

Meeting of:	Cabinet
Date of Meeting:	Monday, 24 February 2020
Relevant Scrutiny Committee:	Healthy Living and Social Care
Report Title:	Holm View
Purpose of Report:	To present to Cabinet proposals for the future of the Holm View Leisure Centre in Barry.
Report Owner:	Report of the Cabinet Member for Leisure, Arts and Culture
Responsible Officer:	Miles Punter - Director of Environment and Housing Services
Elected Member and Officer Consultation:	Accountant Environment and Housing Legal - Committee Reports Operational Manager – Property Operational Manager – Planning and Building Control Operational Manager - Accountancy Operational Manager - Regeneration
Policy Framework:	This report is a matter for Council Decision.
Executive Summary:	<ul style="list-style-type: none"> • The Holm View Leisure Centre is due to be returned to Council control on 1st January 2021 as part of the extension of the Leisure Management Contract. • In preparation for its return and having assessed that there is no suitable / affordable Council use for the building it is proposed to dispose of the property by way of a long lease. • However, given the location of the building and the opportunities it could offer to both its local Community and the wider community of the Vale of Glamorgan a high priority will be given to the future Community use of facility within the evaluation process. • This report seeks authority to declare the property surplus and to embark on a marketing exercise to dispose of the property by way of a long-term lease. • A further report will be presented to Cabinet once the outcome of the marketing process is known.

Recommendations

1. That Cabinet declares the Holm View Leisure Centre as surplus to Council requirements.
2. That delegated authority is granted to the Director of Environment and Housing Services in consultation with the Head of Finance & Section 151 officer to market the property by way of a long leasehold opportunity for a range of community uses as identified in a planning brief;
3. That an update report be presented to Cabinet with the outcome of the marketing process with clear recommendations for the future of the Holm View Leisure Centre at the appropriate time.

Reasons for Recommendations

1. To enable the property to be disposed of at the appropriate time.
2. To enable the marketing of the property to be undertaken.
3. To enable Cabinet to make a final decision on the future of the Holm View Leisure Centre.

1. Background

- 1.1** Cabinet Minute C434 (1st October 2018) having considered the LEISURE MANAGEMENT CONTRACT EXTENSION (SCHL) (EXEMPT INFORMATION – PARAGRAPHS 13 AND 14) resolved:

(1) T H A T the Director of Environment and Housing be authorised, in consultation with the Managing Director, the Leader and the Cabinet Member for Social Care, Health and Leisure, to activate and negotiate the terms of the five year extension clause contained within the original Leisure Management contract, subject to agreement being reached with Parkwood Leisure Limited, currently sub-contracted to Legacy Leisure, on the issues detailed in the report.

(2) T H A T subject to the necessary contract formalities being completed, the contract extension be agreed at the earliest opportunity.

(3) T H A T the Monitoring Officer / Head of Legal and Democratic Services be authorised to agree the terms and execute necessary contract extension documentation and agree the terms and execute any requisite variations to Leisure Centre leases.

(4) T H A T the Director of Environment and Housing produce a further report on the future of Holm View Leisure Centre following confirmation that it be returned to the Council's direct control.

- 1.2** Recommendations 1,2 and 3 are currently being addressed as part of the on-going negotiations with Legacy Leisure. As part of the negotiations it has been agreed, in principle, that the Holm View Leisure Centre will be returned to the Council on 1st January 2021 or earlier if the Council requires access for a new tenant. In the unlikely event that a contract extension is not agreed it is likely that Holm View will still return the Councils control as Legacy Leisure have been unable to operate the building as effectively as they first hoped.
- 1.3** The availability of the property has been brought to the attention of the Insight Board and no internal Council uses for the building have been identified as being viable, given significant investment is required at the site in addition to significant operating costs. The building has never established itself as a popular venue under three different management arrangements (Trust, DSO and private operator).

