02/01239/OUT 'B'

JANE HUTT
Assembly Member for the
Vale of Glamorgan

Constituency Office:
115 High Street
Barry
Vale of Glamorgan
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Your ref: JME/amh/aw
Our ref: JH/CG

2 October 2002

Mr John Maitland Evans
Chief Executive
Vale of Glamorgan County Council
Civic Offices
Holton Road
Barry CF63 4RU

Dear John

East Camp Community Centre, St Athan

Thank you for your reply of 19 September. I was very pleased that Chris Fray was able to attend a number of the meetings organised to discuss the future of the services which have been provided by the East Camp Centre until this week.

As you may be aware, the Centre has now effectively closed apart from the Thrift Shop, which will continue until 16 October. Wing Commander Zam Ulhaq has identified alternative accommodation for the Thrift Shop, but there are concerns that it will not be adequate to maintain the level of service provided until now. However, a local steering group has now been set up to explore the way forward to ensure that local people continue to have access to the very important services offered at the Centre. James Dowd is the secretary of this group and I know that they have already followed up on your suggestions of contact with the Community Association about use of the St Athan Community Centre and with the Community Council.

Following our meeting of 10 September, I made further representations to Anningtons about their role in this matter. Given their reference to the provision of a Community Centre in relation to their planning application, I thought that you would be interested to read their letter. They maintain that they were not referring to the East Camp Centre but to the one at St Athan itself. I have serious concerns about whether the provision at St Athan is sufficient for civilian residents at the East and West camps as well.

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The Centre at St Athan is small and not really adequate to take on all the services currently carried out at the East Camp Community Centre. There is also a problem of transport. While the East Camp is regarded as being part of St Athan, many of the residents there do not identify with the village. A substantial number of the people who use the services at the Centre are young women with children, a significant proportion of whom are single parents and/or who do not have their own transport. There are serious concerns among the professionals providing services at the centre that these women will not go anywhere rather than go to the community centre in St Athan itself. There are dangers of increasing social isolation among this very vulnerable group.

I would ask the Council to think seriously about agreeing to further civilian housing in an area where there is already such a lack of services and oppose any application which did not also propose some plan for providing suitable facilities. I would be grateful if my comments could be taken into account in the determination of Annington's application.

However, I would also be grateful for information about whether there are any guidelines as to the level of provision needed per head of population and whether the combined civilian populations at West and East Camps and St Athan are adequately served.

Thank you again for your help in this. I look forward to hearing from you.

Yours

JANE HUTT AM

C Rob Quick

02/01239/OUT Received on 11th August, 2005

Annington Developments Ltd Unit 1, Eaglethorpe Barns, Peterborough Road, Warmington, Peterborough. PE8 6TL
(Scott Wilson, 3-4 Foxcombe Court, Wyndyke Furlong, Abingdon Business Park, Abingdon, Oxon, OX14 1DZ.)

LAND AT RINGWOOD CRESCENT, ST. ATHAN EAST CAMP, ST. ATHAN

Residential Development of five dwellings

SITE DESCRIPTION

The application site comprises a tree covered area of open space located on the western arm of Ringwood Crescent within the East Camp housing estate at St. Athan.

DESCRIPTION OF DEVELOPMENT

This is an outline application with all matters reserved for subsequent detailed approval for the construction of five dwellings. A sketch layout has been submitted indicating the siting of five detached houses positioned towards the eastern side of the land and with individual vehicular entrances, four of which access directly off the western arm of Ringwood Crescent with the fifth being accessed to the south.

PLANNING HISTORY

None.

CONSULTATIONS

St. Athan Community Council's comments on initial application:

"My Council strongly oppose this application on the following grounds:

(a) Over development in the rural countryside.

(b) Removal of valuable and vitally required Amenity Space for local residents.

(c) Additional housing on an already overloaded sewerage system."

Comments on revised scheme:

"My Council strongly oppose this application and reiterates its opposition on the following grounds:

(a) Over development in the rural countryside.

(b) Removal of a valuable and vitally required Amenity Space for local residents, i.e. Children's Play Area."

Environment Agency - Have submitted their "Standard Advice" Guidance Note for Developers only.

Dwr Cymru/Welsh Water – Comments on initial scheme:

"Thank you for the consultation on the above Planning Application. We act for Dwr Cymru – Welsh Water in responding to these consultations.

Sewerage

The proposed development would overload the existing public sewerage system. No improvements are planned within Dwr Cymru – Welsh Water's Capital Investment Programme. We consider any development prior to improvements being made to be premature and therefore OBJECT to the development. It may be possible for the Developer to fund the accelerated provision of replacement sewers or to requisition a new sewer under Sections 98–101 WIA 1991.

Reason – To prevent hydraulic overload of the Public Sewerage System and Pollution of the Environment.

We hope the above is satisfactory, however should you require further assistance please contact us."

Comments on revised applications:

"Further to the above consultation we would provide the following comments:

We would request that if you are minded to grant Planning consent for the above development that the Conditions and Advisory notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru/Welsh Water's assets.

Sewerage

Conditions

Foul water and surface water discharges must be drained separately from the site.

Reason – To prevent hydraulic overloading of the Public Sewerage System.

No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason – To prevent hydraulic overload of the public sewerage system and pollution of the environment.

No development shall commence until the Developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been agreed in writing by the Local Planning Authority in liaison with Dwr Cymru – Welsh Water's Network Development Consultant.

