

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 19 NOVEMBER 2015

Application	Location	Item No.	Description
2014/00933/FUL	Land at Pentre Meyrick, Pentre Meyrick	1.	One letter of support from No.2 Holly Cottage.
		2.	Comments from agent in support of application
		3.	Comments from applicant in support of the application
2015/00470/OUT	Land at Walters Farm, Weycock Cross, Barry	4.	Comments from Cllr. Rhona Probert stating reasons for refusal of application.
		5.	Comments from agent seeking clarification on policy references in reason for refusal.
2015/00649/FUL	The Farm, lane south east from St. Hilary to Llancarfan boundary, St. Hilary	6.	Comments from agent in support of application.
		7.	Twenty seven duplicate letters of support, one sample attached.
2015/00782/FUL	Morfa Farm, Morfa Lane, Llantwit Major	8.	Comments of Clive Moon, Drainage Engineer, suggesting conditions and advisory note.
2015/00859/FUL	Corntown Farm Corntown	9.	Comments from agent and suggested amended condition.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 19 November 2015

Application No.: 2014/00933/FUL	Case Officer: Mrs. Y. J. Prichard
Location: Land at Pentre Meyrick, Pentre Meyrick	
Proposal: Development of 13 affordable homes, access arrangements and associated works	

From: Occupier of 2 Holly Cottage, Pentre Meyrick

Summary of Comments:

Support for the proposal.

2 Holly Cottage
Pentre Meurig
Cowbridge
CF71 7RN

16 November. 2015

Dear Councillor Johnson

Pentre Meurig Housing Development Proposals

I understand that as Chair of the Planning Committee you are the person I should contact to make representations about the above development.

The planned development has raised the usual insular and ill considered opposition from a small number of vocal locals for whom any proposal would be rejected. When I attended the village meeting to discuss the application I was not really surprised that the meeting generated such heat and so little light. When I challenged individuals on the reasons for their opposition most were unable to give any explanation beyond not wanting any development to alter the village. Any new houses should be built elsewhere, classic NIMBYism.

The village needs homes for young people. Farm workers need homes for their families. The potential to create affordable homes at the heart of this community is exactly what is needed.

I am aware that Mr Homfray has offered land to enable the development, he has also, for many years allowed people now opposing the proposal, additional access to their homes. His offer should enable a much needed development to be secured at lower cost.

Young people of Pentre Meurig studying and acquiring professional qualifications tend to live with their parents until they qualify, find a partner, then move away never to return. This is because local housing is in scant supply, inappropriate and totally unaffordable. This process is damaging the local community and in the longer term will increase costs of public services where elderly become dependent on the state because communities and family networks are undermined by lack of affordable housing.

I have looked into the Vale Council Homes4U policy and congratulate you on your approach. Creating affordable homes as part of private sector developments, supported by Housing Associations seems an innovative way forward. I have looked at such schemes in Cowbridge, Fferm Goch and St Athan and have been impressed with the quality. I am disappointed that opponents of the scheme appear not to have done any research which may risk disturbing their bigotry and misplaced sense of superiority which is really based on privilege and ignorance.

I understand that there may be some highways concerns about the proposals. Such concerns reflect a clear lack of knowledge of the area and site, in particular the number of people from Craig Penllyn walking or parking in Pentre Meurig to access bus services. A well planned development in Pentre Meurig will ease these problems and be an investment in our community.

I have lived in Pentre Meurig for 22 years. I totally support the development and hope that you have the vision and capacity to deliver your much needed Homes4U strategy in this rural community. I would welcome an opportunity to speak with you and your colleagues at a meeting on the site and to help inform your considerations.

This is a unique opportunity for essential homes, backed by a generous offer from a forward thinking landowner. I can quite honestly think of no rational reason why this development should not proceed.

More importantly this is a chance to make the most of a delightful place to live, not by protecting it as a museum piece but by injecting the new lifeblood of young families necessary to secure a positive future for our community.

Yours Sincerely

Caron MacGregor-Jones

Prichard, Yvonne J

From: Faulkner, Elisa
Sent: 17 November 2015 10:47
To: Prichard, Yvonne J
Subject: FW: Planning in PentreMeurig
Attachments: Planning.pdf

Yvonne,

Please include this letter as a late representation in the Committee reports for Pentre Meyrick on Thursday.

Thanks
Elisa

Elisa Faulkner
Neighbourhood Manager
Housing Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 02920 673 170
e-mail / e-bost: efaulkner@valeofglamorgan.gov.uk

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

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Follow us on Twitter / Dilynwch ni ar Twitter

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

From: Caron Macgregor-Jones [REDACTED]
Sent: 16 November 2015 17:54
To: Faulkner, Elisa
Subject: Fwd: Planning in PentreMeurig

Dear Elisa
Please find a copy of my letter to Councillor Johnson.

Thanks and Kind Regards,

Caron

Sent from my iPhone

Begin forwarded message:

From: Caron Macgregor-Jones [REDACTED]
Date: 16 November 2015 17:39:12 GMT
To: "Ftjohnson@valeofglamorgan.gov.uk" <Ftjohnson@valeofglamorgan.gov.uk>
Subject: Fwd: Planning in PentreMeurig

Dear Mr. Johnson

I would be grateful if you could consider the attached letter of representation in relation to the above.

I look forward to hearing from you,

Yours Sincerely

Caron Macgregor Jones

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 19 November 2015

Application No.: 2014/00933/FUL	Case Officer: Mrs. Y. J. Prichard
Location: Land at Pentre Meyrick, Pentre Meyrick	
Proposal: Development of 13 affordable homes, access arrangements and associated works	

From: Agent Jon Hurley

Summary of Comments:

Further arguments in support of the application:-

“In summary, there are numerous positive material considerations that the LAP have failed to take into account in the determination of the application. These include:

- The site is sustainable in that there are a number of public transport options available to any potential residents. It is also adjacent to the A48 which is a priority route for the Authority in terms of improving, walking, cycling and bus opportunities.
- The sub five year housing land supply position represents a very significant change in planning circumstances which weighs heavily in favour of granting permission for the proposed development.
- The development will contribute to an identified shortfall in affordable housing supply in the Rural Vale of Glamorgan. The scheme, comprised of entirely affordable housing, will directly contribute to an assessed need within the Ward of Penllyn.
- Through a local lettings policy the scheme will be for local people in housing need, and it is recognised in national planning policy that rural affordable housing exception sites, such as this, to be considered sustainable do not need to be accessible to public transport. “

In addition refers to inconsistencies by Council in recommendation for this site compared with proposed allocation in LDP for Land at Hayes Wood, Barry.

Prichard, Yvonne J

From: jon.hurley [REDACTED]
Sent: 17 November 2015 16:19
To: Prichard, Yvonne J
Cc: Matthew Davies; Robinson, Victoria L; Planning & Transportation (Customer Care)
Subject: Pentre Meyrick - 2014/00933/FUL
Attachments: MG2.16 Hayes Wood, the Bendricks, Barry SA 2013.pdf; 151117 Letter to Vale.pdf

Yvonne

Please find attached a late representation that we wish to be reported to planning committee.

I have also flagged up within the letter that in emerging LDP the LPA are proposing to allocate land, outside of the settlement boundary, to the south of Barry for 55 houses on 1.8ha of land. Land at Hayes Wood, the Bendricks, (ref: MG2 16) is not in located in an area which benefits from any services or accessible public transport routes. The sustainability appraisal for the site confirms that:

'It is likely that residents travel predominantly by car to access services and facilities with closest located within the centres of Barry or Penarth'.

This raises serious concerns when the LPA are not able to recommend the approval of a rural exception site in accordance with national policy, but are prepared to allocate a site for over 50 dwellings in an area where officers have specifically stated on a number of occasions that any future residents will rely on private car. In this light I am at a loss as to how inconsistent the proposed recommendation for this application is.

I have previously provided other examples of where the LPA have approved dwellings in the open countryside (ref: 2013/00305/FUL – Greenway Farm) which aren't accessible to services other than by private car but have not had a response. However this is materially different in that it is a proposal for over 50 dwellings in the open countryside where any residents would be wholly reliant on private car.