2. Key Issues for Consideration

- 2.1** A number of voluntary and/or charitable organisations have made enquiries about the future of the site. As there are a number of potentially interested parties who might be interested in this property, it is recommended that the availability of the property is advertised on the open market via a tender process. Any new Tenant would be required to demonstrate that the building will be primarily used for community benefit and will also be required to confirm that there would be no on-going costs to the Council in relation to their proposal. The building will be offered in its current condition with full repairing and maintenance obligations passing to the new tenant. It is recommended that a minimum of a 99-year lease be offered given the likely investment required by any incoming tenant.
- 2.2** The land/building area to be offered to the market is attached at appendix A. Cabinet will note that this excludes the Car Park that is shared with the Community Enterprise Centre. The successful applicant for Holm View will be responsible for the lighting of the Car Park as this currently rests with the Holm View Leisure Centre as its opening hours are significantly more than the enterprise centre.
- 2.3** It is proposed to include a planning statement with a range of suggested community uses which are linked to Health and Wellbeing objectives and would have a positive impact on the local community. The proposed planning statement is attached at Appendix B.
- 2.4** It is proposed that a further report is brought back to Cabinet following the outcome of the marketing exercise.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1** The Well-being Outcome 4: An Active and Healthy Vale:
- 3.2** Objective 7: Encouraging and promoting active and healthy lifestyles. Work in partnership to deliver a range of activities through our leisure and community facilities and parks to increase levels of participation and physical activity.
- 3.3** Long Term: The proposal to offer Holm View to the market will secure its long term as a community facility if an operator is identified.
- 3.4** Prevention: Holm View has the potential to make a significant contribution the Councils well-being objectives. Remaining fit and healthy is the best prevention known for residents to enjoy healthy lives and completing a transfer to a community-based organisation would emphasise the Councils commitment to long term health objectives to its residents and visitors.
- 3.5** Integration: A key criteria that will be used to evaluate proposals will be the integration potential of the application in relation to existing Council services and community needs, particularly in the immediate area surrounding Holm View. It is acknowledged that one of the issues with Holm View since it was first opened was its inability to attract significant usage from its immediate area.
- 3.6** Collaboration: The offer to manage Holm View via a lease has the potential to demonstrate how an external 'not for profit' organisation and the Council can work together to provide quality services.
- 3.7** Involvement: The ability of prospective operators of the building to demonstrate Community involvement will also be a key criteria considered in the evaluation of proposals.

4. Resources and Legal Considerations

Financial

- 4.1** There will be revenue implications as a result of the recommendation to market this property (officer time and costs associated with the marketing of the property), however these will be met from existing budgets within the service.
- 4.2** There is a potential for the Council to receive a capital receipt for the disposal of the building, however the level of receipt will be unknown until after the tender process has completed.

Employment

- 4.3 Employment issues will be considered as part of the evaluation process.
- 4.4 Any success operator will be expected to implement Equal Opportunities policies that meet the requirements of the Council.

Legal (Including Equalities)

- 4.5 Holm View Leisure centre is currently leased to Legacy Leisure and therefore any disposal by way of subsequent lease will need to be subject to the lease already in existence with Legacy Leisure or be entered into after the Legacy Leisure Lease comes to an end.
- 4.6 The Council has a duty pursuant to S123 to obtain best consideration for any land or property disposals. By marketing the availability of this property openly by tender process, the Council will ensure that its statutory obligations are fully discharged.

5. Background Papers

None.



