

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 1 OCTOBER 2015**

Page	Application	Location	Item No.	Description
29	2014/01401/OUT	Leckwith Motor Co. Leckwith Road, Llandough	1.	One email from neighbouring property raising concerns regarding drainage, wildlife and traffic.
			2.	Comments of the Council's Environmental Health Officer confirming conditions proposed are robust enough to deal with the former use of the site.
72	2015/00325/FUL	Brookfield Stables, off Groes-Faen Road, Peterston Super Ely	3.	Letter of objection from neighbour including previous submission.
117	2015/00566/FUL	Site of former Adult Training Centre, Woodlands Road, Barry	4.	252 signature petition against proposed development (no indication as to why), this relates to applications 2015/00566/FUL and 2015/00570/FUL
153	2015/00570/FUL	Woodlands Road, Barry	5.	Four letters of objection from neighbours raising issues covered in the report.
199	2015/00573/FUL	Biglis Farm, Barry	6.	Applicants having reviewed the Committee Report have confirmed that they are prepared to undertake any additional landscaping.
231	2015/00574/FUL	Unit 6, Ty Verlon Industrial Estate, Barry	7.	Application withdrawn by applicant.

Rees, Vivien

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 30 September 2015 11:03
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/01401/OUT

New comments have been received for application 2014/01401/OUT at site address: Leckwith Motor Company, Leckwith Road, Llandough

from Mr Kent Fyrth [REDACTED]

Address:
Askrigg, Leckwith Road, Llandough, CF64 2LY

Comments:

The proposed sewerage connection is to pipe the six neighbours were informed could only accept ten properties. Doubling this number may cause overload, blockages and disruption. The pipe also empties into a system that is already overloaded and floods.

The proposed run off of surface water has potential to erode the cliff face and may contribute to pollution of the Ely river.

The existing surface water drainage from Leckwith Road does not cope in winter, regularly flooding.

Local wildlife has markedly declined since Site B was levelled. No surprise surveys found little evidence of wildlife use. A survey before the clearing may have reached a very different conclusion. Additional loss of greenfield sites and 'corridors' between the Vale and Cardiff city can only compromise the wildlife diversity further.

There are well-known traffic issues on this part of Leckwith Road. Access to further dwellings in this area can only increase the risk of accident.

Case Officer:
Mr. Shafqut Zahoor

Robinson, Ian

From: Morgan, Rhodri H (Agency)
Sent: 30 September 2015 12:53
To: Robinson, Ian; Zahoor, Shafqut
Cc: Robinson, Victoria L
Subject: RE: 2014/01401/out

Dear Ian and Shafqut

Thank you for the email and certification from the applicant regarding the making safe of the underground storage tanks.

I cannot concur with the applicants comments that the submission of the certificate for the fuel storage tank decommissioning '*demonstrates that the proposals would not have a negative impact on the end-users of the site and will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment, as required by Policy MD8 of the Deposit LDP*' For the reasons outlined in my initial submissions.

It does allay my concerns over the lack of initial information provided to demonstrate that the storage tanks at the time of the petrol filling station ceasing use, had been made safe and as such we would not need to pursue any further action separate to the planning process

The information confirms that the tanks were made safe at the time however it is not sufficient to confirm that the site is safe and the risks all risks are understood, as I have outlined in my initial submission.

However I believe, from a pollution control perspective, that the suggested conditions put forward in my initial report should be robust enough, provided they are adhered to, to allow the development to progress.

I would like to provide some additional information to assist the applicant that they may not be aware of. The information is an excerpt of a guidance document prepared by the 'Petroleum Enforcement Liaison Group (PELG)' a health and safety advisory committee hosted by the Energy Institute.

I have included the excerpt that I consider relevant in relation to the information provided by the applicant. Should the applicant require a copy of the document it can be found online or I will happily forward a copy.