Can you please let me have your thoughts on this further point of inconsistency as a matter of urgency?

Regards

Jon

Jon Hurley
Associate

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Our Ref: A088822/JH
Date: 17 November 2015

Yvonne Prichard
Vale of Glamorgan Council
Planning Department
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Yvonne

**Land at Pentre Meyrick, Vale of Glamorgan
2014/00933/FUL**

Further to our discussions we have reviewed in detail the planning committee report for the above application. There are a number of issues on which we need to comment.

1) Sustainability

In terms of planning policy at both the national and local level there is significant support for affordable rural exception sites. In TAN6 'Planning for sustainable rural communities' paragraph 2.2.3 specifically states that *'Where development proposals are intended to meet local needs, planning authorities should recognise that a site may be acceptable even though it may not be accessible other than by the private car.'*

This extract from national policy confirms beyond doubt that rural affordable housing exception sites, such as this, to be considered sustainable do not need to be accessible to public transport. This key paragraph is not referenced within the committee report which brings into question the robustness of the recommendation.

Within the committee report for the rural exception site at the Herberts (ref: 2011/0732) there are a number of references to sustainability which are directly material to the application. These include:

- *'TAN 6 recognises that where development proposals are intended to meet local needs, planning authorities should recognise that a site may be acceptable even though it may not be accessible other than by the private car (paragraph 2.2.3 refers). Therefore, on balance, it is not considered that the development should be resisted on the grounds of accessibility.'*
- *Furthermore in terms of the private car 'it is noted that the site is located at some distance from shops and services and therefore the development will generate travel demand. Whilst there is provision for public transport via bus services operating along St. Athan Road, these are infrequent, and it is considered that future occupiers are likely to rely in the main on private cars to access goods and services'*

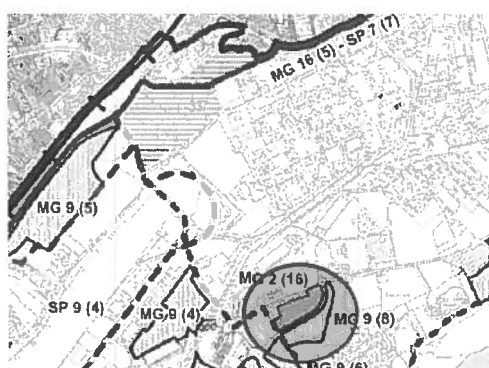




Furthermore within the emerging LDP the LPA are proposing to allocate land, outside of the settlement boundary, to the south of Barry for 55 houses on 1.8ha of land. Land at Hayes Wood, the Bendricks, (ref: MG2 16) is not in located in an area which benefits from any services or readily accessible public transport routes. The sustainability appraisal for the site confirms that:

'It is likely that residents travel predominantly by car to access services and facilities with closest located within the centres of Barry or Penarth.'

This raises serious concerns when the LPA are not able to recommend the approval of a rural exception site in accordance with national policy, but are prepared to allocate a site for over 50 dwellings (which has the ability to include over 60% open market dwellings) in an area where officers have specifically stated on a number of occasions that any future residents will rely on private car to access services. I have attached a copy of the SA and highlighted the relevant sections, and an extract from the LDP proposals map is below.



Extract from emerging LDP

It is therefore wholly inconsistent and unreasonable of the LPA to look to raise an issue in this case about the sustainability of the scheme / lack of linkages to public transport when considered in the context of TAN6. National policy explicitly confirms that affordable rural exception sites do not need to be accessible by public transport.

2) Affordable Housing Need

As you may be aware in 2012 Hafod, along with the other Housing Associations that operate in the Vale of Glamorgan, signed a Rural Housing Pledge with the Authority to ensure that the housing needs of local residents living within the rural Vale are met. The delivery of the 13 affordable homes which we are proposing in Pentre Meyrick will go some way to meeting this pledge.

In terms of any agreement between the Penllyn Estate and Hafod the land is essentially being 'gifted'. Accordingly as there is essentially no land value to be taken into account this represents an opportunity for a reduced level of Social Housing Grant (SHG) to be required than would otherwise be the case. Consequently this will 'free up' monies for other affordable housing schemes within the Authority. In addition the scheme is able to be provided as "Neutral Tenure" to enable local need to be reflected in the tenure of the properties offered and this will offer further opportunity for the SHG investment to be recycled within the Vale of Glamorgan and utilised for the development of additional affordable housing. It is considered that this is an innovative approach to delivering affordable housing and should be welcomed.

There is also a significant pressing need for affordable housing in the area. In addition to the lack of a 5 year land supply, it is acknowledged in the Deposit LDP that there is a pressing requirement to deliver affordable housing on windfall





sites such as this. It is also understood that the Penllyn Community Council area has been previously ranked as 4th in the terms of the wards in the Authority that require affordable housing to be delivered.

Based on the feedback that was received at the public exhibition held in March 2014 (where over 70% of the respondents were in favour of the scheme) a large number of those who expressed a formal interest in the scheme were already living in Pentre Meyrick / Penllyn with for instance parents, relatives, etc.

In addition, WYG were involved in both the outline planning application (2012/00862) and reserved matters submissions for the former garden centre at Llangan, just to the north of the site. As part of the approval of the outline application 14 of the dwellings were provided for affordable housing. We are aware that of these:

- The Authority received 6 applications for the 4 LCHO properties. All 4 are now sold to applicants who qualified under the Local Lettings Policy – 3 of them grew up within the village.
- The Authority received 56 expressions of interest for the 10 social rented dwellings.

This categorically demonstrates that there is a significant pressing need for affordable housing in the immediate area – particularly in terms of 13 social rented which we are proposing at Pentre Meyrick.

Accordingly, and in the absence of a 5 year supply, the contribution of small-scale residential development to the Vale of Glamorgan's housing stock should be given significant weight when determining the application. The LPA have failed to balance this significant material consideration against other matters in the determination of the application.

3) Development in the countryside

In all of the discussions that we have had with the LPA, at no stage has the issue of the development having a detrimental impact upon the character of the landscape been raised. Notwithstanding this Paragraph 9.2.22 of PPW confirms that the *'sensitive filling of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and village'*.

The two images below indicate how the shape and scale of the village will alter as a result of the development.



Existing Area

Area including proposed development

It is clear that the scale of the village will not significantly change as a result of the development and there will be no detrimental impact upon the character of the area. It is evident also that this development would successfully round off the existing built form of Pentre Meyrick in accordance with PPW.





4) S106 Contributions

In terms of the issues raised by the LPA about S106 contributions to mitigate for the development, we have submitted detailed viability information in the form of a 3 Dragon's appraisal. This demonstrates that there are viability considerations concerning all of the contributions that have been asked for. There are also procedural issues which we have formally documented with a number of the requests, as outlined in our letter of 6 August 2015 – as evidenced in recent appeal decisions which have categorically rejected the LPA's case for requesting these.

To date we have had no response to the LPA on this issue of scheme viability despite requesting your engagement. This is not acceptable as planning policy specifically states that viability is a material consideration. It has been demonstrated that there are both viability considerations and procedural issues with regards to the contributions that have been proposed by the Authority – these are a material considerations relevant to the determination of the application which the Authority have failed to take into account.

As we have previously confirmed the applicant is prepared to agree to both the primary education and transport contributions which total £108,066.30 – or £8,312 per dwelling. This is a significant amount of money which would be provided alongside a wholly affordable development in an area where there is an accepted pressing need for affordable homes.

Summary

In summary, there are numerous positive material considerations that the LAP have failed to take into account in the determination of the application. These include:

- The site is sustainable in that there are a number of public transport options available to any potential residents. It is also adjacent to the A48 which is a priority route for the Authority in terms of improving, walking, cycling and bus opportunities.
- The sub five year housing land supply position represents a very significant change in planning circumstances which weighs heavily in favour of granting permission for the proposed development.
- The development will contribute to an identified shortfall in affordable housing supply in the Rural Vale of Glamorgan. The scheme, comprised of entirely affordable housing, will directly contribute to an assessed need within the Ward of Penllyn.
- Through a local lettings policy the scheme will be for local people in housing need, and it is recognised in national planning policy that rural affordable housing exception sites, such as this, to be considered sustainable do not need to be accessible to public transport.