Planning Statement Holm View Leisure Centre Skomer Road, Barry

January 2020

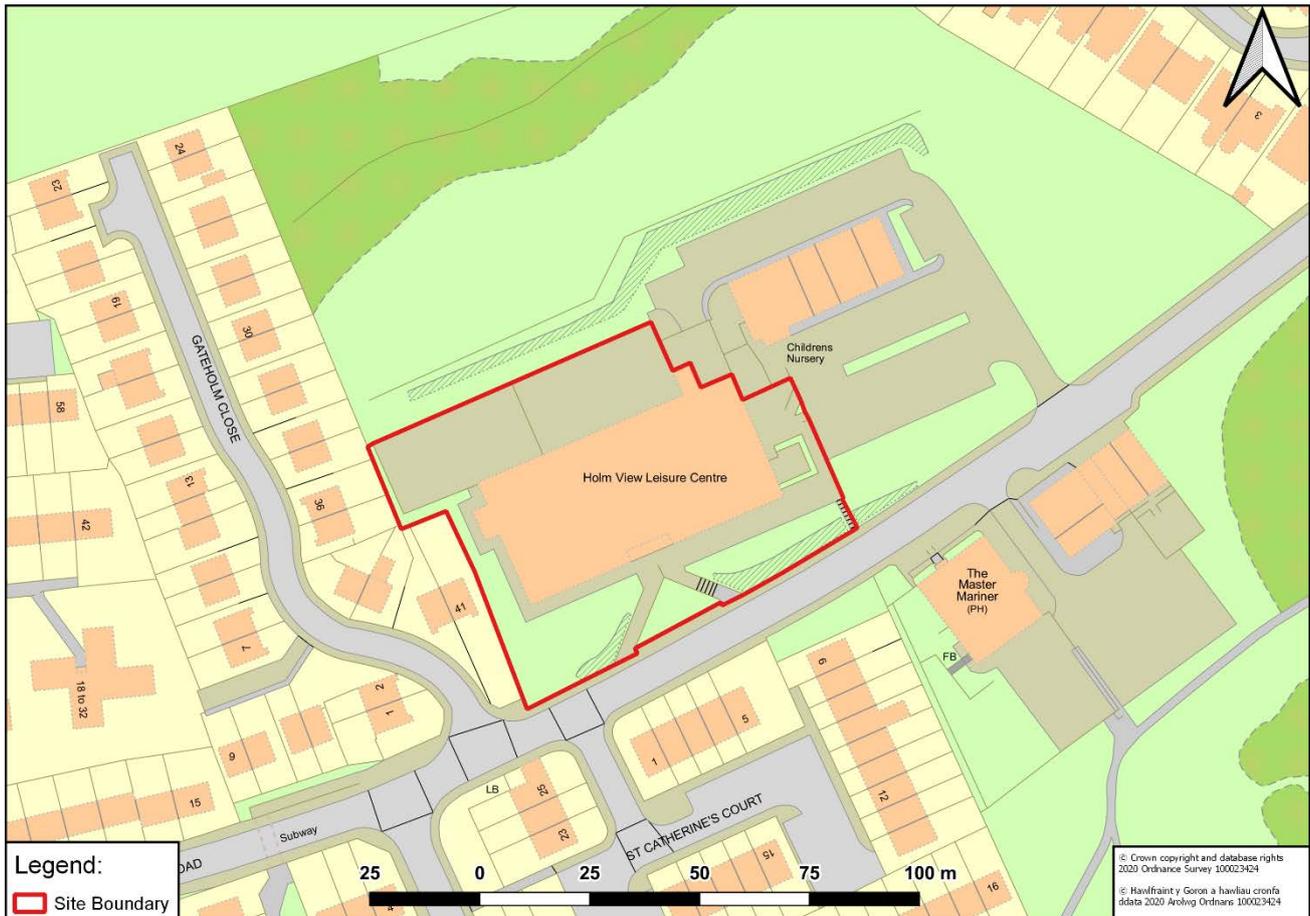


1. Introduction

1.1. The Vale of Glamorgan Council has decided to dispose of the Holm View Leisure Centre by way of a long lease and is marketing the property for expressions of interest.

1.2. Given the location of the building and the opportunities it could offer to both its local community and the wider community of the Vale of Glamorgan, a high priority will be given to the future community use of facility within the evaluation process.

1.3. The land/building area to be offered to the market is shown outlined in red on the map below.



Site: Holm View Leisure Centre, Skomer Road, Barry, CF62 9DA.

1.4. The purpose of this statement is to outline the planning considerations for the potential re-use of this site and to assist potential organisations and groups to bring forward an appropriate form of development for the site by outlining:

- The current status of the site including the current use, the site context and opportunities and constraints that will influence the development;
- Planning and design guidance; and
- The Council's vision and key objectives for the future use of the site to improve local facilities for the wider community.

1.5. The statement does not seek to set out a definitive scheme that a proposal should reproduce but provides a framework to guide future uses by setting out the main planning principles on which any future proposals should be based.

2. Planning Legislative and Policy Framework

Wellbeing of Future Generations (Wales) Act 2015

2.1. The Well-being of Future Generations (Wales) Act 2015 places a duty on the public bodies listed in the Act (including Welsh Ministers) to carry out sustainable development. This means that each public body listed in the act must work to improve the economic, social, environmental and cultural well-being of Wales.

2.2. The Act puts in place seven well-being goals to help ensure that public bodies are all working towards the same vision of a sustainable Wales. The goals are set out under the following headings and the act is clear that the public bodies listed must work towards achieving all of the goals:

- A prosperous Wales;
- A resilient Wales;
- A healthier Wales;
- A more equal Wales;
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language; and
- A globally responsible Wales.

2.3. Public bodies need to make sure that when making their decisions they take into account the impact they could have on people living their lives in Wales in the future and abide by the sustainable development principle which is defined as a public body acting in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs. The Council will comply with this duty when deciding the future use of this site.

The Planning (Wales) Act 2015

2.4. The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The planning system is therefore necessary and central to achieving the sustainable development of Wales. It provides the legislative and policy framework to manage the use and development of land in the public interest in a way which is consistent with key sustainability principles and key policy objectives. In doing so, it can contribute positively to the achievement of the Well-being goals.