'The group comprises representatives of the Retail Petroleum Industry, the Petroleum Enforcement Authorities (PEAs), UKLPG and the Environment Agency, with technical support from the Health and Safety Executive. PETELs are a mechanism for PELG to promulgate advice, guidance and good practice with the purpose of:

- *facilitating appropriate and consistent enforcement by PEAs; and/or*
- *advising duty-holders on how to comply with the law.*

The use of resin generated foam to make disused petrol tanks safe has been widely used in this industry for over 25 years. A large number of tanks have been safely and successfully filled during this period by reliable and competent contractors, however like many operations unless done properly and in accordance with guidance, poor practices can lead to problems.

Following allegations relating to sub-standard work by one company RGF Ltd of Neath, investigations were carried out by the London Fire Brigade and the allegations appear well founded, and the following discovered:

- *There is evidence of erroneous self-certification by RGF Ltd.*
- *Tanks had not been properly filled with foam.*
- *The foam mix has found in some cases not to have set.*
- *Tanks left with unsafe conditions and likely to have voids with flammable atmosphere present.*
- *RGF Ltd ceased trading in 2011*

POTENTIAL SAFETY ISSUES FOR DISUSED PETROL TANKS

3. The conclusion is that site owners and/or occupiers should be warned that disused petrol tanks that have been certified as having been made safe by filling with resin generated foam by RGF Ltd. are likely to be in an unsafe condition. It is to be noted that even if the tank access chamber on inspection can appear to be filled with foam, the main body of the tank may still contain voids where a flammable atmosphere is potentially likely to be present.

4. The persons responsible for the land on which any tanks that fall within this category should be informed, so that they may investigate and take appropriate action. It is especially important this action is taken prior to any work that is to be carried out on or near to tank(s), or the tank is to be removed. The remedial actions should only be carried out by people that are competent to carry out this type of work and who have the necessary skills and knowledge to take the appropriate precautions necessary to deal with potential flammable atmospheres.

5. Whilst the primary purpose of this PETEL is to alert persons to the potential safety issues with regards to work carried out by RGF Foam Ltd., it is also intended to serve as a reminder of the responsibilities of all those commissioning and carrying out tank decommissioning work.

In particular, in discharging their duties under the Construction (Design & Management) Regulations 2015 (CDM)(1) the requirement to ensure the work is properly planned and adequate systems are put in place to ensure the work is progressed and completed as intended to ensure healthy and safe working conditions are implemented and maintained over the course of the work and that the proposed work is not going to put others at risk.

Further guidance on this is given in EI Model Code of Safe Practice Part 16 'Tank cleaning safety code'(2) and APEA/EI Guidance 'Design, construction, modification, maintenance and decommissioning of filling stations' (Blue Book)(3)." '

Should you need to discuss the matter further or require any further information, please don't hesitate to contact me

Thank you Rhodri

Rhodri Morgan
Environmental Health Officer, Pollution Control
Public Protection Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 709231
e-mail / e-bost: rhmorgan@valeofglamorgan.gov.uk

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

From: Robinson, Victoria L
Sent: 25 September 2015 17:56
To: Morgan, Rhodri H (Agency)
Cc: Zahoor, Shafqut
Subject: FW: 2014/01401/out

Rhodri,

Do you have any further comment on this? If so, we need them by midday on Wednesday to report to Planning Committee.

Many thanks,

Victoria Robinson
Principal Planning Officer (Section 106)

Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704662
e-mail / e-bost: VLRobinson@valeofglamorgan.gov.uk

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From: Alys Thomas [REDACTED]
Sent: 25 September 2015 12:03
To: Zahoor, Shafqut
Cc: Robinson, Victoria L; Osian Roberts
Subject: RE: 2014/01401/out

Shafqut

Thank you for your email below and for attaching the comments received by Pollution Control. It is noted that the Officer has some concern that no information has been included with the application to demonstrate that the applicant has considered potential contamination arising from the former use of the site and that no evidence has been produced to demonstrate that the potential contaminating tanks have been made safe and/or removed from site or whether any contamination has occurred.

Further to these comments, we have sourced the attached certificate, which confirms that the tanks on the site were made safe in 1999.

This demonstrates that the proposals would not have a negative impact on the end-users of the site and will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment, as required by Policy MD8 of the Deposit LDP.