Having regard to the above key material considerations, the proposed development represents an appropriate and policy compliant scheme, in an area where there is responsibility upon the Authority to support local people who are in urgent housing need.

Yours sincerely,

Jon Hurley
Associate



SA Assessment: MG2.16 Hayes Wood, the Bendricks, Barry.

SITE ASSESSMENT STAGE 3: SUSTAINABILITY APPRAISAL

Assessment Criteria	Effect
Development at the site will have a positive impact on sustainability	++
Development at the site will have a some positive impact on sustainability	+
Development at the site will have a negligible or neutral impact on sustainability. A recorded neutral effect does not necessarily mean there will be no effect at the site level, but shows that at this strategic level there is no identifiable effects.	0
Development will have both positive and negative impacts upon sustainability	+/-
Development at the site will have a slight negative impact on the sustainability.	-
Development at the site will have a very negative impact on sustainability	--
The impact of an issue cannot be predicted at this stage	?

Sustainability Objective	Appraisal guidance notes:	Assessment Criteria	Effect
1. To provide the opportunity for people to meet their housing needs	<p>The site has the potential to deliver a mix of housing tenures including affordable housing (achievable on larger sites through 106 agreements).</p> <p>Whole or part of the site has been promoted for affordable housing.</p> <p>The site is located in an area of housing need as identified in the Housing Market Assessment Study.</p>	<p>The development has the capability to deliver a range of housing tenures and types including affordable housing within the Barry housing sub market area.</p>	+
2. To maintain, promote and enhance the range of local facilities	<p>The site is promoted for community, leisure and recreational facilities.</p> <p>The proposal would not lead to a loss of a community facility.</p> <p>The site has the potential to provide community facilities.</p>	<p>The site is not under consideration for community, leisure or recreational uses however as a residential site development could contribute to furthering the range of local facilities within this area of Barry.</p> <p>The development would not result in the loss of a community facility.</p>	+

<p>3. To maintain and improve access for all</p>	<p>Existing services and facilities are easily accessible from the site by walking, cycling or public transport.</p>	<p>Although located on the outskirts of Barry the site is afforded access to services and facilities by public transport with a bus stop located some 200 metres away from the site. It is likely that residents travel predominantly by car to access services and facilities with closest located within the centres of Barry or Penarth.</p>	<p>+/-</p>
<p>4. Reduce the causes of deprivation</p>	<p>The development would lead to improved access to employment, housing, health, education facilities or enhancement of the built environment for wards ranked in the lower Indices of Multiple Deprivation.</p>	<p>Minor positive impact on reducing the causes of deprivation given that the site is under consideration for housing within an area that ranks poorly in terms of the indices of multiple deprivation and would result in additional affordable housing.</p>	<p>+</p>
<p>5. To maintain, protect and enhance community spirit</p>	<p>The site would not lead to a coalescence of settlements. The site would not result in a loss in recreational land or a community facility.</p>	<p>Development would not lead to coalescence given that the site is located on the outskirts of Barry in an area characterised by employment uses. The proposal would not result in the loss of recreational or community facilities.</p>	<p>0</p>
<p>6. To minimise the causes and manage the effects of climate change</p>	<p>The site would not increase the need to travel and or increase travel distances The site is not located within an area prone to flood risk or would will have a negative effect on the quality of water resources The site is capable of incorporating renewable energy sources or energy conservation measures.</p>	<p>Although located on the outskirts of Barry the site is afforded access to services and facilities by public transport with a bus stop located some 200 metres away from the site. It is likely that residents travel predominantly by car to access services and facilities with closest located within the centres of Barry or Penarth A small strip of surface water flooding affects the site but this is minimal and would not prevent or restrict future development proposals. Any possible impacts on local water courses would be assessed by the EA as a part of future planning applications.</p>	<p>+/-</p>
<p>7. To minimise waste</p>	<p>The site will have a positive impact on waste minimisation (e.g. a proposal for new waste management facility).</p>	<p>Site design could incorporate small scale renewable initiatives to serve the site infrastructure e.g. micro power generation. Development as proposed would generate additional domestic waste and would not promote waste management facilities.</p>	<p>-</p>

<p>8. To use land effectively and efficiently</p>	<p>The site is a brownfield site and / or involves the beneficial re-use of existing buildings.</p> <p>The site is capable of accommodating high density development</p>	<p>This is a vacant brownfield employment site that has become overgrown.</p> <p>The proposal is capable of accommodating medium to high density.</p>	<p>+</p>
<p>9. To protect and enhance the built environment and natural environment</p>	<p>The proposal would have a neutral or positive effect on a conservation area, or buildings or gardens designated as having historic interest.</p> <p>The proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.</p>	<p>The site is located close to the Grade 2* Sully Hospital listed building however it is not considered that development as proposed would impact upon this building.</p> <p>The site is overgrown and offers potential for local habitats on unimproved ground. In addition there is a significant block of ancient woodland located to the south east of the site that affords significant local amenity and habitat potential.</p>	<p>+/-</p>
<p>10. To provide a high quality environment within all new developments</p>	<p>The development has the potential to support high quality public realm.</p>	<p>The site has the potential to deliver high quality public realm however the benefit of this is likely to be limited to future residents of the site.</p>	<p>+</p>
<p>11. To protect, enhance and promote the quality and character of the Vale of Glamorgan's culture and heritage</p>	<p>The site is not located within a nationally or internationally designated ecological site, an Area of Archaeological or Historical Importance (e.g. Ancient monument, listed buildings, conservation area).</p>	<p>The site is located close to the Bendricks Rock Site of Special Scientific Interest however as a geological SSSI future development in the vicinity is unlikely to have a major impact upon this designation. The site is located close to the Grade 2* Sully Hospital listed building however it is not considered that development as proposed would impact upon this building.</p> <p>A large block on ancient woodland is located to the east of the site this could give rise to additional pressure from informal recreation.</p>	<p>+/-</p>
<p>12. To reduce the need to travel and enable the use of more sustainable modes of transport</p>	<p>The site is well served by public transport and accessible by walking and cycling.</p> <p>Services and facilities are easily accessible by a range of transport modes including walking and cycling.</p>	<p>Although located on the outskirts of Barry the site is afforded access to services and facilities by public transport with a bus stop located some 200 metres away from the site. It is likely that residents travel predominantly by car to access services and facilities with closest located within the centres of Barry or Penarth.</p>	<p>+/-</p>

<p>13. To provide for a diverse and wide range of local job opportunities</p>	<p>The proposal is for new employment development The site would not result in a loss of employment land that has been identified as having a continued economic role.</p>	<p>Development of the site would not provide new employment opportunities. The site is allocated as an employment site (EMP 1(17) Hayes Wood, B1 & B8). Development as proposed would result in the loss of part of the site for employment uses.</p>	-
<p>14. To maintain and enhance the viability of the Vale's town, district and local centres</p>	<p>The site is located either within a centre, edge of centre or an out of town location.</p>	<p>Given the scale of the proposed development, any future enhancement or support of local retail centres would be negligible.</p>	0
<p>15. To promote appropriate tourism</p>	<p>The proposal is either for a new or enhanced tourism facility or would not result in a loss of a tourism facility.</p>	<p>The proposal is not for a tourism related use.</p>	0

Effect Summary Table

++	+	0	+/-	-	--	?
0	5	3	5	2	0	0

SA Summary Comments

The sustainability appraisal returns a positive/neutral assessment. This is generated by the sites location which provided limited access to services but has the opportunity for enhancement of existing public transport provision. Negatives arise from the partial loss of land previously allocated for employment uses. Positive benefits are derived from the opportunity that development of the site would have through the provision of additional housing, including affordable, services and facilities. Ancient woodland is located in close proximity to the site and could be threatened by future recreational activities although this could be mitigated through site layout and future management. The site related well to existing residential development and as such negative elements of the assessment may be mitigated resulting in a number of +/- minus scores.

