

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 4 NOVEMBER, 2020

Page	Application	Location	Item No.	Description
15	2020/00511/FUL	Unit 4, Beachcliff, The Esplanade, Penarth	1.	Comments from local residents addressed to the Planning Committee
33	2020/00881/FUL	98, South Road, Sully	2.	Comments from local Ward members, Councillors R. Penrose and K. Mahoney supporting Enforcement Action and refusing planning permission

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 4 November 2020

Application No.: 2020/00511/FUL	Case Officer: Mr Marcus Bayona-Martinez
Location: Unit 4, Beachcliff, The Esplanade, Penarth	
Proposal: Variation of Condition 8 of Planning Permission Reference: 2013/00629/FUL to allow the takeaway element of the business to continue to operate from the premises, and the regularisation of outstanding conditions from that consent	

From: Local Residents.

Summary of Comments: The comments from the residents identify concerns in relation to the impact that the takeaway element will have on the character and amenity of the Esplanade for occupiers and visitors. It goes on to raise concern that some Members may not be fully aware of the detriment to the area that the takeaway element has.

Also, it identifies that if Members are minded to approve the application, then a condition should be added that ensures customers can only be served from within the premises and not from a window that opens onto the street at the front of the shop. The purpose for this is to ensure highway safety and reduce the noise impacts on nearby residents.

Officer Response: For the reasons outlined in the officer's report, it is considered that the takeaway element of Beachcliff Fish and Chips does not have an unacceptable impact on the character of the Esplanade or the amenity of nearby occupiers.

In relation to the request for a condition limiting the use of the modified window at the front of the shop, it is not considered that such a condition would be reasonable. As identified within the officer's report, it is not considered that these proposals would have a material impact on the adjacent highway. This position is supported by the Highway Authority. In addition, the operation of the takeaway element from the window itself would not result in additional harm on residential amenity itself; the locality is a mixture of tourism/commercial/residential uses and this results in an increased level of activity that would not be expected in a wholly residential location. The activity from users of the fish and chip shop, whether it be queuing outside, or eating outside exists within this increased level of activity.

Action required: Members to note

THE VALE OF GLAMORGAN COUNCIL
PLANNING COMMITTEE: 4 NOVEMBER,
2020

CONCERNED RESIDENTS URGENT PLEASE READ.

Application: Unit 4, Beach cliff, The Esplanade, Penarth Variation of Condition 8 of Planning Permission Reference: 2013/00628/FUL to allow the takeaway element of the business to continue to operate from the premises, and the regularisation of outstanding conditions from that consent

Dear Vale of Glamorgan planning committee members

We understand the planning committee is due to meet on the date above to finalise the decision with regards to the above planning application. As members of your committee and the planning department may already be aware this application has received multiple representations and objections and concerns raised. With some noted on the committee report for your reference. This application if passed in its current form will cause permanent damage to the character and amenity for us the esplanade residents and visitors many of whom are elderly and disabled and degrade the charm of the quaint Victorian esplanade.

We are sensible and reasonable residents and have raised our objections and issues honestly and clearly throughout, to the council's planning department and with evidence to substantiate.

Our main group concern now is that this important decision has been passed to your committee with some members, may not be fully briefed and understand the damage this application to regularise what the unit and current occupiers are currently operating which has proven to be severally detrimental to the area.

Our final point that if it comes to the point and committee is mindful to approve this application please at a minimum provide conditions that the application to regularise the takeaway element be restricted to be served members of the public from within the premises and not at the street window to prevent the constant dangerous obstruction to the highway on both busy and quiet days and reduce noise levels for us nearby residents.

Thank you for reading this letter and if you can pass these points to other committee members and your views, we would appreciate this.

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE: 4 November 2020**

Application No.: 2020/00881/FUL	Case Officer: Mr Marcus Bayona-Martinez
Location: 98, South Road, Sully	
Proposal: Retention of fence adjacent to South Road	

From: Local Ward Members Cllr R. Penrose and Cllr K. Mahoney.

Summary of Comments: Both Cllrs are in support of the enforcement action and against the approval of the retrospective planning application. They also raised that they had not been consulted on the report.

Officer Response: The Cllr's comment in support of the officer's recommendation are noted and welcomed.

Our records indicate the Sully Ward Members were consulted by email at 08:30 on the 3rd of September 2020.

Action required: Members to note.