

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 21 JULY, 2021

Page	Application	Location	Item No.	Description
39	2016/00335/FUL	Castell Talyfan Farm, Ystradowen	1.	Two letters of support
114	2021/00563/FUL	46, Clos Yr Wylan, Barry	2.	Letter from Applicant seeking to provide a justification for the siting of the building in the front garden

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE :

Application No.: 2016/00335/FUL	Case Officer: Helen Davies
Location: Castell Talyfan Farm, Ystradowen, CF71 7SX Proposal: Retention of material change of use of land and buildings from agriculture to a mixed use comprising of agriculture and the storage, repair and sale of agricultural related plant and machinery together with ancillary office use	

From: Gary Sutton (Planning agent for the application) on 12 July 2021, attaching 2 letters of support from neighbours

Summary of Comments:

The planning agent attached two letters of support from neighbours and stated that *"I would suggest that such support from comparatively close-by neighbours would not be forthcoming if those neighbours believed that the commercial use in question would in any way adversely affect the local highway network which they themselves rely upon. I would add that as Mr Randall's commercial business has been in operation for some 6 years, his neighbours are well qualified to comment on potential adverse highways-related impacts 'on the ground' associated with his business."*

The two letters of support came from neighbours living in the dwelling adjacent to the site entrance and a dwelling 400m from the entrance. These letters stated that these neighbours felt the business of supply and repair of agricultural related plant was making good use of otherwise redundant farm buildings and is a natural and welcome addition to facilities to support the farming community, which provides prompt and efficient service. The neighbours also state that they have not been inconvenienced by the proximity of the business to their homes and have not experienced any problems from vehicles accessing the site and that the volume of traffic is not significant.

Officer Response:

Receipt of the letter has been acknowledged.

Action required:

No action is required.

Nant y deri
Sandy Lane
Ystradowen
Cowbridge
Vale of Glamorgan
CF71 7SX

Mr Nigel Randall
Castell Talyfan
Ystradowen
Cowbridge
Vale of Glamorgan
CF71 7SX

12 July 2021

Dear Mr Randall

I am writing to support your Planning Application No. 2016/00335/FUL/HD for a material change of use at Castell Talyfan Farm, Ystradowen.


I think the proposal is in keeping with the Council's policy on alternative use for farm buildings in the Vale.

The business of supply and repair of agricultural related plant is a natural and welcome addition to facilities which help support the farming community. I have personally experienced both prompt and efficient service from your business.

As a near neighbour I have not had any problems whatsoever from vehicles visiting your business not that the volume of traffic has been significant.

I hope your application result is positive.

Yours sincerely



Norman D Jenkins

Aeron
Sandy Lane
Ystradowen
Cowbridge
CF71 7SX

12th July 2021

Dear Mr. Randall

I support your planning application for a change of use at Castell Talyfan Farm, Ystradowen. I feel that you are making good use of otherwise redundant farm buildings and that your business provides a useful and much needed service to agriculture.

As your nearest neighbour I have not been inconvenienced by the proximity of your business.

I hope that you have a successful result.

Kind regards

A large black rectangular box redacting the signature of Alun Jenkins.

Alun Jenkins

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 21 July 2021**

Application No.: 2021/00563/FUL	Case Officer: Miss Isabella Day-Davies
Location: 46, Clos Yr Wylan, Barry Proposal: Retrospective application for a "Garden Office" outbuilding, located to the front of the property	

From: The applicant**Summary of Comments:** Letter received, seeking to provide a justification for the siting of the building in the front garden.**Action required:** Members to note.

46 Clos yr Wylan
Barry
Vale of Glamorgan
CF62 5DB

FAO:
Planning Committee
Vale of Glamorgan Council

Re: 2021/00563/FUL

Monday 19th July 2021

To whom it may concern,

In respect of our planning application for the front garden office at the above address which is under consideration for 'destruction of street scene', we would like to defend our decision to erect the outbuilding.

Our motivation for the purchase was to provide the family with a workspace as Covid has necessitated a considerable increase in the amount of working from home for both of the adults (a full-time Secondary English teacher and a full-time Senior Technical Specialist for Public Health Wales) and the 3 school age children (one of whom is in the middle of GCSEs) in the household. Having the additional space for working was not only necessary for practical reasons (privacy during live teaching and GDPR considerations, to name but two), but also for maintaining a work-life balance and separating workspace from living space in order to protect the mental health of the whole family during such challenging times.

Prior to purchasing the high-specification outbuilding, we considered all of the usual planning regulations ensuring compliance (dimensions, personal use only, and distance from public highway, for example) and then further made choices on the specification of the building to ensure it was in keeping with the appearance of the wider development. We also chose to situate the building at the front of the house as this would have less impact on neighbouring properties than in the rear of the property, where sea views could potentially have been compromised for surrounding properties. Further, our front elevation is somewhat unique on the development as our group of houses does not have a road in front, therefore the front garden is only visible to occasional pedestrians, and this further means that we could not use our garage as an office as it is totally removed from the house.

Having lived on the Nell's Point development since October 2000 (we were one of the first families to move into the houses on Gwalch-y-Penwaig, then later lived on Pioden For, before moving to our current residence in September 2011), we are keenly aware of the feel of the estate, and made choices on the specification to avoid creating an eyesore. Indeed, since assembling the office, we have received compliments from passers-by about how the building actually enhances the street scene. We deliberately chose a wood finish that closely matched the predominating fence colours on the development, as well as glazing and framing that would be discreet and not garish.

Looking around the neighbouring streets, a significant number of residences have undertaken developments that alter the street scene (extensions, garden alterations, changes in window style and colour, additional windows, porches, sunrooms, render colour, front doors, to name a few), some of which have received planning approval as seen on the planning portal, while others have not even applied.

We are happy to respond to any further queries about the building and thank you again for your consideration.

Sincerely, Gary and Penny Mickelsen