3

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 19 November 2015

Application No.: 2014/00933/FUL	Case Officer: Mrs. Y. J. Prichard
Location: Land at Pentre Meyrick, Pentre Meyrick	
Proposal: Development of 13 affordable homes, access arrangements and associated works	

From: Hafod Housing Association (applicant)

Summary of Comments:

Email and Letter to Councillors expressing further comments in support of the application.

Robinson, Victoria L

From: Fred <fred@westquayproperty.co.uk>
Sent: 18 November 2015 13:20
To: Goldsworthy, Marcus J
Cc: Robinson, Victoria L; Robinson, Ian
Subject: FW: Pentre Meyrick - Application for a rural exception site of 13 affordable homes (Ref: 2014/00933/FUL)
Attachments: Pentre Meyrick Letter to Councillors 181115.pdf

From: Matthew Davies [<mailto:Matthew.Davies@hafod.org.uk>]
Sent: 18 November 2015 10:29
To: Matthew Davies <Matthew.Davies@hafod.org.uk>
Cc: Jon.Hurley <jon.hurley@wyg.com>
Subject: Pentre Meyrick - Application for a rural exception site of 13 affordable homes (Ref: 2014/00933/FUL)

Dear Councillor

As you may be aware in 2012 Hafod Housing Association, along with the other Housing Associations that operate in the Vale of Glamorgan, signed a Rural Housing Pledge with the Authority to ensure that the housing needs of local residents living within the rural Vale are met.

We consider that the delivery of the 13 affordable homes which we are proposing in Pentre Meyrick will go some way to meeting this pledge. The attached letter outlines our position in detail, but in summary there are a number of key material considerations relevant which I would wish to highlight to you:-

- We have positively engaged with all interested parties as part of the application. This has included a public consultation event for the local community where over 70% of the respondents were in favour of the proposed scheme
- The site proposed for development is essentially being "gifted" to Hafod by the Penllyn Estate. Accordingly, as there is no land value to be taken into account this represents an opportunity to reduce the capital level of Social Housing Grant (SHG) required for the development than would otherwise be the case. Consequently this will "free-up" monies for the delivery of other affordable housing schemes within the Vale of Glamorgan
- In order to quantify the level of demand for affordable housing within the local area, as part of development of former Emporium Garden Centre in Llangan, just over 1 mile to the north of the site, we are aware that the Authority received 56 expressions of interest for the 10 social rented dwellings
- In terms of the issue of the sustainability of the site, national policy explicitly confirms that affordable rural exception sites do not need to be accessible by public transport
- We have submitted detailed viability information to the planning officers which confirms that the scheme would be unviable if we agreed to all of the S106 contributions that they have requested. Planning policy specifically states that viability is a material consideration and Hafod are prepared to agree to both the Primary Education, and Green Link transport contributions to increase the take-up of this service and make it more sustainable in the long-term. These contributions total £108,000 – or over £8,000 per property.

We trust that the Members of Planning Committee will recognise the pressing need that exists to develop affordable housing within the Vale of Glamorgan on sites such as this. We hope that you are able to support the proposed development in line with our pledge to deliver more affordable homes in the rural Vale to ensure that local housing need is met.

Kind regards



Date: 18 November 2015

T: 029 2067 5800
F: 029 2067 2499
www.hafodhousing.org.uk

Dear Councillor

St Hilary Court
Cophorne Way
Cardiff
CF5 6ES

BY EMAIL

**Land at Pentre Meyrick
Application for a rural exception site of 13 affordable homes (Ref: 2014/00933/FUL)**

I write in relation to the above application which aims to address the clear shortfall in rural affordable housing that exists within the area of Pentre Meyrick and Penllyn.

We are aware of a number of issues raised by officers in relation to the proposal, and we respond as follows:

1) Affordable Housing Need

As you may be aware in 2012 Hafod, along with the other Housing Associations that operate in the Vale of Glamorgan, signed a Rural Housing Pledge with the Authority to ensure that the housing needs of local residents living within the rural Vale are met. The delivery of the 13 affordable homes which we are proposing in Pentre Meyrick will go some way to meeting this pledge.

In terms of any agreement between the Penllyn Estate and Hafod the land is essentially being 'gifted'. Accordingly as there is essentially no land value to be taken into account this represents an opportunity to reduce the capital level of Social Housing Grant (SHG) required for the proposed development than would otherwise be the case. Consequently this will 'free up' monies for the delivery of other affordable housing schemes within the Authority. In addition, the scheme is able to be provided as "Neutral Tenure" to enable local need to be reflected in the tenure of the properties offered, and this will offer further opportunity for the SHG investment to be recycled within the Vale of Glamorgan and be utilised for the development of additional affordable housing. It is considered that this is an innovative approach to delivering affordable housing and should be welcomed.

There is a significant pressing requirement for affordable housing in the area which is a material planning consideration. In addition to the lack of a 5 year land supply, it is acknowledged in the Deposit LDP that there is a pressing requirement to deliver affordable housing on windfall sites such as this. It is also understood that the Penllyn Community Council area has been ranked as 4th in the terms of the wards in the Authority that require affordable housing to be delivered.

Based on the feedback that was received at the public exhibition held in March 2014 (where over 70% of the respondents were in favour of the scheme), a large number of those who expressed a formal interest in the scheme were already living in Pentre Meyrick / Penllyn with, for instance, parents, relatives, etc.

In order to quantify the level of demand for affordable housing within the local area, as part of development of former Emporium Garden Centre in Llangan, just over 1 mile to the north of the site, we are aware that:

- The Authority received 6 applications for the 4 LCHO properties. All 4 are now sold to applicants who qualified under the Local Lettings Policy – 3 of them grew up within the village.
- The Authority received 56 expressions of interest for the 10 social rented dwellings.

This categorically demonstrates that there is a significant pressing need for affordable housing in the immediate area – particularly in terms of the 13 social rented properties which we are proposing at Pentre Meyrick.

2) Sustainability

In terms of planning policy at both the national and local level there is significant support for affordable rural exception sites. In TAN6 'Planning for sustainable rural communities' paragraph 2.2.3 specifically states that *'Where development proposals are intended to meet local needs, planning authorities should recognise that a site may be acceptable even though it may not be accessible other than by the private car.'*

This extract from national policy confirm beyond doubt that rural affordable housing exception sites, such as this, to be considered sustainable do not need to be accessible to public transport.

Within the committee report for the rural exception site at the Herberts which was approved in 2011 there are a number of references to sustainability which are directly material to the application. These include:

- *'TAN 6 recognises that where development proposals are intended to meet local needs, planning authorities should recognise that a site may be acceptable even though it may not be accessible other than by the private car (paragraph 2.2.3 refers). Therefore, on balance, it is not considered that the development should be resisted on the grounds of accessibility.'*
- *Furthermore in terms of the private car 'it is noted that the site is located at some distance from shops and services and therefore the development will generate travel demand. Whilst there is provision for public transport via bus services operating along St. Athan Road, these are infrequent, and it is considered that future occupiers are likely to rely in the main on private cars to access goods and services'*

It would therefore appear wholly inconsistent of the LPA to look to raise an issue in this case about the sustainability of the scheme / lack of linkages to public transport when considered in the context of TAN6. National policy explicitly confirms that affordable rural exception sites do not need to be accessible by public transport.

3) Development in the countryside

In all of the discussions that we have had with the LPA, at no stage has the issue of the development having a detrimental impact upon the character of the landscape been raised. Notwithstanding this, Paragraph 9.2.22 of PPW confirms that the *'sensitive filling of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and village'*.

The two images below indicate how the shape and scale of the village will alter as a result of the development.



Existing Area



Area including proposed development

It is clear that the scale of the village will not significantly change as a result of the development and there will be no detrimental impact upon the character of the area. It is evident also that this development would successfully round off the existing built form of Pentre Meyrick in accordance with PPW.