Planning Policy Wales (PPW) 10th Edition (2018)

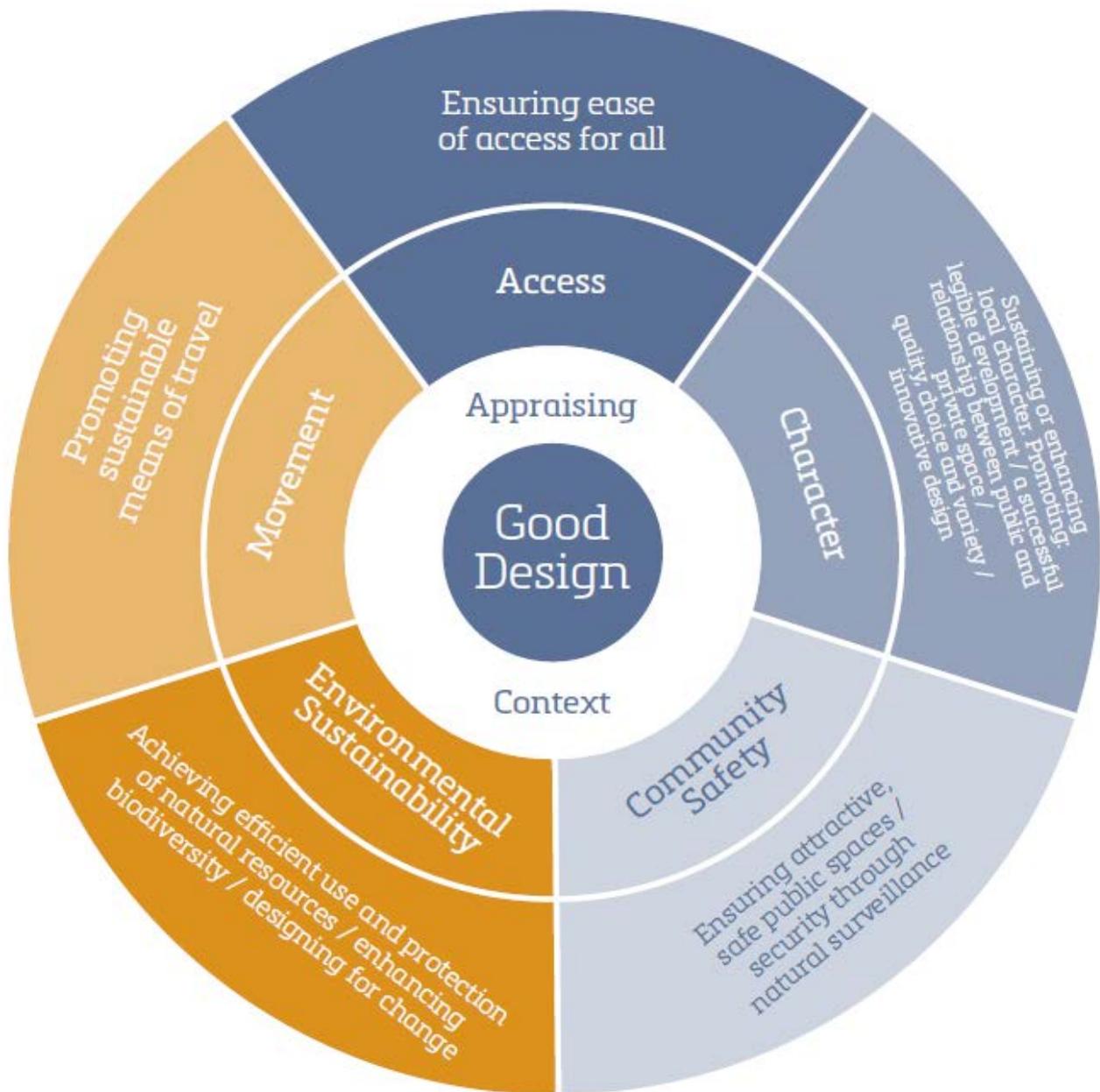
2.5. Planning Policy Wales (PPW) Edition 10 (2018)¹ sets out the land use planning policies for Wales. The main policy areas which relate to the proposal are:

- “Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.” (paragraph 3.51)
- “A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting.” (paragraph 3.46)
- “It acknowledges the significance of community facilities and recreational spaces for our health, well-being and quality of life and specifically protects and promotes these uses in line with the overarching national sustainable placemaking outcomes.” (paragraph 4.0.2)
- “Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services.” (paragraph. 4.1.10)
- “Community facilities perform various functions which cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places. They can include schools, cultural facilities, health services, libraries, allotments and places of worship.” (4.4.1)
- “Planning authorities should develop a strategic and long-term approach to the provision of community facilities when preparing development plans based on evidence. When considering development proposals planning authorities should consider the needs of the communities and ensure that community facilities continue to address the requirements of residents in the area.” (4.4.2)

2.6 Welsh Government promote 5 key objectives to achieve good design which developers should seek to meet in their proposals. These are outlined overleaf.

¹ <https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>

Good Design Objectives (Source: Welsh Government)



Relevant Technical Advice Note (TANs)

2.6. The following Technical Advice Note (TANs)² may be of relevance to future development proposals:

TAN 2 Planning and Affordable Housing (2006) - provides guidance on the role of the planning system in delivering affordable housing.

TAN 4: Retail and Commercial Development (2016) - provides guidance on the role of land use planning in retail and commercial development.