I hope and trust that this is sufficient to confirm that the site is safe and that the risks are understood by the applicant and can be dealt with as part of the development of the site. If you require any further information however please let us know and we can look to provide this prior to the Committee next week.

Kind regards

Alys

From: Zahoor, Shafqut [<mailto:szahoor@valeofglamorgan.gov.uk>]
Sent: Friday, September 18, 2015 12:38 PM
To: Alys Thomas [REDACTED]
Subject: FW: 2014/01401/out

Alys,

A little late in the day but pollution control comments attached, I am adding these comments and adding conditions with a recommendation for approval, but if the applicant has details of the tanks being removed and remedial works I would suggest putting something forward before committee so that any concerns by members are addressed.

Kind Regards

Shafqut Zahoor
Planning Officer Development Control
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704608

e-mail / e-bost: szahoor@valeofglamorgan.gov.uk

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From: Morgan, Rhodri H (Agency)

Sent: 18 September 2015 09:54

To: Zahoor, Shafqut

Subject: 2014/01401/out

Hi Shafqut

Following our telephone conversation on Wednesday I have attached a further memo for your consideration in relation to the above application. Is this ok for you?

If you need anything else please let me know

Thank you

RHodri

Robinson, Ian

From: Robinson, Victoria L
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Kind Regards

Shafqut Zahoor
Planning Officer Development Control
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704608
e-mail / e-bost: szahoor@valeofglamorgan.gov.uk

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If you need anything else please let me know

Thank you

RHodri

RESIN GENERATED FOAM

9 Olive Branch Crescent,
Briton Ferry,
West Glamorgan,
SA11 2UF.
Tel : (01639) 824282
Fax : (01639) 821651

V.A.T. Reg. No. 557 9732 88



Part of the John Cole Surveying Agency Company Limited

Certificate of Inertion

SITE LECKWITH MOTORS, LECKWITH ROAD, LLANDOUGH, PENARTH,
CARDIFF, CF64 2LY..

INSTALLATION 2No. X 6000 GALLON AND 1No. X 1500 GALLON REDUNDANT
UNDERGROUND FUEL STORAGE TANKS.

METHOD OF INERTION RG22. BACAL. HARDFOAM INJECTION.

DATE NOVEMBER 19TH 1999 **PERIOD OF VALIDITY** INDEFINITE

We have injected the above installation with 100% inert substance and certify that it is safe for the following work to be carried out, providing that no changes take place affecting its condition subsequent to this inertion.

**NO HOT-CUTTING TO BE CARRIED OUT ON THIS INSTALLATION
UNTIL RENDERED AS AN OPEN VESSEL**

WORK / OPERATION PERMANENT ABANDONMENT

OPERATOR *John Cole*

REMARKS



MEMBER OF THE
INSTITUTE OF
PETROLEUM



MEMBER OF THE ASSOCIATION
FOR PETROLEUM AND
EXPLOSIVE ADMINISTRATION



NATIONAL WINNER OF
1991-92 QUEST FOR
QUALITY PROGRAMME

3
1
Gwern Y Gaer Isaf, Peterston Super Ely, Cardiff, CF5 6NE

Tel: 01446760790

23-9-15

The Vale of Glamorgan Council
Dock Office, Barry Docks
Barry
CF63 4RT

R.E. Application No 2015/00325/FUL/XP

Location Brookside Stables (off Groes Faen Road, Peterston Super Ely)

Please find enclosed my letter of objection dated 20-7-15 to the above application.

Dear Councilor,

Please will you consider the contents of the attached letter and I hope that you will visit the application site to see for yourself the restricted access which is over my private road. Can you also make enquiries as to why I have not received a Certificate B Notice of the proposed application as I am the owner of the access road to the site.

