

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 16 APRIL 2015**

Page	Application	Location	Item No.	Description
36	2013/00822/FUL	Penllyn Estate Farm, Llwynhelig, Cowbridge	1.	Comments of resident of Llanblethian raised concern about method of raising electricity generation and response of planning officer.
69	2014/00344/RES	Land to the north of the railway line off Pentir Y De, Rhoose	2.	Additional condition Nos. 1 and 2 detailing amended plans.
102	2014/00639/RES	Land to the north of the railway line off Pentir Y De, Rhoose	3.	Additional condition Nos. 1 and 2 detailing amended plans.
147	2015/00086/FUL	Land south of the railway line, Trem Echni, Rhoose	4.	Amendment to condition Nos. 11, 12 and 18.
			5.	Comments of Councillor Philip Clarke
			6.	Comments of Council's Drainage Engineer confirming no objections and why it is considered 20 houses will not impact upon the existing situation.
167	2015/00260/FUL	Tynewydd Inn, 103, Tynewydd Road, Barry	7.	Barry Town Council object to creation of a beer garden.
			8.	Objection of neighbour including signatures of five other residents (includes photographs of property seating area).
			9.	Comments of neighbour raising no objection subject to requirements including removal of tables and installation of CCTV.
			10.	Comments of the Council's Environmental Health Officer raising no objection subject to hours of use, controls on lighting and no amplification of noise.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE: 16 April 2015

Application No.: 2013/00822/FUL	Case Officer: Mr. Steven Rennie
Location: Penllyn Estate Farm, Llwynhelig, Cowbridge	
Proposal: Construction and use of an anaerobic digestion facility and associated works	

From: Mr G Haynes (Local Resident)

Summary of Comments:

Letter received from Mr Haynes states that in his opinion there has been no examination of the methods of electricity generation by the Planning Department and that some letters submitted by himself and others were not evident on the file. Mr Haynes expresses concern about noise generation from the proposed facility.

Councillors should note that the application was supported by a Noise Impact Assessment and it is recommended that if approved Conditions be attached to require a Noise Management Plan and a post-installation noise survey. The proposals as a full, including the process have been considered by Environmental Health who have responded to the proposals with in-depth comments.

In terms of the process of producing electricity from biogas, please refer to the Cyrus Energy letter dated 22 December 2014, which was submitted to support the applicant (and is available on the website to view in full) and has been assessed as part of this application. In describing the process the letter includes the following:

'The AD plant is a fully enclosed system to exclude all contact with air. Substrate is pumped from reception to Digester 1 to Digester 2 to Pasteurisation to Storage tank in sealed pipes. All tanks have double covers and are fully sealed to prevent the ingress of oxygen. The resultant Biogas is treated for H₂S reduction by injecting a small amount of air c. 1%. This encourages bacteria to digest the H₂S within an Ecocover (a type of fleece) at the top of the digester and form elemental Sulphur which is then dissolved back into the digestate. The biogas is then further scrubbed with a Carbon filter before being burnt in the Gas engine at over 900 degrees. All digestate is stored under double covers before being discharged into enclosed tankers.'

The location of the proposed heat and power plant (generator) is shown on the layout plans and will measure approximately 3 meters by 9 meters with a maximum height of 10 metres for the exhaust flue and next to this will be the proposed transformer to supply the electricity to the grid. Condition No. 11 requires the exact details of the plant to be submitted prior to the commencement of work on site although details of the proposed plant have been provided.

Telephone: [REDACTED]

St Quentin's House
Llanblethian
Cowbridge
Vale of Glamorgan
CF71 7JB U.K.

Mr Steven Rennie
Planning Development Control
Vale of Glamorgan Council
Docks Office, Subway Road
BARRY CF63 4RT

14th April 2015
BY RECORDED DELIVERY

Dear Mr Rennie.

**Anaerobic Digester and Associated Works Buildings
Penllyn Estates, Cowbridge - Planning Application Ref.3013/00822/FUL**

Examination of the Report and Appendices prepared for the planning meeting to be held on the 16th April show:

- [a] There has been no examination by your department as to the method to be used for the generation of electricity using the methane gas produced by the digester.
- [b] My letter, dated 27th September 2013, regarding this question, does not appear in the file.
- [c] Certain letters of objection written by other people are also absent from the file.