TAN 11: Noise (1997) - provides advice on how proposed sensitive development near existing noise sources should be considered when determining planning applications and how developers can minimise the adverse impact of noise without placing unreasonable restrictions on development.

TAN 12: Design (2016) - The TAN seeks to equip all those involved in the design of development with advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated through the planning system. It sets out the core design principles that any development proposal should follow to help create a sustainable environment and exhibit a high level of design quality.

TAN 16: Sport, Recreation and Open Space (2009) - provides guidance regarding planning for sports, recreation and open space provision as part of new development proposals.

TAN 18: Transport (2007) - describes how to integrate land use and transport planning and explains how transport impacts should be assessed and mitigated.

TAN 23: Economic Development (2014) - provides guidance on a number of aspects relating to economic development proposals such as assessing economic benefits of new development and the impact proposals can have on the local and wider economy.

2.7. In addition, Manual for Streets 1 (2007) & 2 (2010) are endorsed by the Welsh Government and provide guidance for designing successful lightly trafficked streets. It aims to increase quality of life through good design, creating more people oriented streets. Any future proposals should seek to comply with guidance outlined within the Manual for Streets1 & 2.

² <https://gov.wales/technical-advice-notes>

Vale of Glamorgan Local Development Plan (LDP) 2011 – 2026

2.8. The Vale of Glamorgan Local Development Plan (LDP) 2011 – 2026³ was adopted on the 28th June 2017 and is the statutory development plan for the area. It sets out the policies and proposals that guide development in the Vale of Glamorgan area.

2.9. The following objectives and policies may be relevant to proposals associated with the reuse/redevelopment of the Holm View leisure Centre:

Objective 1: seeks to “sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all.” The LDP seeks to ensure that the role and function of the towns and villages in the settlement hierarchy is maintained and enhanced by ensuring that new development is of a scale appropriate to its location, supports the local economy and sustains and wherever possible improves local services and facilities.

Objective 5: seeks to “maintain, enhance and promote community facilities and services in the Vale of Glamorgan.” The LDP supports the retention of community facilities and seeks to ensure that new development does not impose undue pressure on community facilities and adequately provides for the needs of the local population.

2.10. The LDP includes specific policies on certain types of development that will apply if that type of development is proposed on the site. However, general policies likely to be relevant to the redevelopment of this site are listed below, with particularly key criteria reproduced:

- MG7 - Provision of Community Facilities
- MD1 - Location of New Development
- MD2 - Design of New Development

“In order to create high quality, healthy, sustainable and locally distinct places development proposals should (inter alia):

(2) Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;

(7) Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities; and

(8) Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance.

- MD4 - Community Infrastructure and Planning Obligations
- MD5 - Development within Settlement Boundaries

³ <https://www.valeofglamorgan.gov.uk/Documents/Living/Planning/Policy/LDP/LDP-Adoption/Adopted-LDP-Written-Statement-June-2017-final-interactive-web-version.pdf>

“New development within these settlements will be permitted where (inter alia) new development: (5) Would not result in the unacceptable loss of public open space, community or tourism buildings or facilities; and (7) Makes appropriate provision for community infrastructure to meet the needs of future occupiers.”

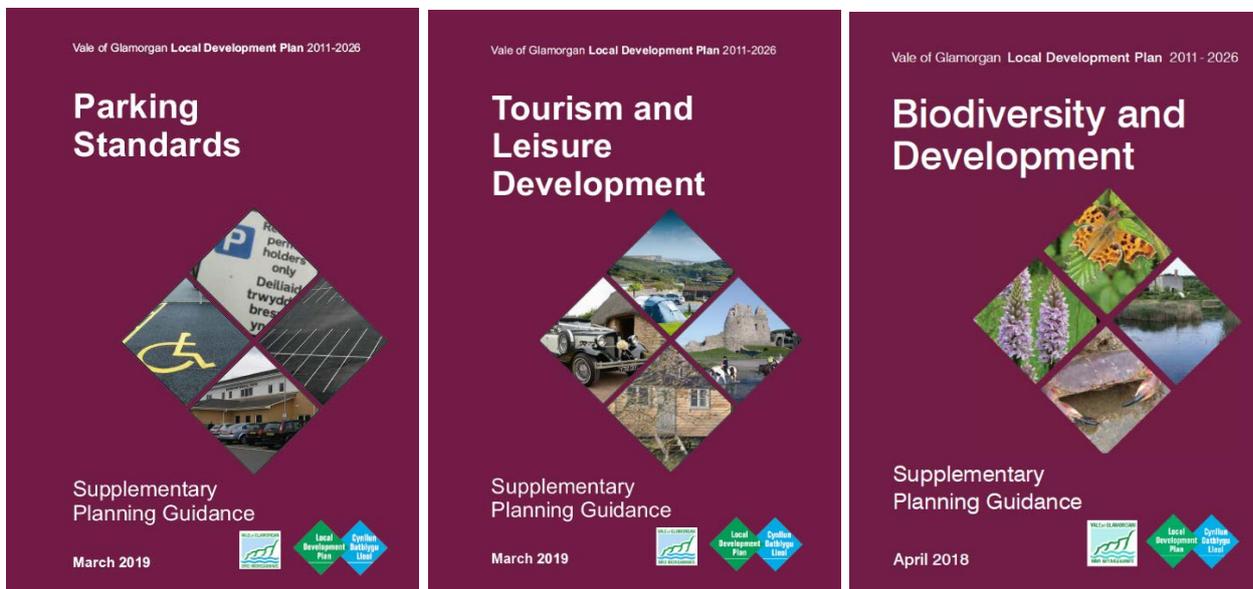
- MD7 -Environmental Protection
- MD9 - Promoting Biodiversity
- MD13 - Tourism and Leisure

