5 6NE
16 November 2019

The Members of the Planning Committee
The Planning Department
Vale of Glamorgan Council
Development Control
Docks Office,
Barry
CF63 4RT

By Email to: developmentcontrol@valeofglamorgan.gov.uk

Dear Sirs

Planning Application 2019/00796/FUL The Meadows, Peterston Super Ely

We refer to our letters of 29 August 2019 and 14 October 2019 objecting to the above.

We also refer to our email of 4 November to Mr Mark Stringer, following our discussions with him of 1 November and his response of 5 November, in relation to the documents uploaded onto the planning portal on 25 and 30 October 2019

We consider that it is extremely unfair and unjust that, despite our request, we have not been given proper time to consider these revised documents properly in order to make our representations to the Planning Department. Such representations on these new documents should have been fully considered by the Planning Department prior to any Report being prepared by the Planning Officer for Committee.

The proposal has a great impact on the Landscape and our property and has caused considerable stress with the limited timescale. Furthermore we are still unable to download and open the revised Design and Access Statement on any computers using windows software, although it can be opened on a phone.

We have made numerous representations to the Planning Officer about the incorrect land ownership plans and our boundary and the encroachment of the proposed development onto our property. These have been ignored to date as the Planning Officer has simply accepted the information from the applicants and their Agents.

Solicitors are involved and have written both to the Applicants and to the Council Planning Department A copy of the letter of 14 November 2019 to the Planning Department from Abrahams Dresden is attached for the members information

The applicants have made a error in their topographical survey as they have taken their boundary as being on the line of our entrance gates. Our entrance gates were set back some six years ago when the bund and field hedge that formed part of our boundary were removed to try to resolve the surface water discharging onto our entrance in heavy rains. We are now in the process of reinstating that line to its correct position.

The planning documents relating to the 1985 and 1988 planning applications at The Meadows. are referred to by both the Applicant and the Planning Officer The plans accompanying these applications clearly show the boundary fence adjacent to the annex building Despite this, the ownership plans submitted by the Applicant have not been amended to reflect the aforementioned information, nor have they been queried by the planning officer.

We feel that it is completely wrong that Prospero Planning and the applicants have not been fully open and amended their position over the boundary in full knowledge of the information on the 1985 and 1988 applications. We are also surprised that this was not queried by the Planning Officer

In the knowledge of these plans, the applicants and their Agents should have either altered their proposals or served us with a Certificate B Notice. The lack of the appropriate certificate should render their application invalid.

The applicants and their Agents are being selective in using these plans to make a claim for a larger residential curtilage, extending into the agricultural field, but not to acknowledge the correct position of the boundaries.

The fact of the matter is that the proposed scheme (3 story house, triple garage, gymnasium and swimming pool) is too big for a site of only 0.2 hectares and that is why they are seeking to encroach into the agricultural field, onto neighbouring property as well as destroying the countryside features of trees and hedges that make up the Special Landscape Area.

Our objection to the proposal stands in its entirety.

In our previous letters we stated that drawings be provided to show proposed against existing elevations of all buildings in order to consider the massing and impact of the proposed development .

This information was also requested in the pre application letter, from The Planning Department, 'I would ask that any full application is supported by a plan showing the elevations of the existing dwelling in outline in order to assess the massing and impacts of th replacement dwelling against the existing dwelling'.. We are surprised and concerned that the Planning Officer has not insisted that these drawings be provided by the applicants together with volumetric calculations. Only this information will truly show the increase in size and scale of the proposed compared to the existing.

The photographs below have been taken in an attempt to show the Planning Committee how the height of just the ancillary buildings will be dominant in the landscape, especially when the hedges and trees are removed

The height of the new garage and gym will both be 4.8 m high (information provided by the Planning Officer), The garage has a shallow pitched roof while the gym has a flat roof.

We took a pole of 4.8metres and then held it up against the hedge in the positions of the proposed garage and gym. You will note that they dwarf the existing garage and annex which have a ridge height of below 3metres.

The height of these new buildings appear to be the same height as the chimneys of the existing bungalow,

The proposal is to remove our field hedge, which we have recently cut (our hedges are cut annually in late October or November. We will not allow this It will be impossible for the applicants to screen the development as even if there was no boundary dispute there is only 15 to 20 cm between the hedge and the edge of the field.



Photo 1

The pole of 4.8m shows the height of the proposed garage at the start. Note that it is almost double the height of the field hedge which the applicants propose to remove in its entirety. The rear wall of the garage will be within 20cm of where the pole has been placed. The applicants own no land on which replacement hedges or trees can be planted to screen these buildings in the landscape



Photo 2

The pole of 4.8m shows the height of the proposed garage at far end. Note that it is almost double the height of the field hedge and the same height of the internal laurel hedge, both of which the applicants propose to remove. The rear **wall** of the garage will be dominant in the landscape it will be in line with the field hedge as the applicants have no land on which they can plant any replacement hedges or trees.