My letter dated 27th September 2013 was addressed to Councillor A. Parker. A copy was also sent to you. A further copy of the letter is attached. No acknowledgement or reply was received from Parker. Via another Councillor, he was provided with two reminders. Both attempts failed to generate any response.

Neither in the original application, nor in the revised application has the applicant provided any information as to how the gas will be converted to electricity. At the same time the Council appears to have made no attempt to obtain such information. Your department is recommending approval of the application despite appearing to know nothing regarding this essential aspect of the installation and the resulting consequences.

The noise generated by the electrical generation is one of the reasons why anaerobic digesters are normally sited in remote locations well away from residential areas. This is not the case in this instance as you have considered it necessary to advise one hundred and fifty-five nearby households of the application.

This letter will be held on record and will be made available, if required, at any future date.

[REDACTED]

Encl: Copy letter, 27th September 2013

Telephone: [REDACTED]

St Quentin's House
Llanblethian
Cowbridge
Vale of Glamorgan
CF71 7JB U.K.

Councillor Andrew Parker
Members of the Council Office
Vale of Glamorgan Council
Hotton Road
BARRY CF63 4RU

27th September 2013

Dear Councillor Parker,

**Anaerobic Digester and Associated Works Buildings
Penllyn Estates, Cowbridge
Planning Application Ref.3013/00822/FUL**

I understand from Geoff Cox that you are the Cowbridge Councillor sitting on the Vale of Glamorgan Council Planning Committee. I also understand that you will shortly be required to consider the above application.

When arriving at a decision, I would ask that the Committee has complete clarification as to the following detail as outlined in the proposal documentation.

! VOLUMES

1.1 It is stated that kitchen waste, both domestic and commercial, will be accepted from within a radius of 35 [thirty five] miles. This will include a number of major urban areas, including: Bridgend, Neath, Port Talbot, Swansea, Llanelli, Merthyr, Pontypridd and the Rhonda, Pontypool, Cwmbran, Newport and Cardiff.

1.2 Within this total area, only Caerphilly has an anaerobic digester treating food waste, with a capacity of 18.000, sourced locally.

The only other anaerobic digester in this area is at Pancross Farm, Llancarfan, used for the farm's animal slurry and silage.

1.3 Will the Committee assess the implications of the above, in that:

1.3.1 Is the transport of waste over such large distances not at odds with the concept of a 'green project' ?

1.3.2 With waste arriving six days a week, what is the back-up risk strategy should the facility suffer a break down ? What would happen to the waste during the time necessary to re-start the plant ?

1.3.3 In regard to 1.3.1 and 1.3.2, would it not be preferable to have a network of local digester sites capable of supporting each other, rather than expand one of the only existing two facilities ?

1.3.4 The current aerobic digester at Penllyn currently processes between 8 and 10.000 tons sourced in the Vale of Glamorgan.

1.3.5 For the area covered in the application [1.1], on a corresponding basis the potential would be 180.000 tons p.a. In granting this application would the Committee be prepared to licence the applicant for even a fraction of this amount in the future?

1.3.6 By continuing to expand the Penllyn facility, is there not a danger of Cowbridge being classified as the 'Refuse Dump' of South Wales ?

NOISE LEVELS

2 The project calls for the bio-gas produced to be converted to electricity for sale to the National Grid. The Committee will need to be clear on how this is achieved. The normal process is for the gas to be used as a fuel to drive engines [normally re-conditioned lorry engines] which in turn power compressors which generate the electricity. The noise of the engines and the compressors is considerable. The heat that they both generate when running is also considerable which makes noise reduction measures extremely difficult.

The bio-gas production is continuous which means that either the engines must be run continuously or the gas flared off. This, in turn, would present an environmental problems.

The Committee will need to be able to evaluate the potential effect of noise pollution on the surrounding residential properties [day and night?]. The consultant's report, submitted with the application does not seem to cover the aspects of electrical generation.

SITING

3 The proposed new facility is a further expansion of industrial activities on an agricultural site. Two manufacturing processes are already being carried out. The site already contains an aerobic digester treating commercial waste and ground mounted solar panels for the generation of electricity. Will the Committee be considering the implications of extending the precedent of agricultural land being used for industrial purposes ?

4 In addition to 3, the Committee will have noted that the proposed plant would be situated in the Upper Thaw Valley, a site designated by the Council as a 'Special Landscape Area'. Would 'special' not suggest that such a site is not available for industrial uses ? Furthermore, the plant would be more prominent as its height would occupy the horizon.