“Proposals for the development of new or enhanced tourism and leisure facilities will be permitted where the proposal [...] is located within the key settlement. [...] Proposals that would result in the loss of existing tourism and leisure facilities will be resisted unless it can be demonstrated that there is a sufficient supply of facilities within the area to satisfy demand and/or the facility has been marketed and proven to be no longer economically viable.”

2.11. Other LDP policies may be relevant dependent upon the nature of the proposed development.

Supplementary Planning Guidance (SPG)

2.12. The Council has prepared a suite of SPG documents which support the policies in the LDP and are material considerations in the determination of planning applications. Whether the guidance is relevant to the development of the site will depend on the nature of the proposal. They can all be viewed on the Council’s web site⁴.



⁴ https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/Planning/planning_policy/Planning-Policy.aspx

Community Facilities Background Paper

- 2.13. The Councils Community Facilities background paper (2013) was prepared as background evidence to the LDP and provided an assessment of existing community buildings within the Vale of Glamorgan. The assessment highlighted existing deficiencies, identified demand for additional community buildings arising from planned developments, and identified where new or enhanced facilities are required to accommodate future growth.
- 2.14. The LDP defines community facilities as: *“Facilities used by local communities for social, leisure, recreational and cultural purposes. They include such amenities as community centres and meeting places, community halls, places of worship, libraries, life centres, leisure centres, allotments and burial land. Community facilities include non-commercial and not for profit facilities, however a local ‘pub’ could be regarded as a community facility especially where it is the only communal building in a small settlement.”*
- 2.15. With regard to sports halls, the assessment concluded that the Vale of Glamorgan had a significant deficit of 5,311 sqm at the time of the assessment, which would be exacerbated by the 2,249 sqm demand generated by the housing developments identified in the LDP up to 2026. The Holm View leisure centre was included within the assessment. It is clear therefore that the loss of the facilities hosted within the Holm View leisure centre would have a significant impact on the current deficit.

3. Site Description

3.1. The site fronts Skomer Road within the settlement of Barry in an area comprising a mix of residential and commercial properties close by. The existing building has pedestrian access to the front of the building. The site being marketed excludes the Car Park that is shared with the Community Enterprise Centre and accessed via a vehicular access to the east of the building. The aerial view below provides a contextual view of the site outlined in red.