Photo 3

Taken in the same position as photo 2 above, but from a different angle. This shows how much higher the proposed garage is compared to the ridge height of the annex, visible in the picture.

As before, both the laurel and our field hedge will be removed, to which we do not consent. The rear **wall** of the garage will be visible and dominant in the landscape as it is to be built on the field edge. The applicants own no land adjoining on which they can plant a replacement hedge and/or trees to screen the development from the footpath and in the wider SLA



Photo 4

The pole of 4.8m shows the height of the start of the proposed gym.. Note that it is almost double the height of the flat roof of the annex and as high or higher than the chimneys of the existing bungalow. Once again, the applicants propose to remove the hedgerow in its entirety and the wall of the gym will be on the field edge.. The applicants own no land on which replacement hedges or trees can be planted to screen the building from the footpath and in the wider landscape



Photo 5

As photo 4, but taken from a different angle. The pole of 4.8m shows the height of the flat roof at the start of the proposed gym..

Note that it is almost double the height of the flat roof of the annex and as high or higher than the chimneys of the existing bungalow. Once again, the applicants propose to remove the hedgerow in its entirety and the wall of the gym will be on the field edge.. The applicants own no land on which replacement hedges or trees can be planted to screen the building in the wider landscape



Photo 6

The pole of 4.8m shows the height of the **flat** roof at the end of the proposed gym.. Note that it is almost higher than the pitched roof part of the annex and as high or higher than the chimneys of the existing bungalow. Once again, the applicants propose to remove the hedgerow in its entirety. The applicants own no land on which replacement hedges or trees can be planted to screen the building in the landscape

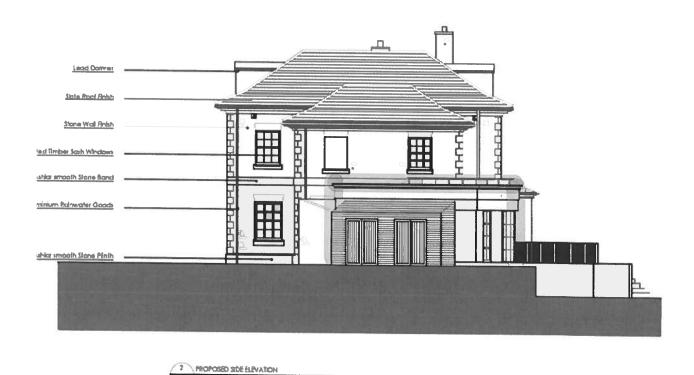


Photo 7

As photo 6, but taken from a different angle. The pole of 4.8m shows the height of the flat roof at the end of the proposed gym. It is t higher than the pitched roof part of the annex and as high or higher than the chimneys of the existing bungalow. Once again, the applicants propose to remove the hedgerow in its entirety. The large, mature beech and birch tree that are visible in the picture are also being removed The hills above Pendoylan can clearly be seen.

The applicants own no land on which replacement hedges or trees can be planted to screen the building in the landscape

The gym has a flat roof and is totally inappropriate for the rural setting

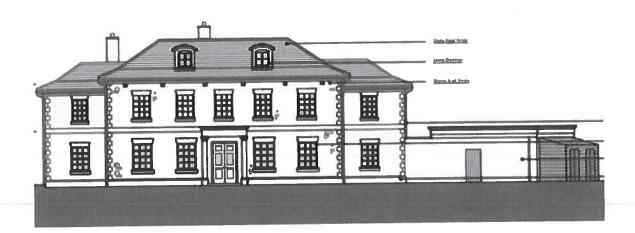


This is the proposed elevation of the house from the field side. The highlighted part is the 4.8 m flat roof of the gym, the height of which we have attempted to show in photos 4 to 7 above.

It is inconceivable that one can go from a bungalow which sits well, and is barely visible in the landscape from this side, due to the surrounding hedges and trees, to this bulk of a house where no screening will be possible. This is what will be seen from the footpath.

In an effort to try to show existing against proposed elevations we have used the picture of the front elevation from the Sales Particulars and then the proposed front elevation drawing.