4) S106 Contributions

In terms of the issues raised by officers about S106 contributions to mitigate for the development we have looked to engage with Planning Officers on a number of occasions and have submitted detailed viability information in the form of a 3 Dragons Appraisal. This demonstrates that there are viability considerations concerning the contributions that have been requested.

Planning policy specifically states that viability is a material consideration. However Hafod have are prepared to agree to both the Primary Education, and Green Link transport contributions to increase the take-up of this service and make it more sustainable in the long-term. These contributions total £108,000 – or over £8,000 per property.

Summary

We trust that the Members of Planning Committee will recognise the existing pressing need to develop affordable housing within the Vale of Glamorgan on sites such as this, and hope that you are able to support the proposed development in line with our pledge to deliver more affordable homes in the rural Vale to ensure that local housing need is met.

Yours sincerely,
On Behalf of Hafod Housing Association Limited



Matthew Davies
Director of Development Services



LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 19 November 2015

Application No.: 2015/00470/OUT	Case Officer: Mr. S. D. Butler
Location: Land at Walters Farm, Weycock Cross, Barry	
Proposal: Development of up to 200 residential homes (Use Class C3) along with associated parking, access, public open space and landscaping and including the demolition of existing buildings.	

From: Cllr R Probert

Summary of Comments:

The proposed development should be rejected on the following grounds :

1. It would be outside the current UDP settlement boundary and the proposed boundary in the draft LDP. It would breach the clear and defensible settlement boundary alongside Port Rd. and extend urban development into the surrounding countryside.
2. It would be contrary to the draft LDP's core strategy for housing development which balances development in Barry with development in the rural Vale, and which focuses development in Barry on brownfield sites. Sufficient available brownfield sites in Barry are identified in the draft LDP so that development at this greenfield site is not necessary or desirable. The proposed development would be premature before final approval of the LDP because it runs counter to the core housing development strategy within it.
3. Housing land supply in Barry is healthy and there is no pressing need for additional development at the Weycock Cross area.
4. It would be intrusive visually in the Special Landscape Area in which the site is located. The site is widely visible from the north and currently provides a rural setting to houses behind on the skyline at the edge of Barry, complementing woodland to the north of the site (White Consultants Landscape Sensitivity study, 2011). If the development went ahead the vista would be less rural and more urban.
5. The traffic assessment considers the impact on main junctions in the Barry area of increased flow of traffic as a result of the development. What it doesn't seem to consider is how the increased traffic is to get into and out of that flow at the access to the site on Port Rd. Traffic leaving or entering the site, and the proposed 'safe pedestrian' crossing at the access, will interrupt the flow of traffic along Port Rd. which will back up at peak times down to the Weycock Cross roundabout adding to congestion and delays there.

6. The proposed development adjoins the Walters Farm SSSI to the east, and while it has a fairly narrow buffer zone to the SSSI it will leave the SSSI bracketed by housing development to east and west. This could have an adverse effect on the SSSI by making it more isolated from surrounding countryside and more vulnerable.

Butler, Stephen

From: Chichester, Lisa M
Sent: 16 November 2015 09:03
To: Moss, Justina; Butler, Stephen
Subject: FW: Walters Farm planning appeal

Hi Both,

Please see Cllr. Probert's comments below.

Lisa

Lisa Chichester
Appeals/Enforcement Technical Admin Officer
Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704691
e-mail / e-bost: LMChichester@valeofglamorgan.gov.uk

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

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From: Rhona Probert [REDACTED]
Sent: 15 November 2015 13:04
To: Chichester, Lisa M; Goldsworthy, Marcus J
Cc: Hamilton, Howard (Cllr); Drysdale, John (Cllr)
Subject: Walters Farm planning appeal

Dear Lisa,

I'm sorry that this will have to go in as a late representation, but could I say that I think the proposed development should be rejected because:

1. It would be outside the current UDP settlement boundary and the proposed boundary in the draft LDP. It would breach the clear and defensible settlement boundary alongside Port Rd. and extend urban development into the surrounding countryside.
2. It would be contrary to the draft LDP's core strategy for housing development which balances development in Barry with development in the rural Vale, and which focuses development in Barry on brownfield sites. Sufficient available brownfield sites in Barry are identified in the draft LDP so that development at this greenfield site is not necessary or desirable. The proposed development would be premature before final approval of the LDP because it runs counter to the core housing development strategy within it.
3. Housing land supply in Barry is healthy and there is no pressing need for additional development at the Weycock Cross area.
4. It would be intrusive visually in the Special Landscape Area in which the site is located. The site is widely visible from the north and currently provides a rural setting to houses behind on the skyline at the edge of Barry, complementing woodland to the north of the site (White Consultants Landscape Sensitivity study, 2011). If the development went ahead the vista would be less rural and more urban.
5. The traffic assessment considers the impact on main junctions in the Barry area of increased flow of traffic as a result of the development. What it doesn't seem to consider is how the increased traffic is to get into and out of that flow at the access to the site on Port Rd. Traffic leaving or entering the site, and the proposed 'safe pedestrian'

crossing at the access, will interrupt the flow of traffic along Port Rd. which will back up at peak times down to the Weycock Cross roundabout adding to congestion and delays there.

6. The proposed development adjoins the Walters Farm SSSI to the east, and while it has a fairly narrow buffer zone to the SSSI it will leave the SSSI bracketed by housing development to east and west. This could have an adverse effect on the SSSI by making it more isolated from surrounding countryside and more vulnerable.

Best wishes

Rhona

Rhona Probert
Illtyd Ward Councillor
Vale of Glamorgan Council / Cyngor Bro Morgannwg
e-mail / e-bost: RProbert@valeofglamorgan.gov.uk
probertvq@gmail.com

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

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5.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 19 November 2015

Application No.: 2015/00470/OUT	Case Officer: Mr. S. D. Butler
Location: Land at Walters Farm, Weycock Cross, Barry	
Proposal: Development of up to 200 residential homes (Use Class C3) along with associated parking, access, public open space and landscaping and including the demolition of existing buildings.	

From: Agent – Philippa Cole

Summary of Comments:

Clarification is sought in respect of the relevance and reference to the planning policies set out with the third reason for refusal set out in the report, which relates to highway safety.

On consideration of the policies referenced, it is acknowledged that some of the policies do not directly relate to highway safety grounds. This reason for refusal should therefore be amended accordingly.

In addition and separate to the matters raised by the agent, it is also considered necessary to amend the wider wording of the condition to better reflect the reason for refusal.

Amend reason for refusal No. 3 to read :

3. In the absence of any detailed submissions for the proposed access to the site, the applicant has failed to demonstrate that the development would not be detrimental to highway safety or cause unacceptable harm to the visual amenity of the area through hedgerow removal on Port Road West contrary to Policy ENV27 - Design of New Developments of the Vale of Glamorgan Unitary Development Plan 1996-2011, as well as Planning Policy Wales (Edition 7) July 2014 and Technical Advice Note 18 'Transport'.

Butler, Stephen

From: Pip Cole [REDACTED]
Sent: 17 November 2015 19:08
To: Butler, Stephen
Cc: Vahe@integralgeotec.com; Matt.Thomas@vectos.co.uk; Pip Cole
Subject: Walters Farm

Dear Steve

I note from the officer's report to committee and the proposed deemed reasons for refusal that a highways reason for refusal is proposed on grounds of highway safety. Whilst this appears to run against the absence of objection from the highways officer I am seeking clarification regarding the reference to the planning policies in the UDP.

The UDP policies which are used to support this proposed reason for refusal do not from my reading relate to the specific point on highway safety.

Policy 2 relates to proposals which encourage sustainable transport - no reference to highways safety.

ENV 27 refers to the meeting of car parking standards (ii) and providing high level of accessibility(vii) - no relevance to highway safety

HOUS 8 refers to having no unacceptable effect on neighbouring areas by virtue of traffic congestion and parking problems (ii) - no relevance to highway safety and (v) car parking in accordance with car parking standards.

POLICY 8 refers to accessibility (i) and minimising traffic levels and environmental impact. Neither of these refer to highway safety.

Can you please confirm whether you will maintain reference to these policies in your recommendation in advance of reporting this to committee on Thursday 19th November.