I would also like to inform you that the previous application submitted by your committee member Mr Andrew Parker included my address (Gwern-Y-Gaer-Isaf) as the application site and this is incorrect. I was unaware of this application and it was only by chance through a third party that I was informed of this happening. I telephoned the council immediately and was put through to a Mrs Y J Prichard, the Planning Officer who was dealing with the application. I informed Mrs Prichard of the situation and expressed to her that it was not acceptable and that the application should be withdrawn. Mrs Prichard informed me that the application was down for delegation and not a Full Planning Committee Meeting and advised that if I should wish for the application to go to a Full Planning Committee Meeting I should make contact with my councilor and request him to stop the application going to delegation. I therefore made contact with my councilor, Rhodri Treharne, to make this request.

I believe that the actions by Mr Andrew Parker were to deceive council members and myself in order for the application to go to delegation and be approved without my knowledge and consent, therefore denying me the right of objection.

Please note that neither myself nor my neighbor Mr & Mrs Dovey of Bryn Deryn Lodge have received notice of this application. I would like to know why we have not been notified as this application affects both of our properties. Please also note I have been in contact with my solicitor to discuss the above application and I will be taking instruction from him as to which options are open to me.

Yours faithfully,

Robert Jones and Jocelyne Haran-Jones



Gwern y Gaer Isaf,
Peterston Super Ely,
Vale of Glamorgan
CF56NE

20-7-15

The Vale of Glamorgan council,
Dock Office, Barry Docks,
Barry
CF63 4RT

Dear Sir/Madam

Re: Town and Country planning, Act, 1990 (as amended)

Application No. 2015/00325/FUL/YP

Location: Brookside stables off, Groes Faen Rd, Peterston Super Ely

Proposal: Stable block

I am writing this letter to object to the above planning application. We purchased our property in 1986 along with full ownership of the private access lane which forms the access to the fields of the proposed Stable block. A right of way does exist to these fields from our lane but only for agricultural use. When we first owned the property the fields adjoining our lane had only one owner Mr Michael Dovey of Brynderyn Lodge. Mr Dovey subsequently sold a parcel of his land adjacent to our lane to Mr Steven Randall who called this holding Saith Farm. There were no buildings present on this parcel of land until Mr Randall was granted permission to erect an agricultural building to store farm machinery.

Over the last few years Mr Randall has sold Saith Farm in three separate parcels. One parcel of land which contained the agricultural building is now under appeal with stop notices served as it is being used as Builders yard plus other unauthorised uses. Due to this we have been subjected to unacceptable increases in traffic in the form of skip lorries, Low loaders and commercial vehicles, the owner also tacks out horses on his land which further increases traffic. The other two parcels were sold to two separate parties who have both been grazing horses. One of these Mr and Mrs Morgan has submitted the planning application for stabling. If permission is granted we fear it will increase traffic further due to the more frequent visits needed to horses being stabled compared with those out on grazing. Further to this under planning laws grazing of horses is applicable to agricultural use but stabling is equestrian use and as stated previously the right of way on the access lane is for agricultural use only. Having read the planning application the author wrongly references the stable block and yard as being agricultural when in fact it is equestrian.

From examining the plans of the stable block I object to both its size and siting. The owner is naming the proposed stables 'Brookside stables' which implies that they are going to be used commercially. With regards to size I am only aware of the applicants owning two horses this can be confirmed by checking horse passports, so why is such a large stable block being applied for? Considering the siting there is no mention of the proposed stable block being adjacent to a well-used public foot

path which also comes down our lane. The siting of the stables could interfere with the usage of this public foot path and the increased vehicle movements visiting the stables could pose a danger to pedestrians using the foot path. I also disagree with the 3rd summary point on the Design and Access statement submitted with the application stating that 'The building would be a valuable addition to the local agricultural setting and enhance the amenity and rural usage of the associated agricultural land and residential converted barn' because there is no residential converted barn on the land and I can't see how a stable block would add to the local agricultural setting. In the view of my comments I suggest the planning committee members visit the site and see the situation for themselves before considering this application.

Yours Faithfully,

Robert Jones and Jocelyne Haran Jones

2015/00570/FUL

Memorandum/Cofnod +

The Vale of Glamorgan Council
Civic Offices, Holton Road, Barry CF63 4RU

Cngor Bro Morgannwg
Swyddfeydd Dinesig, Heol Holton, Y Barri, CF63 4RU

4.