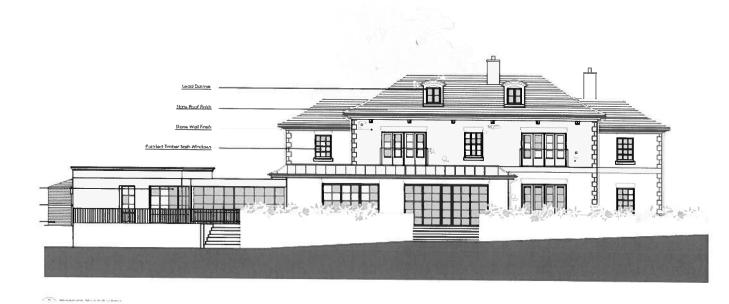


Note the proposed triple garage which is going to the front of the gym building has not been shown

Existing Rear Elevation taken from the Landscape Architect's Report



Proposed Rear Elevation



This will be the view from the lower footpath- the property is higher than the existing bungalow. Note the large retaining wall, compared to the hedge in front of the bungalow. (Hedge partially removed in 2018 together with the large beech tree)

Note also the number of steps leading down from the property, almost into the field (3 from the house and 8 from the gym) and how the levels appear to have been built up.

.Landscaping

The property is in a Special Landscape Area. Features of the Special Landscape are the trees and hedges and other natural features.

As part of the proposals, around 70 metres of hedge will be removed and numerous mature trees felled in addition to those that have already been removed over the past twelve months..

The revised Planning and Design Statement at Section 2.11 on Page 12 states that the proposal will provide screening where the hedgerow is lost on the northern boundary. As mentioned above, **this is impossible** .The Planning officer informs that the rear wall of the garage will be set 2.8m behind the existing garage. The actual field is 2.96 meters behind the garage. Even if there was no dispute over the boundary, 16 cm is not big enough to plant any hedging, let alone trees to screen the development.

There is no way that the character of the site can be maintained, nor can the development blend into the landscape. The proposed development involves major destruction of the countryside.

The other properties in the locality are characterised bu substantially larger gardens, most in excess of 2 acres with mature wooded gardens, therefore sitting well in the Special Landscape Area of the Ely Valley

This is not possible with this proposed development..

Summary

We accept that some form of redevelopment would be appropriate for The Meadows. However, the plot is not big enough for a development (three storey house, a gym, a triple garage and swimming pool) of this size in this Special Landscape Area. With the increase in footprint and height of the house and the associated buildings, the development will be dominant in the landscape, be highly visible from the public highway, the public footpath and in the wider scene of the SLA. It is totally inappropriate and unsympathetic for this location

We consider it contrary to Planning Policy and inconsistent with other permissions granted in the locality. We refer the Committee members to the recent planning permissions granted in the locality for the redevelopment of and/ or extensions to bungalows which are detailed in Pages 19 and 20 of our letter of 29 August 2019, a copy of which is attached for information. The Increases in ridge heights are minimal and none have been allowed to go from single to triple storey, let along with the associated huge increase in floor area.

We sincerely believe that the Planning Committee should refuse the application in its current form. It would set a precedent for overdevelopment of replacement dwellings,

residential extensions into agricultural land and significant destruction of the natural features harming the integrity of the beautiful, rural countryside and Special Landscape Areas of the Vale of Glamorgan.

In the interests of the Vale of Glamorgan and in order to allow the Committee to consider our justified concerns in respect of this application, bearing in mind the discrepancies within the plans, please would you, as a member of the Committee give your careful consideration as to whether the correct course of action should be to defer the application until the next Committee meeting when matters detailed above can be properly clarified.

Yours faithfully

Huw and Alison Ginn

PS: In an attempt to bring some definition to the photos above, below is a picture, taken from the public footpath with some haylage bales between the poles. Each bale is approximately 1.2m high so 4 bales high equate to 4.8metres, the height of the proposed garage and gym building. Each stack is in the approximate position of the two buildings (garage and gym) as per the proposed site layout plan. Note how the height of the proposed structure is similar in height to the existing bungalow. These buildings will be dominant and artificial in the natural environment of the SLA. The proposed house is twice the height of the outbuildings.

All the hedge that can be seen in the picture is to be removed



cc members of the Planning Committee, by email

jbird@valeofglamorgan.gov.uk vpdriscoll@valeofglamorgan.gov.uk cacave@valeofglamorgan.gov.uk lburnett@valeofglamorgan.gov.uk stedwards@valeofglamorgan.gov.uk btgray@valeofglamorgan.gov.uk NPHodges@valeofglamorgan.gov.uk IJohnson@valeofglamorgan.gov.uk gckemp@valeofglamorgan.gov.uk pking@valeofglamorgan.gov.uk AParker@valeofglamorgan.gov.uk lorowlands@valeofglamorgan.gov.uk ncthomas@valeofglamorgan.gov.uk mrwilkinson@valeofglamorgan.gov.uk EdWilliams@valeofglamorgan.gov.uk mawright@valeofglamorgan.gov.uk PDrake@valeofglamorgan.gov.uk

Ms S Kosinski
Dalton House
Station Road
Peterston Super Ely
CF5 6NE

18th November 2019

All Planning Committee Members Vale of Glamorgan Council Dock Office Barry CF24 4RT

Dear Members.