It is hoped that the above will receive due consideration by the Planning Committee.

Yours sincerely,

George Haynes

Copy to: Councillor Geoff Cox

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 16 April 2015

Application No.: 2014/00344/RES	Case Officer: Mr. Morgan P. Howell
Location: Land to the North of the railway line off Pentir Y De, Rhoose	
Proposal: Reserved matters for appearance, landscaping, layout and scale for 224 dwellings	

From:

1. This consent shall only relate to the plans reference TDRHOOSE- LAP1 proposed play area, TDRHOOSE- LAP2 proposed play area, TDRHOOSE- LAP3 proposed play area, TDRHOOSE 2- NEAP, TDRHOOSE3 MUGA, E1021902/P/GA/004, E1021902/P/GA/002, 13099/PER/3511 B, 13099/3600 A, 13099/PER/1000 A, 13099/PER/6200B- Community Building, 12112-1-102, 12112-1-212, 12112-1-213, 12112-1-214, 12112-1-215, 12112-1-300 received on 19th March 2014 and 13099/PER/7000 B, 13099/PER/7001 B, 13099/PER/7002 B, 13099/PER/7003 B, 13099/PER/7004 B, 13099/PER/7005 B, 13099/PER/7006 B, 13099/PER/7007 B, 13099/PER/7008 B, 13099/PER/7009 B, 13099/PER/7010 B, 13099/PER/7011 B, 13099/PER/7012 B, 13099/PER/7013 B, 13099/PER/7014 B, 13099/PER/7015 A, 13099/PER/7016 A, 13099/PER/7017 A, received on 18 August 2014 and PYDR/CC/01- Proposed street lighting contours received on 16th September 2014 and 5002 Rev L -Revised Planning Layout Plan, Revised Planting Plans 1, 2, 3, 4 (343.02.01, 343.02.02, 343.02.03, 343.02.04) received on 13th April 2015 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

2. Notwithstanding the submitted plans ref 12112-1-100 Rev B, 12112-1-101 Rev C, 12112-1-102- Rev A, 12112-1-104 Rev C, 12112-1-400 Rev A the highway and footpath arrangement shall comply in full with the details and layout set out on 5002 Rev L -Revised Planning Layout Plan submitted on 13th April 2015.

Reason

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

LATE ITEMS FOR COMMITTEE**COMMITTEE DATE : 16 April 2015**

Application No.: 2014/00639/RES	Case Officer: Mr. Morgan P. Howell
Location: Land to the north of railway line off Pentir Y De, Rhoose	
Proposal: Reserved Matters for appearance, landscaping, layout and scale for 126 dwellings.	

From:

1. This consent shall only relate to the plans reference 12112-1-100, 12112-1-101, 12112-1-102, 12112-1-103, 12112-1-104 , 12112-1-212, 12112-1-213, 12112-1-214, 12112-1-215, 12112-1-300, 12112-1-400 , 12112-1-410, 12112-1-411, TDRHOOSE-LAP1 proposed play area, TDRHOOSE- LAP2 proposed play area, TDRHOOSE-LAP3 proposed play area, TDRHOOSE 2- NEAP, TDRHOOSE3 MUGA, E1021902/P/GA/004, E1021902/P/GA/002, 13099/BEL/3520A, 13099/BEL/1100, 13099/BEL/3521, 13099/3700 received on 4th June 2014 and 13099/BEL/8000.1_A, 13099/BEL/8000.2_A,13099/BEL/8000.3_B,13099/BEL/8001.1_A,13099/BEL/8001.2_A,13099/BEL/8001.3_B,13099/BEL/8002.1_A,13099/BEL/8002.2_A,13099/BEL/8003.1_A,13099/BEL/8003.2_A,13099/BEL/8003.3_B,13099/BEL/8004.1_A,13099/BEL/8005.1_A,13099/BEL/8005.2_A,13099/BEL/8006.1_A,13099/BEL/8007.2_A,13099/BEL/8007.3_A, 13099/BEL/8007.4_A, 13099/BEL/8007.1_A, 13099/BEL/8008.1_A, 13099/BEL/8008.2_A, 13099/BEL/8008.3_A, 13099/BEL/8009.1_B, 13099/BEL/8012.1_A, 13099/BEL/8012.2_A, PYDR/CC/01- Proposed street lighting contours received on 10th September 2014 and 13099/PER/5003/E- Revised Planning Layout Plan received on 9th April 2015 and Revised Planting Plans 1, 2, 3 (395.01.01, 395.01.02, 395.01.03) received on 13th April 2015 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

2. Notwithstanding the submitted plans ref 12112-1-100, 12112-1-101, 12112-1-102, 12112-1-104, 12112-1-400, the highway and footpath arrangement shall comply in full with the details and layout set out on 13099/PER/5003/ E- Revised Planning Layout Plan submitted on.