Reason – To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

Advisory Notes

If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru/Welsh Water's Network Development Consultants on Tel: 01443 331155.

We hope the above is satisfactory, however should you require further assistance please contact us on the above telephone number, quoting our reference."

Ministry of Defence – No safeguarding objections to either the original or amended scheme.

Glamorgan Gwent Archaeological Trust – No objections.

The Director of Legal and Regulatory Services (Environmental Health) – Initial comments on original scheme:

"I refer to your memorandum dated 16th instant and offer no objections in principle. However regarding the above, I would comment as follows:

1. The proposed development is not within the MOD Noise Insulation Grant Scheme criterion of 70dB(A), but it would be prudent to carry out a noise survey of the area to determine if appropriate noise attenuation measures will be required.

2. The developers should be reminded that the properties will have to have a wholesome water supply."

Comments on revised scheme:

"I refer to the above application received on 24th August, 2005. This department does not object to the application but insist on the following condition:

Any soils or similar material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation to be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Reason - To ensure that the safety of future occupiers is not prejudiced.

In addition we would confirm that a noise assessment in accordance with TAN 11 be undertaken to identify the NEC for the proposed development. The assessment should be undertaken and the finding reported to the Local Planning Authority prior to development of the site. Any noise mitigation measures required must be installed prior to beneficial occupation of the properties.

Reason - To ensure protection of residential amenity form noise arising from active airfield."

REPRESENTATIONS

The occupiers of neighbouring properties were notified of the initial scheme on 19th September, 2002 and re–notified of the amended proposal on 22nd August, 2005. In addition the original scheme was advertised on site and in the press on 30th October, 2002.

Objections to the original scheme included 112 circular letters signed by both local and wider located residents of the Vale; an objection letter from the occupier of No. 22, Drake Close; an objection from Pastor James Dowd of No. 39, Mallory Close plus a letter of objection from Jane Hutt A.M. In summary the objections relate to the principle of additional houses without adequate facilities in the area. Whilst all the representations are available on file for Committee Member inspection, a copy of the circular letter is reproduced at Appendix "A". In addition, copies of the individual representations from 22, Drake Close, Pastor Dowd and Jane Hutt A.M are reproduced at Appendix "B".

Following re–notification in relation to the amended plan, letters of objections have been submitted by the occupier of No. 1, Ringwood Crescent and Chris J. Morgan, Planning Consultant on behalf of the occupiers of Nos. 1–8 inclusive Ringwood Crescent. Copies of these letters are reproduced at Appendix "C" for Committee Members inspection, however, in summary, the concerns relate to there being no need for additional houses, loss of open space, impact on trees, unsustainable development with lack of facilities in the area, and drainage.

The applicants' agents have submitted representations in support of the amended scheme. These are reproduced at Appendix "D".

REPORT

The application site comprises an area of grassed open space with existing tree coverage. A number of the trees are protected by a group Tree Preservation Order 2003 (No.2). Whilst the site lies within an existing housing estate on the R.A.F base, nevertheless it is located within the countryside well outside the residential settlement boundary for St. Athan, as defined in the Vale of Glamorgan Unitary Development Plan 2005. As such, the following policy background is considered relevant to the determination of the application.

Strategic policies of the Vale of Glamorgan Unitary Development Plan 2005 which are considered relevant to the current application include the following:

POLICY 2

PROPOSALS WHICH ENCOURAGE SUSTAINABLE PRACTICES WILL BE FAVOURED INCLUDING:

(i) PROPOSALS WHICH CONTRIBUTE TO ENERGY CONSERVATION OR EFFICIENCY, WASTE REDUCTION OR RECYCLING; POLLUTION CONTROL; BIODIVERSITY AND THE CONSERVATION OF NATURAL RESOURCES.

(ii) PROPOSALS WHICH ARE LOCATED TO MINIMISE THE NEED TO TRAVEL, ESPECIALLY BY CAR AND HELP TO REDUCE VEHICLE MOVEMENTS OR WHICH ENCOURAGE CYCLING, WALKING AND THE USE OF PUBLIC TRANSPORT.

(III) THE RECLAMATION OF DERELICT OR DEGRADED LAND FOR APPROPRIATE BENEFICIAL USE; AND

(iv) PROPOSALS WHICH IMPROVE THE QUALITY OF THE ENVIRONMENT THROUGH THE UTILISATION OF HIGH STANDARDS OF DESIGN.

POLICY 8

DEVELOPMENTS WILL BE FAVOURED IN LOCATIONS WHICH:

(i) ARE HIGHLY ACCESSIBLE BY MEANS OF TRAVEL OTHER THAN THE PRIVATE CAR; AND

(II) MINIMISE TRAFFIC LEVELS AND ASSOCIATED UNACCEPTABLE ENVIRONMENTAL EFFECTS.

POLICY 11

TO REMEDY EXISTING DEFICIENCIES IN SPORT AND RECREATIONAL FACILITIES THE COUNCIL WILL:

(i) FAVOUR THE PROVISION OF A RANGE OF SUCH FACILITIES TO MEET EXISTING AND ANTICIPATED NEED THROUGHOUT THE VALE OF GLAMORGAN BY SECURING IN ACCESSIBLE AND APPROPRIATE LOCATIONS NEW AND IMPROVED SPORT AND RECREATIONAL OPPORTUNITIES.