2015/00566/FUL

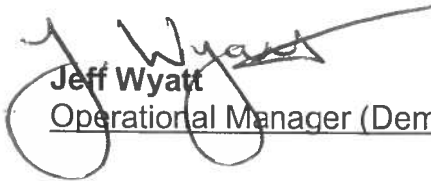


To/I:	Head of Regeneration and Planning
Dept/Adran:	
Date/Dyddiad:	29 th September, 2015
Your Ref/ Eich Cyf:	

From/ Oddi Wrth:	Jeff Wyatt, Operational Manager (Democratic Services)
Our Ref/ Ein Cyf	JW/pn
Tel/Ffôn:	01446 709408
Fax/Ffacs:	

Subject: Petition

Please find enclosed a Petition submitted to the Council meeting on 28th September, 2015 by Councillor Dr. Ian Johnson protesting against proposed developments in the Woodlands Road area. Councillor Dr. Ian Johnson has also requested at the Council meeting that the Petition be included as part of the late submissions for Planning Committee on 1st October, 2015.


Jeff Wyatt
Operational Manager (Democratic Services)

Petition against the Proposed Developments

Woodlands Rd/ Belmont Street (old Maternity Hospital/Adult Training Centre)

Tynewydd Rd – Woodlands Road - Gladstone Road (former park)

Name	Address	Contact Details
Patricia Rafique	46 woodlands Rd	
DE JENKINS	40 WOODLANDS RD	
J.A. MEREDITH	48 WOODLANDS RD	
S McJENNETT	50 woodlands Rd	
S Jones,	140 WOODLANDS RD	
Katie Bridges	61 woodlands RD	
KEVIN BEWICK	" "	
Sylvia dele	59, woodlands Rd.	
Rose Lee.	77. MAESYCEWM ST	
CHRIS NORT	65, WOODLANDS RD	
V. Rose North	65, WOODLANDS RD	
C Coleman	67 WOODLANDS RD	
Louise Coleman	63 Woodlands Rd	
Jill Morgan.	75 WOODLANDS RD	
J Morgan	"	
G.R. Myer	"	
D. GRATTEN	52, WOODLANDS RD	
K. WYATT	55. — " —	
J. WYATT	— " —	
T. WYATT	— " —	

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 1 October 2015

Application No.: 2015/00570/FUL	Case Officer: Mr. S. D. Butler
Location: Woodlands Road, Barry	
Proposal: New Proposed development of 27 new apartments in a 1 bed and 2 bed mix at the vacant site on Woodlands Road junction with Tynewydd Road	

From: **Mr Poli Avramidis, - 255 Gladstone Road**
 Mrs Irene Thomas – 264 Gladstone Road
 Mrs Cheryl Parsons – 242 Gladstone Road
 Mr Stephen Evans – 272 Gladstone Road

Summary of Comments:

Four letters of representation have been received, all of which continue to raise an objection to the amended scheme. The reasons (summarised below) are largely the same as those set out within the Committee Report :

- Unnecessary increase in the population of the area
- Insufficient on street parking
- Site is too close to a dangerous junction
- Development will accommodate people of social benefits
- Devaluation of property
- Obscure views of channel
- Loss of garden/park activity area
- Overdevelopment of site
- Three storey building would not be in keeping with the area
- Sub station should be relocated
- Noise generated from within the development will impact on amenities of neighbours

Payne, Adrienne J

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 27 September 2015 16:41
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00570/FUL

New comments have been received for application 2015/00570/FUL at site address: Woodlands Road, Barry

from Mrs Cheryl Parsons [REDACTED]

Address:
242 Gladstone Road, Barry,CF62 8NG

Comments:

My objections are as before, this is a very congested area with heavy traffic on Gladstone Road, Tynewydd Road and Woodlands Road. Heavy delivery lorries use Gladstone Road and Tynewydd Road to access Holton Road at all times of day and night it is also a bus route. There is insufficient on street parking for residents who do not have parking permits (Gladstone Road) and the spaces available are used by people who work and shop locally. I do not object to development, just the density.