Reason

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

LATE ITEMS FOR COMMITTEE**COMMITTEE DATE : 16 April 2015**

Application No.: 2015/00086/FUL	Case Officer: Mr. Morgan P. Howell
Location: Land south of the Railway line, Trem Echni, Rhoose Point, Rhoose	
Proposal: Variation of Condition 11 of planning permission ref. 2012/00937/FUL to allow occupation of 20 units, to connect to the public sewerage system, prior to the solution identified in the Hydraulic Modelling Assessment being completed.	

From:**Summary of Comments:**

Where the conditions refer to other conditions, there are three errors as described below:

- Condition 11 and 12 (in the new conditions) should refer to condition 9 not condition 13
- Condition 18 (in the new conditions) should refer to condition 17 not 21

These conditions have now been corrected.

5.

Goldsworthy, Marcus J

From: Clarke, Philip J (Cllr)
Sent: 15 April 2015 10:34
To: Goldsworthy, Marcus J; Moon, Clive R
Cc: James, Jeffery (Cllr)
Subject: RE: Trem Echni ref 16th April Planning Meeting

Ref 2015/00086/Full

I wish to formally object to this application to vary the vary condition 11 on Planning Permission 2012/000937/Full to allow the beneficial occupation of 20 units.

Reasons. The report states that DCWW is to adopt the Sewage Pumping Station on 25th March 2015. The SPS has not been adopted by DCWW in spite of them stating that they have no objection to this application, a view also taken by the Council Drainage Engineer. There has been a recent history of maintenance issues which have not been isolated incidents. The applicant has had sufficient time to address this situation. I wish to place strong emphasis on the fact that if this application were approved with reference to the "non adoption" 25th March, any further problems which may develop could have an adverse effect on the Rhoose Point residents. I therefore request that this application is refused or deferred until DCWW adopts the SPS.

Please submit this objection as a late representation for tomorrow's meeting and forward a receipt of this message.

Philip Clarke
Elected Member
Democratic Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
e-mail / e-bost: PJClarke@valeofglamorgan.gov.uk

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From: Goldsworthy, Marcus J
Sent: 15 April 2015 09:37
To: Clarke, Philip J (Cllr); Moon, Clive R
Cc: James, Jeffery (Cllr)
Subject: FW: Trem Echni ref 16th April Planning Meeting

Dear Cllr Clarke,

Welsh Water and the Councils own drainage engineers have both raised no objection to this proposal - please find attached an email they sent last year to the applicants and copied us in on. Also I have attached their response to the current application going to committee on Thursday.

"Welsh Water hold no objection to the proposed variation of the condition but request that the following Condition provided below is included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets. SEWERAGE Condition There shall be no beneficial use or occupation of any more than 20 dwellings hereby approved until such time that any necessary improvement works to the public sewerage system as identified in the Hydraulic Modelling Assessment have been completed and approved by Dŵr Cymru Welsh Water and the Local Planning Authority has been informed in writing of its completion.

Reason:

To ensure that the proposed development does not adversely affect the integrity of the existing public sewerage system and to prevent pollution of the environment

WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above. The proposed development is crossed by a 110mm trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site. "

I also understand from Clive Moon that Welsh Water are about to take on full responsibility for the sewerage from the site and only the installation of a phone line in the pumping station is holding this up.