(ii) PROTECT EXISTING AREAS OF OPEN SPACE AND PLAYING FIELDS FROM INAPPROPRIATE DEVELOPMENT; AND

(iii) FAVOUR THE IMPROVEMENT OF OPPORTUNITIES FOR ACCESS TO AND ENJOYMENT OF THE COUNTRYSIDE WHERE THEY DO NOT UNACCEPTABLY AFFECT IMPORTANT AREAS OF NATURE, CONSERVATION AND LANDSCAPE AND THE INTERESTS OF RESIDENTS AND / OR THOSE WHO DERIVE THEIR LIVELIHOOD FROM THE LAND.

Policy ENV1 of the Unitary Development Plan refers to development in the countryside and states:

WITHIN THE DELINEATED COUNTRYSIDE PERMISSION WILL ONLY BE GRANTED FOR:

(i) DEVELOPMENT WHICH IS ESSENTIAL FOR AGRICULTURE, HORTICULTURE, FORESTRY OR OTHER DEVELOPMENT INCLUDING MINERAL EXTRACTION, WASTE MANAGEMENT, UTILITIES OR INFRASTRUCTURE FOR WHICH A RURAL LOCATION IS ESSENTIAL.

(ii) APPROPRIATE RECREATIONAL USE.

(iii) THE RE–USE OR ADAPTATION OF EXISTING BUILDINGS PARTICULARLY TO ASSIST THE DIVERSIFICATION OF THE RURAL ECONOMY.

(iv) DEVELOPMENT WHICH IS APPROVED UNDER OTHER POLICIES OF THE PLAN.

Policy ENV10 relates to the protection of landscape features and states:

DEVELOPMENT WILL BE PERMITTED IF IT DOES NOT UNACCEPTABLY AFFECT FEATURES OF IMPORTANCE TO LANDSCAPE OR NATURE CONSERVATION INCLUDING TREES, WOODLAND, HEDGEROWS, RIVER CORRIDORS, PONDS, STONE WALLS AND SPECIES RICH GRASSLANDS.

Policy HOUS2 refers to dwellings in the countryside and states:

SUBJECT TO THE PROVISIONS OF POLICY HOUS2 THE ERECTION OF NEW DWELLINGS IN THE COUNTRYSIDE WILL BE RESTRICTED TO THOSE THAT CAN BE JUSTIFIED IN THE INTERESTS OF AGRICULTURE AND FORESTRY.

It should be noted that Policy HOUS2 provides that favourable consideration can be given to small scale development which constitutes the "rounding–off" of the edge of settlement boundaries where it can be shown to be consistent with the provisions of Policy HOUS9 and particularly criterion (i) which states that the scale, form and character of the proposed development is sympathetic to the environs of the site. It is considered that these are not relevant to the current application as the site is well removed from the defined settlement boundary for St. Athan.

Policy HOUS12 relates to residential privacy and space and is considered relevant when considering the impact of the proposal on the character of the area. This states: "Existing residential areas characterised by high standards of privacy and spaciousness will be protected against over development and insensitive or inappropriate infilling."

Policy EMP11 states:

FURTHER APPROPRIATE DEVELOPMENTS IN RESPECT OF R.A.F ACTIVITY WITHIN R.A.F ST. ATHAN BASE WILL BE FAVOURED PROVIDED THERE IS NO UNACCEPTABLE IMPACT ON LOCAL AMENITY.

Reference is also made to Policy REC1 which relates to the protection of existing recreational facilities. Whilst it is appreciated that the application has now been amended to omit the play area and kick–about ground, nevertheless the remaining area is an existing area of incidental open space.

Policy ENV22 relates to open space and states:

"THE CONSERVATION AND ENHANCEMENT OF OPEN SPACES WHICH ARE IMPORTANT FOR AMENITY, RECREATION AND/OR NATURE CONSERVATION WITHIN THE BUILT ENVIRONMENT WILL BE FAVOURED, TOGETHER WITH THE CREATION OF A NETWORK OF GREEN SPACES AND APPROPRIATE TREE PLANTING AND LANDSCAPING SCHEMES."

Finally, Policy ENV25 relates to the design of new development and is also considered relevant as it states:

PROPOSALS FOR THE NEW DEVELOPMENT MUST HAVE FULL REGARD TO THE CONTEXT OF THE LOCAL NATURAL AND BUILT ENVIRONMENT AND ITS SPECIAL FEATURES. NEW DEVELOPMENT WILL BE PERMITTED WHERE IT:

(i) COMPLEMENTS OR ENHANCES THE LOCAL CHARACTER OF BUILDINGS AND OPEN SPACE.

(ii) MEETS THE COUNCIL'S APPROVED STANDARDS OF AMENITY AND OPEN SPACE, ACCESS, CAR PARKING AND SERVICING.

(iii) ENSURES ADEQUACY OR AVAILABILITY OF UTILITY SERVICES AND ADEQUATE PROVISION FOR WASTE MANAGEMENT.

(iv) MINIMISES ANY DETRIMENTAL IMPACT ON ADJACENT AREAS.

(v) ENSURES EXISTING SOFT AND HARD LANDSCAPING FEATURES ARE PROTECTED AND COMPLEMENTED BY NEW PLANTING, SURFACE OR BOUNDARY FEATURES.

(vi) ENSURES CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE SPACES.

(vii) PROVIDES A HIGH LEVEL OF ACCESSIBILITY, PARTICULARLY FOR PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS AND PEOPLE WITH IMPAIRED MOBILITY.