Please note that reference only to this proposed deemed reason for refusal does not imply any agreement with other recommendations but is raised purely as a matter of clarification for reasons given above.

Many thanks

Philippa Cole
Sent from my iPad

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 19 November 2015

Application No.: 2015/00649/FUL	Case Officer: Mr. Steven Rennie
Location: The Farm, lane South East from St. Hilary to Llancafarn boundary, St. Hilary	
Proposal: Installation of a 3.75mw solar farm and associated infrastructure	

From: Ms Ravitz-Williams (Planning Agent – ‘CDN Planning’)

Summary of Comments:

Letter received is addressed to the Committee Members and includes previous letters sent to the Planning Department in support of the application, together with a map of the Vale identifying the Special Landscape Areas and the area the solar farm would occupy.

The new letter responds to the point included in the Committee Report relating to the visual impact to the Special Landscape Area. The letter states the amount of the Vale designated as Special Landscape Area and the small amount of this land area to be developed as a solar farm, arguing that the solar farm would have ‘minimal’ impact.

Councillor F T Johnson
Chairman
Planning Committee
Mayors Office
C/o Civic Offices
Holton Road
Barry CF63 4RU

Date: 17 November 2015
Our 2015/010
Ref:
Your 2015/00649/FUL
Ref:

Dear Councillor Johnson

Re: Application No 2015/00649/FUL – The Farm, lane South East from St. Hilary to Llancarfan boundary, St. Hilary
Proposal: Installation of a 3.75 MW solar farm and associated infrastructure

As you are aware, the above planning application has been scheduled to be decided by the Planning Committee at the meeting on Thursday 19 November.

I am enclosing two letters written to the Planning Officer on the 21st and 28th of October 2015, the former outlining reasons why the application should be heard by the Committee, and not simply refused under delegation, and the latter presenting arguments in support of the project that were overlooked in the planning assessment. While I accepted that the Planning Officer would not be able to reply directly to these letters I was assured that they would be submitted to the Committee members as appendices to the report so that the points raised could help a fully informed decision to be reached. I would be most grateful if you could read the attached letters and consider the arguments put forward.

I would also like to add, following a review of the Officer's report, a final point in relation the Special Landscape Area (SLA) designation and its relevance to this application. SLAs are a non-statutory designation and national planning policy, Planning Policy Wales, Chapter 5 states that "*Local planning authorities should apply these designations to areas of substantive conservation value where there is good reason to believe that normal planning policies cannot provide the necessary protection. Such designations should not unduly restrict acceptable development.*"

The Vale of Glamorgan currently has six SLAs. **The total area of the six SLAs constitute approximately 46% of the entire area of the LGA.** This could suggest that the designation is perhaps used a little too generously to be afforded the term 'special' as defined by national policy and requiring additional policy protection.



RTPI



In relation to this application, the Planning Officer cites a non-compliance with Policy ENV4 which states that *“new development within or closely related to the following special landscape areas will be permitted where it can be demonstrated that it would not adversely affect the landscape character, landscape features or visual amenities of the special landscape area.”* **The site of the proposed development occupies just 0.15% of the Upper and Lower Thaw Valley SLA and 0.06% of all of the SLAs combined.** So while it is accepted that the development will have a notable visual impact from Viewpoint 2, its impact on the landscape character, landscape features and visual amenities of the SLA as a whole is minimal.

The non-statutory designations have an important role in the protection of areas of value but when the Committee considers this application, and its impact on the environment and residents of the Vale, it is helpful to place the proposal in a wider context. The arguments put forward by the Landscape Officer that the proposal is detrimental to the landscape character of this part of the SLA fails to point out the tiny area of the SLA the site covers and the vast area of SLA in the LGA that will remain unaffected.

Yours sincerely
CDN PLANNING

Amy Ravitz-Williams
Associate Planner

- Encs
1. Letter to Mr Rennie dated 21 October 2015
 2. Letter to Mr Rennie dated 28 October 2015
 3. Site maps with SLA boundaries

Mr Steven Rennie
Senior Planner
Regeneration and Planning
Vale of Glamorgan Council
Docks Office
Barry Docks
Barry
CF63 4RT

Date: 21st October 2015
Our Ref: 2015/010
Your Ref: 2015/00649/FUL

Dear Mr Rennie

**RE: Application No 2015/00649/FUL – The Farm, lane South East from St. Hilary to Llancarfan boundary, St. Hilary
Proposal : Installation of a 5mw solar farm and associated infrastructure**

Dear Mr Rennie,

I am writing in response to your email of 14th October 2015 in which you confirmed that you are looking to refuse the application for the proposed St Hilary Solar Farm (Application No: 2015/00649/FUL) under delegated powers.

We believe that a delegated refusal is inappropriate for a number of reasons, namely that there are no statutory consultee objections to the scheme. The only objection to the scheme is from Emma Hancock, the council Landscape Officer following our meeting on 30th September 2015, in which we presented a reduced scheme and discussed mitigation measures. Despite significant attempts to reduce the visual impact of the scheme, including reducing the scheme by over 30%, Ms Hancock still felt that the landscape and visual impacts were unacceptable and formally objected to the scheme.

Her objection was based on the visual impact from a single, partially obscured viewpoint and we do not believe that this should take precedence over other planning matters which need to be weighed in the balance. CADW has not raised any concerns in relation to viewpoints from the listed and scheduled Old Beaupre Castle and states that "whilst it [the solar farm] will add a new modern component to the landscape it will have a limited impact, given that the pylons have already brought modern structures into the area and that the solar farm will maintain the current field boundaries". In effect, the entire scheme is due to be refused due to changes to the landscape from one single viewpoint. We do not feel that this reason is strong enough to refuse an application that would produce up to 5MW of renewable, green energy and support the local agricultural community.

Furthermore, we have worked with statutory consultees to ensure the scheme is acceptable. In particular we have worked with the Council's Highways Officers in amending our traffic management and have successfully resolved their concerns. We have extended the same approach to the landscape response, offering to work alongside Ms Hancock to reduce the scheme's visual impact. Our considerable concessions have not been given due consideration and should be presented to a committee for debate.

We are of the opinion that a delegated refusal in this instance denies the voices of the local community being heard. The number of letters of objection has been given far more weight than the contrasting letters of support, whose numbers are similar. The support for the scheme presents valid reasons, with reference being made to the benefits of the suitability of the scheme's location, the clean energy being produced and the net ecological gains resulting from the proposed planting regime. In addition, Solarcentury has offered to provide educational benefits in the form of school visits and information signs near the site.

In summary we are of the opinion that this application has the requisite support, and provides sufficient benefits in local and national contexts, to warrant being debated at committee.

Yours sincerely
CDN PLANNING

A handwritten signature in cursive script that reads 'Amy Ravitz-Williams'.

Amy Ravitz-Williams
Associate Planner

Mr Steven Rennie
Senior Planner
Regeneration and Planning
Vale of Glamorgan Council
Docks Office
Barry Docks
Barry
CF63 4RT

Date: 28th October 2015
Our Ref: 2015/010
Your 2015/00649/FUL
Ref:

Dear Mr Rennie

**RE: Application No 2015/00649/FUL – The Farm, lane South East from St. Hilary to Llanccarfan boundary, St. Hilary
Proposal : Installation of a 3.75 MW solar farm and associated infrastructure**

Dear Mr Rennie,

Further to my letter of 21st October 2015, I now understand that the above application will be presented to the Planning Committee at their meeting on 19th November. I believe that, as it currently stands, the report will be recommending the refusal of the application with the single concern being the visual and landscape impact of the proposal from 'viewpoint 2', as referred to in the Landscape and Visual Impact Assessment.

The applicant, Solarcentury, has made significant attempts to reduce the visual impact of the scheme including landscape mitigation measures and reducing the scheme by over 30%. Solarcentury, Crestwood Environmental and CDN have written to the Vale of Glamorgan Council raising concerns that a refusal based solely on the landscape and visual impact from one viewpoint does not reflect a balanced view that takes into account all elements of the scheme or the potential benefits.