You may wish to discuss this with Clive Moon but from a planning perspective, both relevant consultees have no objection to the amendment of the condition and as such there would be no reason to consider refusing this application.

regards

Marcus Goldsworthy
Operational Manager Development Control
Director's Office - Development Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704661
mob / sym: 07976112326
e-mail / e-bost: MJGoldsworthy@valeofglamorgan.gov.uk

Visit our Website at www.valeofglamorgan.gov.uk
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From: Goldsworthy, Marcus J
Sent: 15 April 2015 09:27
To: Goldsworthy, Marcus J
Subject: FW: Trem Echni ref 16th April Planning Meeting

Marcus Goldsworthy
Operational Manager Development Control
Director's Office - Development Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704661
mob / sym: 07976112326
e-mail / e-bost: MJGoldsworthy@valeofglamorgan.gov.uk

Visit our Website at www.valeofglamorgan.gov.uk
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From: Clarke, Philip J (Cllr)
Sent: 14 April 2015 12:24
To: Planning & Transportation (Customer Care)
Cc: James, Jeffery (Cllr); gerald.escott@btinternet.com
Subject: Trem Echni ref 16th April Planning Meeting

Dear Marcus

It concerns me that the application by Taylor Wimpy to connect 20 units to the Public Sewerage System at Trem Echni. Ref2015/00086/Full.

This stems from the fact that the supporting statement mentions that the pumping station is due to be transferred to DCWW on 25th March 2015.

Since this process has not occurred, this application is flawed. There have been a recent issues with the SPS regarding maintenance and reliability and it is paramount that the residents have the assurance that DCWW adopts the system prior to this proposed connection. I request a reply asap.

Rgds

Philip Clarke
Elected Member
Democratic Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
e-mail / e-bost: PJClarke@valeofglamorgan.gov.uk

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6.

Goldsworthy, Marcus J

From: Moon, Clive R
Sent: 15 April 2015 12:04
To: Goldsworthy, Marcus J
Subject: RE: Trem Echni ref 16th April Planning Meeting

Marcus,

As discussed earlier, the HMA carried out for the entire Trem Echni development did not identify any upgrades being required to the Rhoose Pt sewage pumping station to accommodate the additional load. Upgrades were required elsewhere on the DCWW network but they have assessed the impact that 20 houses would have on the system and concluded that the existing network can accommodate the flows. I discussed with the DCWW engineers when this matter was first raised to confirm that this is correct and that they had verified / checked the results.

Without going into too much detail the pumps in this station were running under duress which the recent upgrades to the impellers have helped reduce. Unfortunately the latest pump failures were both sheared drive shafts – components that were not renewed during the recent refurbishment – due to a combination of fatigue and blocked impellers. The additional load from 20 houses compared to the c500 currently is not going to have a significant effect on the running time for the new pumps. The new pumps will also be fitted with the appropriate impellers so they will be working at optimal efficiency – reducing the likelihood of failure.

Approval has already been granted for the entire development to connect to the network – without any condition regarding transfer of the pumping station. There is a risk that if the occupation of the 20 houses is conditioned on transfer to DCWW this could be delayed until October 2016, when the pumping station is automatically transferred. There is no operational benefit to the Council in delaying the occupation until transfer as the full development has been approved by DCWW and has no impact operationally on this process. The Council has procedures in place to monitor the station and respond 24/7 should the need arise. These procedures were tested recently during the two pump failures which were managed with no overspill to the lagoon.

Given the above, I have no objection to the connection of the 20 houses.

If you require any further information contact me.

Regards,

Clive Moon
Principal Engineer (Coastal and Flood Risk Management)
Visible Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 029 20673277
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From: Goldsworthy, Marcus J
Sent: 15 April 2015 10:41
To: Moon, Clive R

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 16 April 2015

Application No.: 2015/00260/FUL	Case Officer: Mr. M. Williams
Location: Tynewydd Inn , 103, Tynewydd Road, Barry	
Proposal: Installation of 7 No. square concrete paved areas in landscaped trading area	

From: Barry Town Council

Summary of Comments:

Object to the creation of a beer garden due to unacceptable harm to amenity of neighbouring residential properties.

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 01 April 2015 10:12
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00260/FUL

New comments have been received for application 2015/00260/FUL at site address: Tynewydd Inn , 103, Tynewydd Road, Barry

from Mr Cliff Lewis info@barrytowncouncil.gov.uk

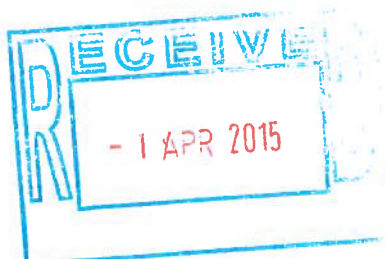
Address:
Barry Town Council ,7, Gladstone Road,Barry ,CF62 8NA

Comments:

Other type details: Statutory Consultee .