(viii) HAS REGARD TO ENERGY EFFICIENCY IN DESIGN, LAYOUT, MATERIALS AND TECHNOLOGY; AND

(ix) HAS REGARD TO MEASURES TO REDUCE THE RISK AND FEAR OF CRIME.

National guidance is contained in Planning Policy Wales March, 2002. Chapter 2 relates to planning for sustainability and identifies key policy objectives including the location of developments so as to minimise the demand for travel especially by private car. Paragraph 2.57 states:

"Development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, but new building in the open countryside away from existing settlements or areas allocated for development in U.D.P's must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design."

Chapter 9 of P.P.W relates to housing and paragraph 9.3.2 states:

"Sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area. Significant incremental expansion of housing in villages and small towns should be avoided where this is likely to result in unacceptable expansion of travel demand to urban centres and where travel needs are unlikely to be well served by public transport. Residential development in the vicinity of existing industrial uses should be restricted if the presence of houses is likely to lead residents to try to curtail the industrial use."

In addition, paragraph 9.3.4 states:

"In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed, the amenity of the scheme and surrounding property should be carefully considered. High quality design and landscaping standards are particularly important to enable high density developments to fit into existing residential areas."

In assessing the proposal against the above policies and guidance, the following points are noted.

Whilst it is accepted that Dwr Cymru/Welsh Water are no longer maintaining their earlier objections to the original scheme on the grounds of overloading of the public sewerage system, nevertheless it is still considered that the site is not a sustainable location. It is noted that the objection letters refer to the lack of facilities in the locality and that the proposal will do nothing to discourage car use with a poor bus service and a shortage of community facilities. It is recognised that Policy EMP11 does allow for new development but this is only in respect of R.A.F activity and subject to no unacceptable impact on local amenity.

The application site is considered to be an important area of incidental open space, which with its existing tree coverage, contributes significantly to the character and appearance of the area. It is noted that in contrast to the remainder of the East Camp housing to the south and west of the application site, this north eastern corner has a distinctive and separate character. The properties in this area are generally larger with spacious gardens and high standards of privacy. The amount of incidental open space is also greater and with its landscaped setting it has a closer relationship to the countryside beyond, than the much denser urban form of the housing to the south and west. Indeed, the houses immediately adjacent to the application site are "executive" in style. The application site and other areas of open space serve to give these properties a "semi–rural" quality. The proposal will result in the loss of the open space which would significantly detract from the setting and character of the area.

Whilst the submitted sketch layout suggests that the protected trees can be retained, the Council's Tree Officer has indicated that the illustrative layout will adversely affect a number of the trees with unacceptable protection zones. Even though the Tree Officer has suggested a reduced number of houses may have less impact, it is considered that the longer term impact of losing the open space to residential development will also ultimately affect the viability and future health of the trees. Indeed, the sketch layout demonstrates the inherent problems with the development of the site and protection of the trees. It will be noted that in order to avoid the protected trees, the proposed houses are sited towards the rear of the plots. This will result in a greater adverse impact on the neighbouring residential occupiers in terms of privacy and general amenity. It is also noted that the trees in question will mature and continue to grow. Despite the protection of the Tree Preservation Order, it is considered that the proximity of the trees means that pressure for lopping or removal of trees from future occupiers seeking to improve their living conditions or minimise potential damage, will prove difficult to resist. Thus the landscape setting would be further eroded along with the character and appearance of the area.

On the issue of highways, it is noted that the comments of the Council's Highway Engineer in respect of the amended scheme are still awaited. However, there were no 'in principle' objections raised to the original proposal.

Other issues include the requirement by Environmental Health that a noise assessment be carried out and any noise mitigation measures considered necessary, are installed before occupation in order to safeguard residential amenities from the noise arising from an active airfield.

In conclusion, it is considered that the proposal represent the unacceptable introduction of new housing in an unsustainable countryside location which would adversely affect the character and appearance of the area contrary to Council policy and national guidance.

In view of the above, the following recommendation is made.

04126

RECOMMENDATION (W.R.)

REFUSE

Reason(s):

1. In the opinion of the Local Planning Authority, the proposal represents the unacceptable and inappropriate introduction of new housing within the countryside, in an unsustainable location, which would result in the loss of an area of landscaped incidental open space, thereby significantly detracting from the character and appearance of the area contrary to Strategic Policies 2, 8 and 11; and Policies ENV1, ENV10, ENV22, ENV25, HOUS3 AND HOUS12 of the adopted Vale of Glamorgan Unitary Development Plan 2005; and national guidance contained in Planning Policy Wales March, 2002.

02/01239/OUT 'A'

[redacted]

From: 63 Scott close
St. Athan
CF62 4JL

Head of Planning and Transportation
Vale of Glamorgan Council
Docks Office
BARRY CF63 4RT

Date: 18.09.02

Ref: Planning Application 0201239 OUT
"Residential Development with associated "Village Green" open spaces area

Dear Sir

With Reference to the above Planning Application by Annington Homes, while I have no objection **in principle** to the addition of new homes in this area I do wish to object in the strongest possible terms to such development unless adequate community facilities are also provided by Annington Homes. Their claim that such facilities are already present is erroneous. It must surely be known to their organisation that the current building used for these facilities, and so generously provided by the RAF St Athan, will close with effect from 30th September 2002.

With due respect, Sir, we urge that Planning consent be withheld until both **immediate and long term arrangements** are made for the continuation locally of the social and welfare facilities upon which the present community are so dependent.