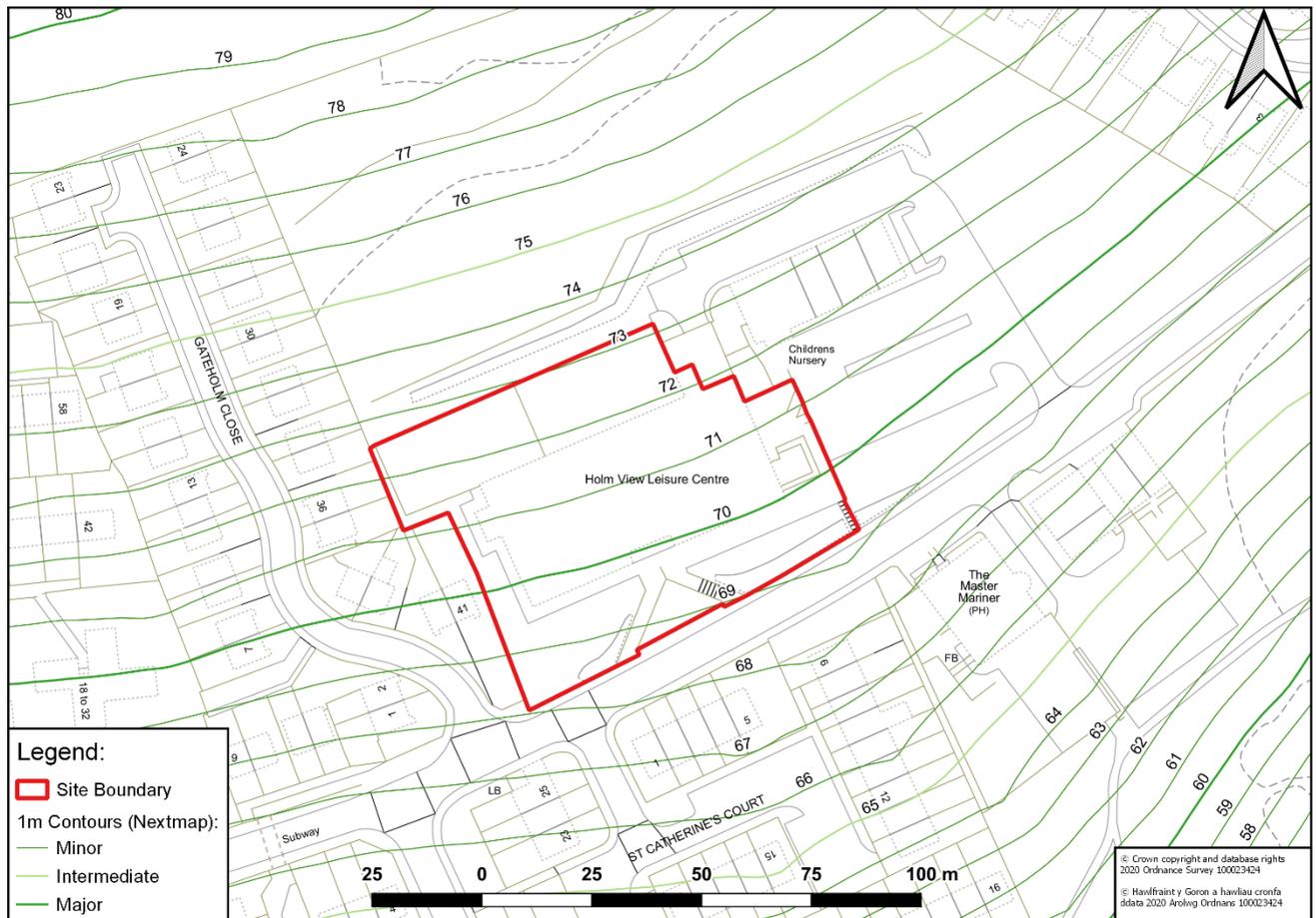
3.2. The Holm View Leisure Centre is a steel frame structure of pre-cast concrete slab construction with brickwork external cladding and a tradition pitched roof with a tiled roof. Built in Circa 1985, the building has an approximate internal area of 2,000 sq.m. The existing building has no particular architectural merit and consideration would be given to either the retention, conversion, extension or replacement of the existing building on the site.

3.3. The site lies close to land allocated for residential development, as shown on the plan overleaf. The first phase of that development is currently under construction and is served by a separate vehicular access.



4. Site Constraints

- 4.1. The site is brownfield land with an existing leisure centre building filling over half of the footprint of the site. There are no protected trees on the site nor known ecological constraints. The site does not lie within a known flood zone.
- 4.2. The site lies close to residential properties and their gardens and any future use of the site should have regard to this. A number of LDP policies refer to protecting existing amenity in terms of noise, pollution, traffic congestion etc. Therefore developers should work with the local community to address these issues and respond with an appropriate development proposal.
- 4.3. The Plan at Appendix A shows the approximate location of Dwr Cymru Welsh Water (DCWW) assets in the vicinity of the site. Any work within 3 meters of the sewers or any new connections would need DCWW consent.
- 4.4. The plan below shows the approximate topography of the site which rises fairly steeply from front to back (south to north) such that the existing building on the site is raised above the road with steps / ramp access.



4.5. Developers will need to undertake further site investigations to identify any other constraints not explored or identified here.

5. Accessibility

5.1. The site is located within the community of Gibbonsdown in Barry, within easy walking and cycling distance for many living close-by. It benefits from a range of different uses nearby, in addition to homes there are shops, recreational facilities, a public house opposite and Pencedtre High School to the north.

5.2. The following bus services are available within walking distance to serve the site:

- Service 97/97A serve the bus stop located on Ramsey Road
- Service 95 serves bus stops along St Bride's Way
- 96/96A/96S on Port Road, Barry Golwg y Coed/Crematorium

5.3. The site fronts onto Skomer Road and shares a car park with the adjacent Community Enterprise Centre.

5.4. Development proposals will need to ensure that the future use of the site provides safe and convenient access for all future users of the site, including convenient access for people with disabilities.