Comment: OBJECTION: The development of a beer garden area immediately adjacent to the side boundaries of the residential properties at Pardoe Crescent would cause unacceptable harm and serious disturbance to the amenities of the occupiers due to unacceptable late night lighting, noise and disturbance.

Case Officer:
Mr. M. Williams



D.E.E.R
RECEIVED
ACTION BY: J.M. MAW
NO: 49
ACK:

LATE ITEMS FOR COMMITTEE**COMMITTEE DATE : 16 April 2015**

Application No.: 2015/00260/FUL	Case Officer: Mr. M. Williams
Location: Tynewydd Inn , 103, Tynewydd Road, Barry	
Proposal: Installation of 7 No. square concrete paved areas in landscaped trading area	

From: Mr Cunliffe, neighbouring property.

Summary of Comments:

Objection based around the following grounds:

- Breach of European law;
- Disturbance from amplified music, talking and swearing;
- Increased antisocial behaviour;
- Inconsiderate action on behalf of the Applicant;
- Negatively impact on value of property;
- Increased antisocial behaviour; and,
- Invasion of privacy.

Letter includes signatures of five other residents of Pardoe Crescent and Tynewydd Road.

Commentary:

The application is in respect of the hard landscaping and not the creation of a beer garden. The contentions listed above relate more specifically to the issue around the use, rather than the development subject to this application.

10 APR 2015

Dear Sir,

ENVIRONMENTAL
AND ECONOMIC
REGISTRATION

There are several key points of objection in the following letter. .ref 2015/00260

D L E R
RECEIVED
ACTION BY: MWI IR
6.
ACK:

- 1) Under European law , people have the right to peace and quiet enjoyment on their own property. Creating a beer garden within 50 feet of 4 neighbouring homes is a clear invasion of this right.
- 2) There are already 14 outside tables outside the pub. Loud talk and swearing can be heard from these ,which are a good deal farther away.
- 3) There are outdoor tables at the nearby Cherry Tree - Not a beer garden. Here, the nearest ! home is 100 feet away. I have spoken to the landlord there who also told me that the tables there are not used after 9 p m. Should not the residents near the Tynewydd be entitled to the same level of respect with regard to noise pollution ?
He also added, that when he heard of the beer garden plan that he was pleased ! Why ? In his opinion, these beer gardens attract what he called " the low life type of drinker." He was pleased because they would therefore not be frequenting the Cherry Tree.
- 4) What about the negative impact on the value of our homes. Who is going to compensate us for the loss in value? I can't imagine that there are very many people who would relish the prospect of a beer garden within 50 feet.
- 5) Along with the outdoor drinking , comes the increased possibility of all sorts of antisocial behaviour. This is in addition to the loud talk and swearing which is clearly not a very pleasant prospect for the neighbours.
- 6) Pleas check out an article from page 28 of the South Wales Echo for March 17 relating to the beer gardens effect on my wife and I. Alternatively you can draw it up online with photos by Googling " couple fear magic "

I think that I can speak for my fellow neighbours, when I say that we feel we have been totally let down by people who are supposed to be there to help. Namely the Vale of Glamorgan Council. They should have been much more proactive in supporting the rights of local residents rights above those of a brewery whose only interests are in its profit margin. On this topic, please also note that your Environmental Health Officer, Sue Brown has already advised against this beer garden owing to its proximity to nearby homes !

The beer garden duly opened as advertised on 3 April. I had the temerity last night , Sunday, to venture into my own back garden! There was the thumpety thump of "" music"", which went on till midnight, by the way. Then ,there was also the continuous babble of people in and around the beer garden. It found it to be quite intimidating , that our right to peace and quiet enjoyment on our own property could be invaded in this way. It can clearly only get worse with the arrival of warmer weather. Some of the other residents have similar stories to relate.

Let me state first of all loud and clear, that we, the neighbours do not want this beer garden in any way, shape or form.

Brain's brewery (the Tynewydd Inn) have converted a quiet, little used private parking area at the rear of its premises into a beer garden which is virtually in the backyards of its 4 closest homes. They are all within 50 feet , one less than 20 ! This is a totally despicable way to treat ones' neighbours. I am certain that I could not treat my worst enemy in such a fashion. They have in short behaved like a bully, taking full advantage of the fact that the little man will find it difficult to do much about it. You can bet your life, that whoever was responsible for the idea of a beer garden wouldn't even think twice about it if he was to live in one of these homes ! It is quite clear that Brain's brewery don't give a fig about the effect it will have on its neighbours - totally inconsiderate. In fact , had it been their intention to situate it where it would create the maximum amount of aggravation for its neighbours, they could not have picked a better location.