RAF St Athan may not have yet given **written** notice to Annington Homes of their intention to close the current building and to seek permission to demolish it. This has however recently been stated on a number of occasions by the Station Commander in public meetings, the press are aware of it and indeed Annington Homes have been told in telephonic communications.

Yours faithfully,

[redacted]

02/01239/OUT 'B'

22 Drake Close
Sain Tathan
Y Barri
Bro Morgannwg
CF62 4JF

07-10-02

Planning Dept.
Vale of Glamorgan Council
Barry Dock
Barry

Dear Sir

Re: Proposed Annington development at Ringwood Crescent, Sain Tathan, Ref 0201239OUT

With the greatest respects we strongly object with the utmost severity to the proposed residential development of Ringwood Crescent and associated land, by Annington Development, for the reasons outlined below.

For clarity of points and issues raised in document 0201239OUT we make reference to section and line numbers for each objection issue raised.

1. Section 'Context', line 1, It is reasonably observed that the suggested application site lies on the edge of, as opposed to "within the relatively substantial built-up area". Further to, we query the terminology "relatively substantial built-up area".

2. Section 'Context', lines 3 -6 ("However ... Annington Property Ltd), We query the freehold ownership of this property. We had been led to believe, until recently, the land in question was under the active interest of the East Vale Management Company. A meeting was held on 07-11-2001, at which Caroline Duncan, representative of Greenhart Estate Management Ltd, outlined that control of East Vale Management Company, was not, and could not be handed over at the present time, as Annington had registered interest in 6 houses and open ground adding this development into the existing East Vale estate. This would indicate that these six houses were the Ringwood Crescent development and therefore long term ownership of the site, and progressive use of the site would be wholly under the auspices and usage of shareholders within the East Vale Management Company. It must be pointed out that Anningtons are a major shareholder of this estate management company. We were informed via a telephone conversation, instigated by ourselves, that Anningtons had removed control from the East Vale Management Company to a newly formed Ringwood Crescent Company. Thus removing any direct objections from the East Vale Company to the proposed development.

3. Section 'Context', point 'a', We have seen a number of these houses in the process of refurbishment in the last few months. We do not know if this has any bearing on the planning application as these houses are currently for sale and therefore will soon not be owned by Annington. [Ref 1-4]

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4. Section 'Principle of Development', paragraphs 1 and 2, It has been suggested that St. Athan East Camp lies neither within a village, countryside or rural village. It indicates that the development was an originally wholly owned RAF activity site. Whilst it is agreed that the site was RAF centred, it has been devolved to civilian usage. As such, it should be reconstituted under any housing policies such as HOUS2, 3 and 8 prior to any development by any contractor. We believe that this is a policy that should apply to any MOD site being handed over to civilian usage, thus providing clear and concise regulatory control over building and development of such sites. To this point we do not believe that there is any scope within policy EMP11 for development of the proposed site.

5. Section 'Principle of Development', line 6, "... detrimental impact... environment." It should be realised that the original concept for the St. Athan East Camp, whilst we appreciate for RAF use, was derived such as to provide contiguous quarters for differing ranks within the RAF service structure, thereby giving the East Camp site its own indicative character, providing larger open expansive areas to the higher ranks. We feel that this character still remains to the houses of the area. As regards impact upon the environment we would like to see the environmental impact study presumably undertaken by Anningtons to make this statement.

6. Section 'Principle of Development' point a, We query as to which community centre is referred to, as the community centre outlined in the provided documentation is to close permanently during October 2002. We have been led to believe that the structural repair of the building may require the building to be demolished. Furthermore, we would prefer greater clarification of "other supporting facilities".

7. Section "Open Space Provision", paragraph 1, line 1 -5 ("the application ... wider locality.") In the first instance the piece of development site West of the current existing houses, contains mature trees, which may be subject to restrictive council orders, and certainly they cannot be replaced. It could possibly be considered that this area is underused due to the restrictive nature of its environment. However, the large expansive play field and childrens playground is of a different matter. We have personally walked, taken our children to, and played on this area, on the understanding that this ground was part of the East Vale Management Company Estate, therefore providing us with full and extensive access rights to these grounds. Also, we have noted numerous children playing, and people walking, over this open ground. The statement in line 3 suggesting that the childrens playground, and indicated on the plans, is only the area bounded by a wire fence, could be considered to be entirely inappropriate, we place in evidence digital images (can provide celluloid photographic images if required). Figure 1a is a view taken from an approach road to the park. Figure 1b is the sign indicated on figure 1a marked 'x'. This sign is approximately 70 metres away from the enclosed swings and slide. There are other signs on each of the boundaries of the play area that adjoin roads. This specifies that the whole site is a childrens play area and should be considered as a whole part as such. Furthermore, it could be considered, due to the rolling program of the MOD housing being placed under the auspices of civilian popularisation the number of houses, to the East of the development, and families contained therein, will require such open expanses.

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Moreover, the suggestion that the number of existing playgrounds is sufficient, has not been considered to its full extent, as it is believed that the playgrounds referred to in the "general wider locality" belong to, or come under the control of, privately owned estate management companies, or the MOD. Therefore, there may be no 'formal access arrangement with the general public' in place.