Before concluding your report I would emphasise that, whilst there would be some visual impact from viewpoint 2, these effects should not preclude a positive recommendation at officer level.

The Landscape Officer's assertion that the site is 'at the heart' of the Lower Thaw Valley Special Landscape Area should not affect how the site is assessed against Policy ENV4 (Special Landscape Areas) of the Vale of Glamorgan Unitary Development Plan 1996-2001. The SLA policy should be applied consistently to the entire area covered by the SLA with no one area being more significant than others. There is no reference in the policy to this area being a core or specifically significant part of the SLA.



RTPI



In addition, two other solar farms within the Vale of Glamorgan have gained planning approvals within a SLA designation, one at Treguff Farm and another at Sutton Mawr. An objective analysis of the landscape components by Crestwood Environmental has concluded that in terms of the key landscape and visual parameters, the proposed development would have equivalent or lesser landscape effects than either consented solar developments at Treguff Farm or Sutton Mawr (see Table 1 of Crestwood updated report dated 2nd October 2015).

The solar farm at Treguff Farm was successful at appeal because, in the context of providing electricity, it was seen that overall the scheme was acceptable due to its *'contribution to the security of national energy supply; the enhancement of biodiversity and of the historic fieldscape by the reinforcement of hedgerows; and a contribution to farm diversification and support'*. It was stated that on balance, subject to conditions the scheme was acceptable. Similarities can be drawn between the Treguff Farm development and our current application at The Farm, St Hilary.

The Landscape Officer notes in her response of 30th September 2015 that *"the main concern lies with the visual impact experienced by vehicle users, cyclists and pedestrians on a well used route between St. Hilary and the settlements to the south and the B4265 coast road, illustrated by representative viewpoint 2 in the LVIA, which is acknowledged to be 'notable'."* It is our belief that the Council have over-emphasised the importance of these views. We are unable to find any policy based evidence that promotes this route section as a designated viewpoint, or accords the route anything more than a local level of importance i.e. it has no regional or national status.

Given the narrow and twisting nature of the road it is highly unlikely that vehicle users will pay sufficient attention to the glimpsed view to notice the development, particularly after the mitigation planting has grown. It is acknowledged that whilst pedestrians who use the route would be able to see the proposed development for a short section of the route, the views would be of the rear of the panels set behind an existing hedgerow. It is also relevant to consider that the development would be screened from the remainder of the route by existing hedgerows.

As noted in my last letter, CADW has not raised any concerns in relation to viewpoints from the listed and scheduled Old Beaupre Castle and states that *"whilst it [the solar farm] will add a new modern component to the landscape it will have a limited impact, given that the pylons have already brought modern structures into the area and that the solar farm will maintain the current field boundaries"*.

We do not agree with the assertion that viewpoint 2 is more important than other views, including those from Grade 1 Beaupre Castle and a refusal based solely on the visual impact from this one location places too much weight in the planning balance against the positive elements of the scheme.

Should the scheme be approved it will generate 3.75 MW of electricity which would power 1,137 homes. It would prevent 1684 tonnes of CO₂ from being emitted per year. It would provide new vegetation, improved grasslands and more opportunities for biodiversity and promote farm diversification in the Vale. The scheme would also support local and national policy objectives on renewable energy.

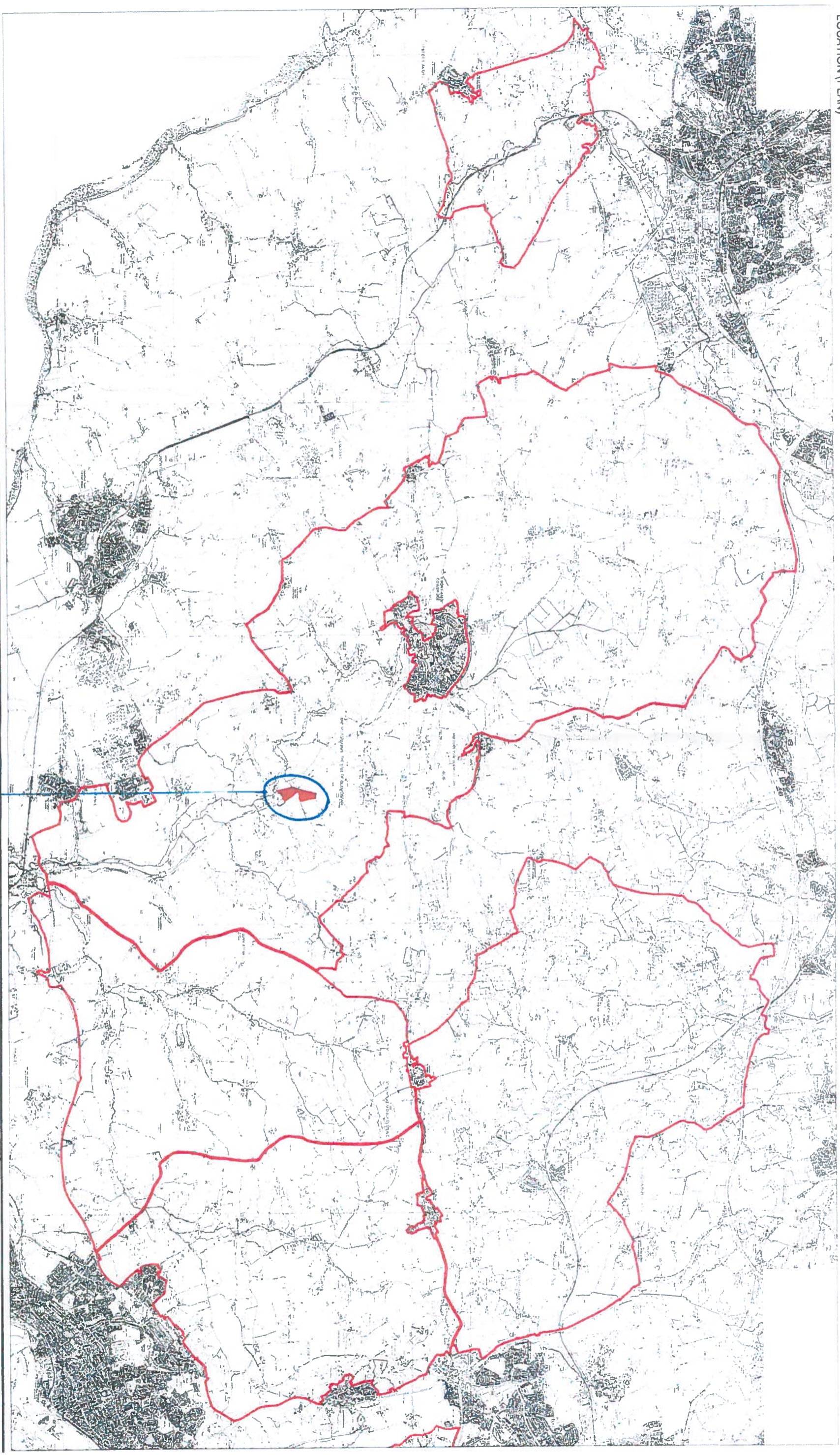
I request that, even at this late stage a conclusion is reached that is in accordance with the Development Plan policies.

We would welcome a meeting to discuss the application with you again at your convenience.