Just think of it. A vote for the approval of this beer garden would effectively sanction a potential party on any given day or night of the year in these people's backyard.

When I moved into my home in Pardoe Crescent in December 1999, there were no tables outside the pub. Over the last several years, 14 have been placed around its perimeter. If no permission was required for these tables, then it jolly well ought to have been. Loud talk and swearing can be heard from these tables which are a good deal farther away than the new ones.. More should not be necessary, nor should they be allowed.

A beer garden would have a negative value on nearby homes. The prospect of a potential party on any given day or night of the year, virtually in 4 backyards would put off many would be buyers. And, who will be providing the compensation? Some months back, some lout lobbed a bottle over that shattered all over my patio. Perhaps I should be happy that it wasn't worse. There have been many past incidents of footballs coming over - several times causing damage, such as the breaking of garden ornaments. Such incidents of indiscipline must surely increase with the introduction of more outdoor drinking.

The large majority of pubs behave responsibly to their neighbours. Many even have signs posted asking patrons to be quiet when leaving the premises.

The Tynewydd however is a totally "different kettle of fish." They positively go out of their way to create noise. For donkey's years, their playing of loud, often obnoxious music on hundreds of Friday and Saturday nights, often above the television, is ample testimony to the fact. This pub really gets my dander up. It has behaved in a selfish inconsiderate and irresponsible fashion for far too long toward its neighbours. It needs to stop now. This beer garden is the last straw!

It also needs to be noted that many of the residents in homes surrounding the Tynewydd Inn are older people. Indeed, 6 of the 7 homes that border the pub are occupied by senior citizens. Two ladies are in their nineties and another 88. As well as having to contend with health issues, the problems caused by antisocial behaviour can cause much distress. This of course they can well do without. These people just want peace and quiet. Let the noise be confined to within the pub, not the outside.

The invasion of one's privacy is a most upsetting experience, and one that is lasting. It is rather like having your home burgled, in that you feel a sense of being violated. We are entitled by law to peace and privacy on our own property. Let's not allow the selfishness of Brain's brewery take it from us.

S.D. Cunliffe, 6 Pardoe Crescent CF62 8EQ.

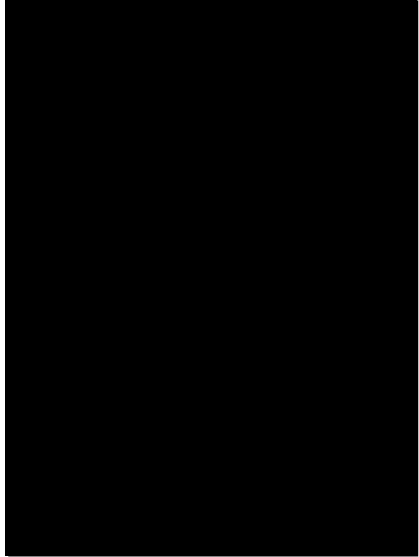
RECEIVED

10 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

We, the nearest residents to the Tynewydd Inn, at 6, 8, 10 and 12 Pardoe Crescent and 105 Tynewydd Road wish to object to the creation of a beer garden which is so close to our homes.

We have read the enclosed letter, and are fully supportive of its contents. Stated plainly, we do not want a beer garden in any way shape or form.

NAME	ADDRESS	SIGNATURE
KIM THOMAS	10 Pardoe Cres	
PAUL THOMAS	10 Pardoe Cres	
Sheila Dodd	12. Pardoe Cres	
John Dodd	8 Pardoe Cres	
Caroline Mason	8 Pardoe Cres	
Michael Mason	8 Pardoe Cres	
Steve Cunliffe	6 Pardoe Cres	
Steve Richards	105 Tynewydd Rd.	

Additional Comments

MR & MRS Thomas

On good Friday, people ^{Language} were arguing & using very bad & threatening behaviour in the beer garden, I thought there was going to be a fight, you could hear word for word what they were saying, as there's only a fence between our front garden & the beer garden, also Bank Holiday Monday was very noisy with loud music blasting, this was at 10.45pm we don't want this sort of behaviour on our front door, we totally feel let down by the council & Brains, would you put up with it? No would be your answer, neither will we!!!