8. Document in general, It is suggested in a number of places this development is 'within an existing urban area'. However, if one wishes to buy one of these properties, one could find details via Annington homes own website www.annington.co.uk we present in evidence document [doc1], which directs you to David Birt and Co, whom are believed to be acting on behalf of Annington Homes, giving in evidence documents[xoc2, doc3] and extract of document [doc4] which is part of an e-mail, describing these properties and environment, the following points are highlighted…
[doc2] "Good *village* facilities" [emphasis ours]
[doc3] "wide ranging *rural views* of adjoining *countryside* [emphasis ours]
[doc4] "wide ranging rural views of many miles of adjoining countryside"
[doc4] "views over many miles of *surrounding* countryside" [emphasis ours]
[doc4] "local *village* facilities are good" [emphasis ours]
Thus describing the properties within a local village environment and certainly not within an urban context.

9. We respectfully request a further open period for person or persons to lodge their objections, or otherwise, to this application as we believe this application has not been advertised in accordance with regulations. We draw note to the absence of posted notices with respect to this application in the local vicinity. We are aware of this due to this area being a common walk path for ourselves.

With respect, we therefore feel that you will not favourably consider this application. Please do not hesitate to contact us for clarification of any point, and or discussion on any issue contained herein. Whilst it may be considered by some parties that shareholders of the East Vale Management Company have "a bone to pick" with Anningtons and therefore airing their views through objection to any Annington business plan, we feel our objections are based wholly on our considered opinion and have no malice or intention in mind.

Yours faithfully,

[redacted] [redacted]

Rebecca Sparey-Taylor BSc(Hons) Graham Sparey-Taylor BEng(Hons)
Enc.

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Pastor James Dowd
39 Mallory Close
St Athan
Vale of Glamorgan
CF62 4JJ

Head of Planning and Transportation
Vale of Glamorgan Council
Docks Office
BARRY CF63 4RT

9th October 2002

Ref: Planning Application 0201239 OUT
"Residential Development with associated "Village Green" open spaces area

Dear Sir

I refer to my letter of 11th September and that of many others who have written to you concerning the above Planning Application by Annington Homes.

It has come to our notice that Annington Homes are claiming that the reference in their application to the availability of community facilities was to the relatively small Community Centre at St Athan village. In doing so they seem to lack awareness both of the local geography of that area and the limited facilities in the village Community Centre which already is quite heavily booked.

The cluster of housing estates in the ward of Flemingston, housing perhaps around 2000 persons, and which forms the locus of Annington's application is a separate and quite distinct community from the much older village of St Athan, which likewise houses around 2000 persons.

Some of the Flemingston ward estates house people having more than average social/welfare needs. All these were adequately catered for by the RAF off-camp Community Centre in the midst of the estates. With the closing of that facility, which is known to Annington, there is an acute shortage of normal facilities associated with such a housing development. This community has no public hall, no pub, no church, no youth club and indeed anywhere where a number of people can congregate together. It is a sure recipe for both rapidly escalating crime and the general breakdown of family life. It is perhaps unfortunate that this community, for postal purposes, is also called St Athan.

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While it is true that some responsibility lies with the Vale of Glamorgan Council it is also true that Annington, with far greater financial resources, also have a measure of responsibility. It would without doubt be the height of folly to allow even one further dwelling to be built in this location without adequate social/welfare facilities.

It is within the power of Annington Homes to allow the continued use of the former RAF Community Centre for six months to one year in order to allow the former activities to resume until wise counsels can find a long term solution to the needs.

In the meantime I, together with many others, remain adamantly opposed to further building in this area.

Yours faithfully,

[redacted]

Pastor James Dowd

Copies to:
Jane Hutt AM
Annington Homes

02/01239/OUT 'C' 6

MR S BAMRAH
RINGWOOD HOUSE
1, RINGWOOD CRESCENT
ST ATHAN
VALE OF GLAMORGAN
CF62 4LA

MOBILE: [redacted]

29th September 2005

Mrs Prichard
Vale of Glamorgan Council
Planning Department
Docks Offices
Barry Docks
CF63 4RT

Dear Mrs Prichard

Ref: Planning Application 02/012/39/OUT Annington's
Ringwood Crescent. St Athan. CF62 4LA

Further to my telephone call to your offices, I write to express some of my concerns and to formally object to the above planning application.

The open grass spaces in Ringwood Crescent are the only open spaces in the area, the land being previously owned by the MOD. These open spaces are still used and enjoyed as they have been for the last 30 plus years, for recreational purposes and in exercising pets and for ball games by service and civilian families.

If Anningiton's are successful with their application, a considerable increase in use of the open space that has the children's play area (with climbing frames and swings) will follow. The area will becoming dangerous for the children to use as a result of pet excrement being deposited by pets and not removed by inconsiderate pet owners. Also, the play area will see increased activity by the older youths who will want it as their territory and the area may see an increase in acts of vandalism and crime to persons and property.

Any loss of open green space used by the local community to accommodate private housing development should not be at the expense of the local community.

There is no need for further private residential housing in the area, especially when there are already a lot of surplus properties lying empty that are subjected to regular acts of vandalism and theft. Annington's own in excess of 40 properties next to Ringwood Crescent. Of these, only 15 of are occupied. Annington's current application for a further 5 or more additional private properties for building will further increase the number of empty properties.

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There is no requirement for additional housing in the area, due to the reduction of personnel at the RAF base. The imminent closure of DARA within the next 12 months will see a further reduction in the demand for private housing, and will see a further increase in the availability of properties for sale as ex employees of DARA sell their properties to move on to areas where there is work..