Case Officer:
Mr. S. D. Butler

RECEIVED

28 SEP 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

D.E.E.R
RECEIVED
ACTION BY: <i>SDB/IR</i>
NO: <i>14</i>
ACK:

Payne, Adrienne J

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 22 September 2015 11:36
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00570/FUL

New comments have been received for application 2015/00570/FUL at site address: Woodlands Road, Barry

from Mr Poli Avramidis [REDACTED]

Address:
255 Gladstone Road,CF63 1NJ

Comments:

I do oppose the build of these apartments as I genuinely believe that it will:

1. Unnecessarily increase the population of people living in the area
2. Increase the number of cars parked in the streets
3. Possibly end up being used to accommodate people on social benefits and hence devalue the area
4. Put an unnecessary pressure on the local schools
5. Seriously damage the architectural design of the area
6. Obscure views to the Channel for many residents opposite the site
7. Devalue our properties which are all build circa 1900, are of a certain architectural design and would not mix well with modern flats
8. Potentially lose a possible garden/park/activity area for children we so much need rather than overpopulating the area with flats.

Case Officer:
Mr. S. D. Butler

RECEIVED

22 SEP 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

D.E.E.R
RECEIVED
ACTION BY: SDB/IR
NO: 20
ACK:

264 Gladstone Rd
Barry
CF63 1NH
tel. 01446 407734
25th September 2015

Vale of Glamorgan Council
Planning Office

Application no.2015/00570/ful/sdb (amended)

I wish to appeal against the amended proposed development at Woodlands Rd .
There is very little change with the amended proposal and my original objections still apply.

1. This is over-developement of the area, three storeys are not in keeping with the area.
2. The proposed flats in Gladstone Rd are too close to a very dangerous road junction, it only needs one large vehicle to be involved in an accident and crash through the fences to cause mass destruction of the flats and even loss of life.
3. There is insufficient parking space for the number of properties, parking is already a problem in the area and this scheme would worsen it. Further places can be provided by not constructing the flats adjacent to Gladstone Rd and creating a garden area for residents.
4. The sub-station should be moved to the centre of the East boundary so that it is furthest away from all properties , as shown on the enclosed plan and its humming will not be heard by residents.

I recognise the increased need for providing accommodation, but this scheme is too large for this area.

Yours sincerely


Irene Thomas (Mrs)

D.E.E.R
RECEIVED
ACTION BY:
NO:
ACK:

RECEIVED
25 SEP 2015

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From: Planning&Transport@valeofglamorgan.gov.uk
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272 Gladstone Road, Barry, ,CF63 1NH

Comments:

As there are already restrictions in place on Gladstone Road by way of double yellow lines I am concerned about issues with parking and additional flow of traffic outside my property given the number of dwellings which are proposed on the site. I am also concerned about excessive noise from the properties as I am a cancer survivor and taking medication, and this would be an issue for me because of the additional noise and light pollution, even during and after construction. The many rented properties already in the Woodlands Road area are presently causing disturbances for me particularly in the summer months as tenants' windows are left open when they play loud music even in the early hours of the morning. As I work full time I envisage higher noise disruptions which will affect my quality of life.

Case Officer:
Mr. S. D. Butler

RECEIVED

28 SEP 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

DEER
RECEIVED
ACTION BY: SDBIR
NO: 20
ACK:

6.

Prichard, Yvonne J

From: James Jenkison [REDACTED]
Sent: 30 September 2015 14:17
To: Prichard, Yvonne J
Cc: Hancock, Emma
Subject: 2015/00573/FUL - Saint Richard Gwyn High School Solar farm, Biglis Farm, Barry

Dear Yvonne,

I have reviewed the Planning Committee report for the site and can confirm that should permission be granted we will plant additional trees along the hedge adjacent to the Biglis farm track, and along the eastern section of hedge H2 as a screen of views towards the site from there as requested in the report. We can also plant trees in hedgerow H9 on the east side of field D in addition to restoring the hedge generally. This would be in addition to what has been shown on the Pegasus landscape plan.

Kind Regards,

James Jenkison
Senior Planning Manager



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