Development proposal at The Meadows Peterston Super Ely - Ref 2010/00796/FUL

I write to outline my concerns in advance of your consideration of the above application at the scheduled Planning Committee on 20th November 2019.

I am extremely concerned with the scale of the above proposal and the processing of the application referenced above.

I have lived at Dalton House since 2001 and have happily resided as an immediate neighbour of the 'The Meadows' until the extent of these redevelopment proposals has become apparent.

Whilst I believe some updating or limited redevelopment at the site could be warranted, I strongly object to the proposals before you as follows:

Adverse effect on my residential amenity:

The recently completed removal of hedgerows and mature trees (no consultation was entered in to on this matter) coupled with the proposed removal of further significant amounts of natural landscaping, particularly to the southern boundary of the site is completely unacceptable.

This removal of the established natural landscape exposes the previously private northern side of my property, including the pool area within the garden. The removal of the natural screen in combination with the greatly increased massing of the proposed house and outbuildings has an extremely harmful effect on the privacy and residential amenity of Dalton House, specifically on the privacy and outlook currently enjoyed from the lounge, dining room, kitchen, pool and garden area.

The removal of the existing natural landscaping together with the position of the dwelling on the plot will make the effects of noise from movements in and out of the property, together with glare from headlights and other ambient light more prevalent to both the neighbouring Dalton House and the wider landscape in which it sits.

The overbearing nature of the proposed 3 storey, 9.4m high property is in conflict with LDP Policy MD2, specifically criteria 2, 8 and 10.

Application details and process:

The amended planning application contains information that is considered ambiguous, inaccurate and misleading with examples as follows:

- The application form confirms that neighbours had been consulted at the time of submission to the Council. This is incorrect. Dalton House was not consulted at this time, and as I understand it, nor were any other neighbours.
- The application is in the name of Mrs Katie Thomas as the sole owner of the property. The property is jointly owned by Mr and Mrs Thomas and therefore the application should have been in both names, or a Certificate B must be served on the other owner.
- False statements with regard to the use of parts of the agricultural land to the south being within the residential curtilage that the pool is proposed to be sited on. This area was always agricultural for the 18 years I have lived here. Another neighbour has confirmed to the Council, in writing, that in the 40 years that he has lived here, that land has always been agricultural. Indeed, children's play equipment has for the past 6 months been sited well within this agricultural land as in breach of this agricultural land use, however this equipment was removed yesterday.

Effects on the character of the area:

The current dwelling and outbuildings are barely visible in the landscape. The proposal is a huge increase on the existing – the proposed garage has a height to the ridge of the roof 3m ABOVE the highest part of the roof of the car shown on the plans – why is this necessary? The existing garage measurement to ridge is 2.7m, the proposed to ridge is 4.6m.

The proposal is not compatible with the surrounding rural built and natural environment due to its scale, siting, design, and landscaping and is not supported by LDP Policy MD12.

The application is not transparent in this regard using an inconsistent scale of proposed and existing plans preventing easy comparisons to be made. To this end I requested a **volumetric** comparison to demonstrate the harmful effects as this is the only way the true massing and bulk can be assessed against the original bungalow and outbuildings. The volumetric information requested has not been forthcoming.

By virtue of its scale the proposal harms the special landscape area (SLA) by removing broadleaf trees and hedgerows that are key areas for improvement in the SLA rendering the proposal in conflict with LDP Policy MG17. Specific reference is drawn to the access lane and required removal of hedging to create enough width for access by large vehicles and emergency vehicles. The width of the track is only 3 metres, but the application states that it is 4.5 meters. This additional width can only be achieved by the removal of the mature hedges.

Summary:

I strongly object to the significant and unacceptable increase in scale between the existing and proposed house and outbuildings. The hike in height from 5.5m to 9.4m is unacceptable. The combination of effects from the increase in scale and removal of significant natural landscaping screening will cause on the amenity of Dalton House and the

wider special landscape should not be supported. I fail to see how the proposal can be reported to have 'no materially greater impact on the landscape'.

I understand the planning officer, within his report has made a to Members to approve this application with conditions. I am gravely concerned there is no volumetric information before you on which to base this decision and the approval would set an unacceptable precedent on how the Vale of Glamorgan Council will treat such redevelopments in the future.

I urge Members to defer the decision on this application as information of existing and proposed comparisons for **all elevations** is absent, **as is** existing and proposed ground levels. Without this critical information the detrimental effects of the scheme on the landscape and wider character of the area, as well as neighbouring properties, cannot be adequately and robustly assessed.

Yours faithfully,

Sian Kosinski Dalton House