The proposed open space that is subject of the application has trees that have tree preservation orders. I understand from builders that even with these protection orders in place to protect the trees, "accidents" happen that result in damage or loss to the trees. The site plan outlining the layout of the access paths and site of the houses do not reflect the actual open space available. The purposed accesses to the properties from the road especially to the property across 1, Ringwood Crescent is questionable and unacceptable and may also possible damage the tree roots.

Ringwood estate infrastructure has not been adopted by the Vale of Glamorgan Council (VOGC). There is no mention in Annington's application for Annington's to carry out all the works to theVOGC requirements, and no mention that VOGC have indicated that they will adopt the existing and new estates one works have been completed.

Welsh Water appears to have been appeased and appear not to have any objections to the private housing development purposed by Annington's. The reality is that the water drainage and sewer system is old and falling apart as it has not been well maintained. In the last 9 months, on three separate occasion specialist firms have had to be called out to clear blockages in the drains and address other problems.

The cold water to the East Camp houses is supplied by the RAF site. This supply of water is erratic and has a problem with its water pressure.. The system is overloaded and unable to cope; demands by additional private houses will increase the problems already being experienced by current users..

The local amenities (schools, dental and medical surgeries, shops etc) are poor and are over stretched to meet the needs of the local community. Additional residential housing will only further accelerate the deterioration in the services that are available.

Sadly, the area has an above average crime rate and the only sight of a policeman is sitting in a vehicle trapping speeding motorists.. Increased private development and empty properties brings with it increased crime and a general deterioration appearance of local housing and landscape followed by local community degeneration.

Rejection of the Annington's application would be most welcome.

Yours sincerely

[redacted]

Mr S Bamrah

Scott Wilson
3-4 Foxcombe Court
Wyndyke Furlong
Abingdon Business Park
Abingdon, Oxon
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United Kingdom

Phone: +44 (0)1235 468700
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02/01239/OUT 'D'

Mrs Y Prichard
Department of Planning & Transportation
The Vale of Glamorgen Council
Dock Office
Barry Docks
Barry
CF63 4RT

Your Reference: P/DC/YP/02/01239/OUT

Our Reference: D105684

Date: 11 August 2005

Dear Mrs Prichard

PROPOSED RESIDENTIAL DEVELOPMENT AT RINGWOOD CRESCENT, EAST ATHAN FOR ANNINGTON DEVELOPMENTS LTD
REVISION TO PLANNING APPLICATION 02/01239/OUT

We write with reference to previous meetings, telephone conversations and correspondence about this application submitted to the Council in August 2002. On behalf of the Applicants, Annington Developments Ltd., we wish to make the following revisions to the application.

Currently the application site is in two parts, firstly an area of land to the east of Ringwood Crescent and lying adjacent to Burley Place and secondly an area of land fronting the western arm of Ringwood Crescent. The revisions delete all development proposals from the first area of land and substitute sketch layout D105684/SK01-A in place of the layout concept plan previously submitted.

In preparing the replacement sketch layout we have taken note of the tree cover on the site, which includes the tree group G3 shown on the map to schedule 1 of Tree Preservation Order (No. 2) 2003 made by your Council. In July 2005 a Topographical Survey of the site was prepared for the Applicants which showed the positions of all trees and this has formed the basis of the sketch layout information.

The plan indicates potential siting positions for dwellings and individual plot road access points all of which can be achieved without disturbance to any tree on the site.

The revised application overcomes the recreational space policy objection. As you note Welsh Water would not object to the (previous) proposal if the discharge rate from the privately maintained foul sewage pumping station were not increased from the existing rate and that confirmation of this was covered by planning condition.

On the issue of noise protection TAN 11 offers examples of planning conditions to minimise the effect of noise on new noise sensitive development. Condition C3 should provide the Council with sufficient powers such that an adequate noise protection scheme can be developed as part of detailed design for the approval of the Council but without adding unduly to the Applicants' costs at this stage.

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Four copies of the amended drawing are enclosed.

We believe we have responded positively to the issues which have, so far, held up the determination of this application and now look forward to its consideration as soon as possible.

Yours sincerely
for SCOTT WILSON KIRKPATRICK & CO LTD

pp [redacted]
Richard Thomson
Consultant Town Planner

Copy Robin Elliot Annington Developments Ltd

RECEIVED
12 AUG 2005
ENVIRONMENTAL AND ECONOMIC INFORMATION

02/01239/OUT 'C'

13 Merthyr Street
Barry
Vale of Glamorgan
CF63 4LA

The Royal Town Planning Institute

Chris J Morgan BA, DMS, MBA, MCMI, MRTPI
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My Ref: 0508/pool/vog/01
Your Ref: P/DC/YP/02/01239/OUT

15th September 2005

Head of Planning & Transportation
Vale of Glamorgan Council
Dock Offices
Barry
Vale of Glamorgan

F. A. O. Mrs. Yvonne Pritchard

Dear Sirs

Re: Town & Country Planning Act 1990 (as amended)
Land at Ringwood Crescent, St. Athan East Camp, St. Athan, Vale of Glamorgan
Residential Development of 5 no. Dwellings (App. No. 02/01239/OUT)

I refer to my recent telephone conversation with your Yvonne Pritchard regarding the above planning application. As I explained to her, I have been instructed by all the residents of Ringwood Crescent to object to the proposed development of 5 no. dwellings. I have been instructed by the following:

No.	Name
1	Mr. Santokh & Mrs. Kamal Bamrah
2	Mr. Paul Costello & Miss Sian Edwards
3.	Mr. Kevin Pool & Mrs. Linda McClenchy
4	Mr. Trevor & Paddy Thomas Impey
5.	Mr. & Mrs. O'Hare
6.	Mr. Dave
7.	Mr. & Mrs. Andrew Crossman
8.	Mr. & Mrs. Jeremy Thomas

02/01239/OUT 'C'2

Re: Town & Country Planning Act 1990 (as amended)
Land at Ringwood Crescent, St. Athan East Camp, St. Athan, Vale of Glamorgan
Residential Development of 5 no. Dwellings (App. No. 02/01239/OUT)

I have visited the site and am generally familiar with the area around the application site.