RECEIVED

10 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGISTRATION

- The photos are one
- ① from the boundary fence at number 6 and
 - ② from the boundary fence at 10 Pardoe Cres

Please note the closeness



9.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 16 April 2015

Application No.: 2015/00260/FUL	Case Officer: Mr. M. Williams
Location: Tynewydd Inn , 103, Tynewydd Road, Barry	
Proposal: Installation of 7 No. square concrete paved areas in landscaped trading area	

From: Mrs S. Richards

Summary of Comments:

No objection to principle of beer garden, subject to condition being put into place including; removal of tables after certain times, install CCTV and display signage requesting customer leave quietly. Concern is raised in respect of vulnerability when gates are not closed due to disruptive customers.

Commentary:

The development subject to this application is not the creation of a beer garden; the development subject to this application relates to areas of hard surfacing. As such, it is not considered reasonable nor necessary to attach the suggested conditions in accordance with the test set out in the Circular relating to the use of planning conditions.

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 09 April 2015 16:46
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00260/FUL

New comments have been received for application 2015/00260/FUL at site address: Tynewydd Inn , 103, Tynewydd Road, Barry

from Mrs Sharon Richards sharon.richards11@btinternet.com

Address:
105 Tynewydd Road, Barry, CF62 8BB

Comments:

Other type details: I object strongly without these conditions put in place.

Comment: I have no objections to the Beer Garden as long as it is closely monitored and certain conditions are put in place. When i was granted an outdoor licence to serve alcohol i had to comply with rules and regulations, by removing tables by a certain time, install an approved ctv camera to monitor all outdoor area and display signage asking all customers to leave quietly. Why should these terms not apply to the Tynewydd Inn? Also i feel vulnerable as a neighbouring property as to the metal gated area not being closed, and also some evenings we have experienced customers still in the back car park and to the front area well after closing time being disruptive

Case Officer:
Mr. M. Williams

D.E.E.R
RECEIVED
ACTION BY: Jmm/mw
NO: 3.
ACK:

RECEIVED

10 APR 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

LATE ITEMS FOR COMMITTEE

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From: Pollution Section

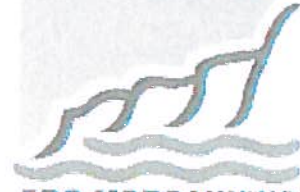
Summary of Comments:

No objection in principle, subject to a number of conditions suggested.

The conditions suggested are noted; however, the conditions do not relate to the development subject to the application. As such, it would not be reasonable nor would the series of four conditions recommended meet the tests set out in the Circular relating to the use of conditions.

MEMORANDUM / COFNOD

VALE of GLAMORGAN



The Vale of Glamorgan Council
Public Protection Services
Legal, Public Protection and Housing Services Directorate
Civic Offices, Holton Road
BARRY, CF63 4RU

To:	Mr Morgan Williams
Dept / Adran:	
Date/Dyddiad	8 April 2015
:	
Your Ref / Eich Cyf:	Docks Office, Subway Road, Barry, CF63 4RT

From /	Sue Brown
Oddi Wrth:	Pollution Section
My Ref/Cyf	SFB/287574
Tel / Ffôn:	01446 709872
Fax /	01446 709449
Ffacs:	

Subject /
Testyn: **Re: Planning Application No - 2015/00260/FUL
Tynewydd Inn, 103 Tynewydd Road, Barry, Vale Of Glamorgan. CF62 8BB**

I refer to your memorandum received by this department on 20 March 2015, this department has comments to make regarding the above application.

Although this application is in relation to limited construction works namely; installation of 7 No. square concrete paved areas in landscaped trading area, this is to facilitate and enable the extension of the trading area and capacity of the public house.

Thereby the Local Planning Authority (LPA) is advised to have reference to the comments made in relation to the previous application; 2015/00013/FUL , and the following;

Due to the close proximity residential premises it is reasonable to expect that noise from the area will affect those dwellings, and could result in detriment to residential amenity and nuisance. Therefore this department advises this application be refused.

However should the Local Planning Authority (LPA) grant permission I would advise the following conditions be attached to the permission;

1. The area in question shall only be used between the hours of 10:00 hrs and 21:00 hrs.
2. The bin store shall only be used between 09:00 hrs and 21:00 hrs.
3. Prior to the installation of any lighting, full details shall be submitted to and approved in writing by the Local Planning Authority.
4. There shall be no amplification or noise making equipment situated in the proposed area.