5.5. Depending on the type of proposal submitted, the Council may require the developer to submit a Travel Plan demonstrating how they will encourage future users to access the site in a sustainable way, avoiding unnecessary car use. Further guidance is available in the Travel Plan Supplementary Planning Guidance on the Council's web site.

6. Existing / Previous Use of the Site

6.1. Holm View Leisure Centre has most recently been run in partnership with Legacy Leisure and operated and managed by Legacy Leisure providing a limited range of leisure facilities including squash courts and the main sports hall along with a number of ancillary uses such as offices, toilets and plant room. A small number of community uses utilise some of the existing office spaces.

6.2. The site has the following Planning History:

- 2009/00184/FUL: Erection of an FM broadcast radio aerial. Approved 12 June 2009.
- 2008/00228/RG3: Conversion of community facility into a Social Services unit, predominantly internal, one additional glazing unit, replacement external doors. Approved 18 April 2008.
- 2002/00802/REG3: Refurbishment of existing tennis courts, to provide new synthetic surfacing, fencing and floodlights. Approved 24 July 2002

7. Potential Alternative Uses

7.1. In the context of the LDP, the site lies within the defined settlement boundary for Barry and would be assessed as being appropriate for most forms of development subject to a positive assessment of all environmental, access and amenity considerations. However, given its existing use as a Leisure Centre and important community facility, it is considered that a suitable community / leisure use would be considered most appropriate.

7.2. The LDP defines community facilities as: *“Facilities used by local communities for social, leisure, recreational and cultural purposes. They include such amenities as community centres and meeting places, community halls, places of worship, libraries, life centres, leisure centres, allotments and burial land. Community facilities include non-commercial and not for profit facilities, however a local ‘pub’ could be regarded as a community facility especially where it is the only communal building in a small settlement.”*

7.3. Holm View was and has the potential to be a valued community facility within the key settlement of Barry and therefore the Council would favour its reuse for community facilities. In particular, the Council would welcome proposals that contribute to the health and well-being of the local and wider community and assist our residents to live active and healthy lifestyles.

7.4. Appropriate community uses for this site could include:

- Community centre / hall
- Place of worship

- Library
- Indoor / outdoor leisure or recreational use
- Allotments
- Education / training facility
- Cultural centre
- Cinema

7.5. The existing building has no particular architectural merit and consideration would be given to either the retention, conversion, extension or replacement of the existing building on the site.

7.6. Notwithstanding the above preference for community facilities, it is considered that the location of the site and the existing building on site make it readily adaptable to a range of other potential uses including local business or workshop space (B1), uses categorised as Assembly and Leisure (D2), such as cinema, theatre, bingo hall and other non residential uses (Class D1) which includes training and educational space, medical facilities and day nurseries. The nature of the building indicates that a range of these uses could be accommodated within the building as part of a wider community use. Any proposals for alternative uses would need to address the fact that LDP Policies MD5 and MD13 seek to protect existing community and leisure facilities. Paragraph 7.35 of the reasoned justification to Policy MD5 sets out the Council's requirements for proposals which would result in the loss of such facilities and states that: *'Where proposals involve the loss of open space, community or tourist facilities the Council will require robust evidence that demonstrates the facilities are no longer required or such a loss would not have a detrimental impact upon local service provision.'*

7.7. The Council will consider a range of factors in relation to the specific nature of proposals put forward and their likely impact on the homes and businesses around the site. These matters will include (but not be limited to) matters such as design, appearance, access, parking, noise, impact on residential privacy and amenity, health and well-being, sustainability and public benefits of the proposed use. Specific policies setting out the relevant criteria for different development proposals are contained within the Local Development Plan and supporting Supplementary Planning Guidance, available on the Council's website.

8. Further Information

8.1. Prospective developers may submit a request for **Pre-application Advice** together with the relevant fee (Minor development - £250 or Major development - £600 plus £160 for a meeting if requested). We will endeavour to provide a written response to all valid pre-application enquiries within 21 days, unless an extension of time is agreed between the authority and applicant. As a minimum, applicants should expect to receive the following information within their written response:

- The relevant planning history of the site
- The relevant development plan policies against which the development proposal will be assessed

- Relevant supplementary planning guidance (i.e. design, conservation etc.)
- Any other material planning considerations
- An initial assessment of the proposed development, based on the information above
- Likely Developer contributions (if appropriate)

8.2. The redevelopment of the site may require other forms of consent from the Council and others. For example, the Council can help with your **Building Control** application and provide professional advice and services to support your development proposals. For more information contact buildingcontrol@valeofglamorgan.gov.uk or call 01446 704842.

8.3. Further information can be sought from the Council's Planning Department:

Duty Planning Officer

Dock Office

Barry

CF63 4RT

Tel: (01446) 704681

Email: planning@valeofglamorgan.gov.uk