The starting point in my assessment of the application is the Development Plan. For the purposes of section 54A, the development plan comprises only the Vale of Glamorgan Unitary Development Plan 1996 – 2011 which was formally adopted in April 2005. The application site falls outside the defined settlement boundary for this particular part of the borough. Attached as Appendix 1 is an extract from the Proposals Map with the appeal site highlighted (this plan is not to scale). I will refer to the relevant policies from this document later in this letter.

In terms of national planning policy, the relevant advice is contained in Planning Policy Wales, which was published in March 2002 [PPW]. Introductory paragraph 1.2.1 states that:

> The planning system regulates the development and use of land in the public interest. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment, thereby contributing to sustainable development.

Paragraph 2.1.3 states that the Assembly Government is promoting sustainable development by placing sustainability at the heart of its decision-making processes and through its strategic policies.

Paragraph 2.3 sets out the Assembly's key policy objectives. The first key objective listed in paragraph 2.3.2 concerns the re-use of suitable previously developed land and buildings and states that:

- Promote resource-efficient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites (Sections 2.6, 2.7).

Chapter 9 deals primarily with housing and is considered particularly relevant to this case. Paragraph 9.1 sets out the National Assembly's objectives and goes onto state that the Assembly Government will seek to ensure that:

Re: Town & Country Planning Act 1990 (as amended)
Land at Ringwood Crescent, St. Athan East Camp, St. Athan, Vale of Glamorgan
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- previously developed land (see definition at Figure 2.1) is used in preference to greenfield sites;
- new housing and residential environments are well designed, environmentally sound (especially energy efficient) and make a significant contribution to promoting community regeneration and improving the quality of life; and that
- the overall result of new housing development in villages, towns or edge of settlement is a mix of social and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.

Section 9.3 deals with Development Control and Housing. It states that new housing developments should be well integrated with and connected to the existing pattern of settlements. On the issue of "infilling" generally, paragraph 9.3.2 states that sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area. Paragraph 9.3.3 concerns "insensitive infilling" and states that it should not be allowed to damage an area's character and amenity.

Paragraph 9.3.6 concerns new house building and other new development in the open countryside and states that:

> New house building and other new development in the open countryside, away from established settlements, should be strictly controlled. The fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area.

In terms of the policies for the UDP, the development plan, the site lies within the delineated boundary for Employment Policy EMP 11 – RAF St. Athan. This states that:

> Further appropriate developments in respect of RAF activity within the RAF St. Athan Base will be favoured provided there is no unacceptable impact on local amenity.

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Re: Town & Country Planning Act 1990 (as amended)
Land at Ringwood Crescent, St. Athan East Camp, St. Athan, Vale of Glamorgan
Residential Development of 5 no. Dwellings (App. No. 02/01239/OUT)

First, this an employment policy, not a housing policy. In chapter 5 of the UDP, I can find no reference whatsoever to housing or related development. In my view, the policy is clear and unequivocal in that only development directly for "*RAF activity*". A speculative application for housing by a private company for sale on the open market is clearly not RAF activity.

Second, the application site is well away from the designated settlement boundaries (see attached UDP extract. Housing Policy HOUS 8 specifically identifies St. Athan to the south of the application site as suitable for additional residential development within the designated settlement boundary. Similarly, Policy HOUS 2 specifically identifies Eglwys Brewis to the west as suitable for additional residential development within the designated settlement boundary. The application site falls outside of both of these boundaries.

Paragraph 4.4.8 of the UDP states on this issue that:

> Those rural villages not identified in Policy HOUS 2 re considered not to have sufficient physical form or capacity to assimilate new residential development without having a detrimental impact on their existing character and environment....

Section 54A of the Town & Country Planning Act 1990 (as amended by Section 26 of the Planning and Compensation Act 1991) is an important consideration in the determination of any planning application or appeal. Section 54A of the Act states that:

> Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Under the terms of Section 54A, the application proposal is clearly in conflict with Policy EMP 11 and according, should be refused planning permission.

Notwithstanding the above, there are other factors to be taken into account. The application site is generally open in character and its visual appeal is greatly enhanced by virtue of the extant Tree Preservation Order (TPO No. 2) in which these trees are included in group G3. It is evident that that there is a shortage of open space within the vicinity of the application site. The other area of open space lies to the north east of the application site and was included as part of the original application. However, this area has now been removed from the application. The site is seen as an important area of open space which

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Re: Town & Country Planning Act 1990 (as amended)
Land at Ringwood Crescent, St. Athan East Camp, St. Athan, Vale of Glamorgan
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enhances the existing character and environment of the area. It is considered that the approval of the application would lead to the irreversible loss of valuable open space which positively contributes to the visual amenities of the area.

Should you have any queries, please do not hesitate to contact me on the above number.

Yours faithfully

[redacted]

Chris J Morgan BA, DMS, MBA, MCMI, MRTPI
Chartered Town Planner