Yours sincerely
CDN PLANNING



Amy Ravitz-Williams
Associate Planner



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TACCP

*Proposed
 Solar Farm
 at Hilym*

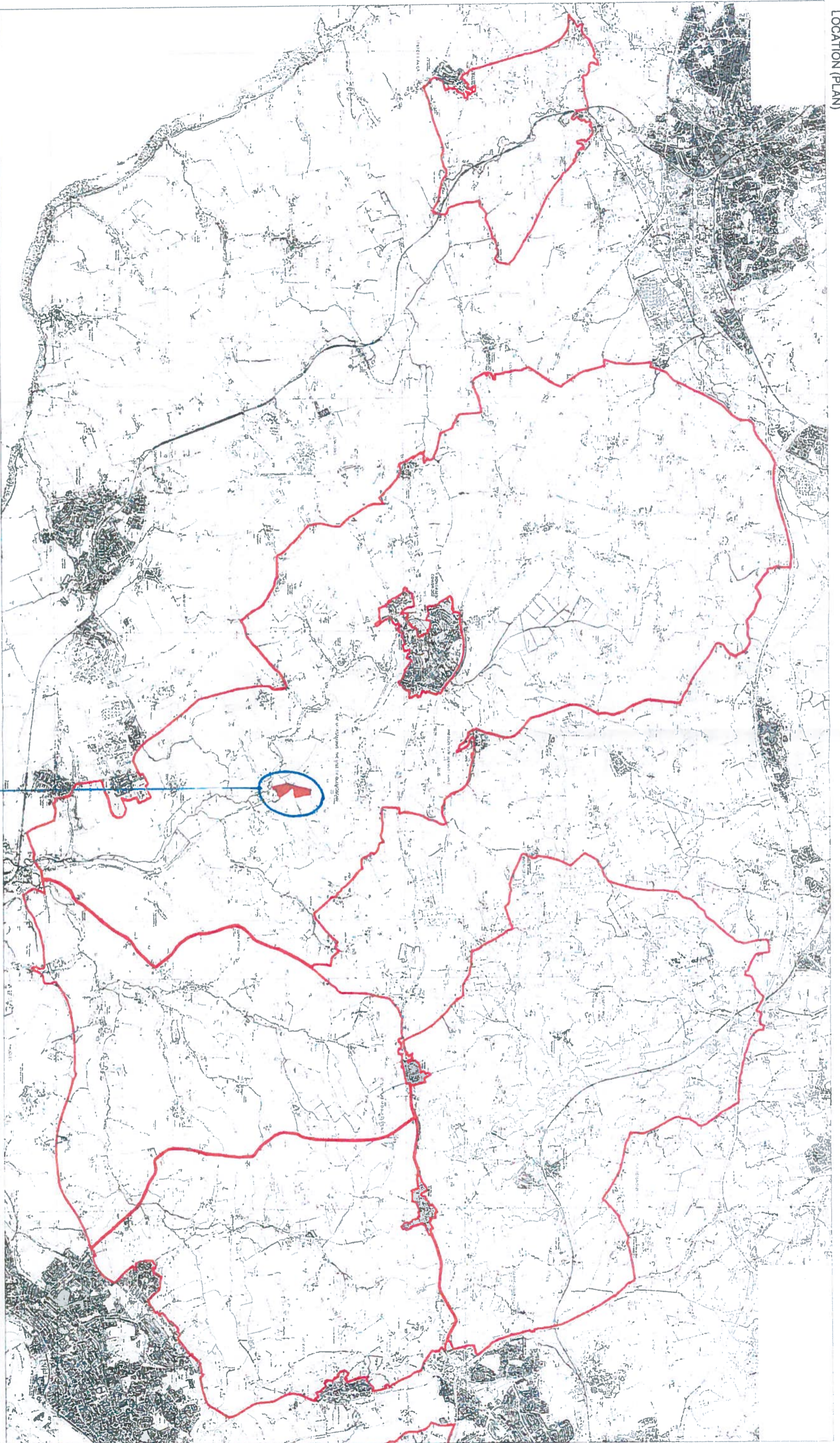
NOTES

**VALE OF GLAMORGAN
 SPECIAL LANDSCAPE AREA 2
 UPPER & LOWER THAW VALLEY**

° DRAWN CD ° CHECKED LJ ° OFFICE CARDIFF

° NOT TO SCALE ° DATE DECEMBER 2007

FIGURE / DRAWING NO.
 8243/02 **REV**



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TACCP

*Proposed
Solar Farm
at Hilym*

NOTES

VALE OF GLAMORGAN
 SPECIAL LANDSCAPE AREA 2
 UPPER & LOWER THAW VALLEY

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FIGURE / DRAWING NO. REV

8243/02

7.

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

Dear Mr Rennie,

I am supportive of the St Hilary Solar Farm and would encourage you to approve the application (reference: 2015/000649/FUL).

This application represents the right technology in the right location.

The project would allow this land to become productive by generating electricity for the next 25 years and additional planting around the site boundary will help to screen the site from view and help to minimise any visual impact in the area.

The St Hilary Solar Farm will not be a permanent fixture on the land and once removed the land will be restored.

I would like this application to receive planning permission.

Name: ANNE LEWIS

Signature: 

Address: 2 FACTORY RD
LLANBLETHIAN
COWBRIDGE
CF71 7JD

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 19 November 2015

Application No.: 2015/00782/FUL	Case Officer: Mr. Morgan P. Howell
Location: Morfa Farm, Morfa Lane, Llantwit Major	
Proposal: Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing, pole mounted CCTV cameras and waterless toilet for the life of the solar farm	

From: Clive Moon- Highway Drainage Engineer

Summary of Comments:

Formal representations have been received late from the Highways Engineer in respect of the possible impacts of the proposed development and passing bays along Morfa Lane.

Accordingly, it is proposed to amend condition 23 of the draft conditions to read: -

Condition 23: -

23. No development shall commence until full construction and engineering details of the proposed two passing places as shown on Drawing No. PE10539-003, included with the revised Transport Assessment (October 2015) shall be submitted to and agreed in writing by the Local Planning Authority. The details submitted shall identify the need for any works to watercourses, and detail the works that may be required, including possible culvert sizes and materials. The proposed passing bays shall be implemented in accordance with the approved details prior to the commencement of any development within the application site and retained for the whole construction phase of the proposed development.

Reason

To provide adequate improvements to accommodate the construction traffic along Morfa Lane.

MEMORANDUM / COFNOD

The Vale of Glamorgan Council
The Alps, Wenvoe, CF5 6AA



To / I:	Development Services
Dept / Adran:	
Date / Dyddiad:	11/11/2015
Your Ref / Eich Cyf:	P/DC/LC/SR2/2015/00782/FU L

From / Oddi Wrth:	Operational Manager Highways and Engineering
My Ref / Cyf:	HE/SP/CRM/L5/1
Tel / Ffôn:	029 20673277
Fax / Ffacs:	029 20673114

Subject / Testyn: Planning Application No. 2015/00782/FUL

Location : Morfa Farm, Vale of Glamorgan

Proposal : Installation and Operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing, pole mounted CCTV cameras and waterless toilets for the life of the development

This site is not located in DAM zones at risk of tidal or fluvial flooding. NRW flood maps indicate there is a very low risk of surface water flooding across the site and in the surrounding area.

The flood risk assessment indicates that no formal drainage arrangement will be included with this proposed development due to small proportion of impermeable hard-standing area across the site. Planting of tussocky grass will be used to reduce some of the run-off from the site.

The access track will be constructed of permeable materials, and details have been provided for this. Any temporary access tracks will be served by swales, though these have not been identified on the plan submitted.

Details on the location of passing places have been provided within the application; however no cross-sections of these passing places have been given. Plans should be submitted detailing whether any culverting of watercourse or ditches is required to maintain the line of any ditch alongside the lane. Should this be required, the plans should detail pipe size and materials etc. for technical approval. The applicant should be aware that any crossings over watercourses, including ditches where defined by the Land Drainage Act 1991, may require Land Drainage Consent from the relevant authority.

Conditions:

Given the above, full details on the proposed passing places will be submitted to and approved by the LPA prior to work beginning on site. Plans shall identify the need for any works to watercourses, and detail the works that may be required, including possible culvert sizes and materials.

No development shall take place on site until a full drainage plan has been submitted to and approved by the LPA. Plans shall include the location of temporary access tracks and swales that will be constructed on site.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 19 November 2015

Application No.: 2015/00859/FUL	Case Officer: Mr. S. D. Butler
Location: Corntown Farm, Corntown	
Proposal: Construction and operation of a solar photovoltaic farm including site access, internal service roads, perimeter fencing, inverter and transformer stations, below ground cabling, CCTV, Substations, internal access road and landscaping/biodiversity enhancements	

From: Agent – Mark Griffiths (Stratus-Environmental)

Summary of Comments:

Reference is made to typographical errors in relation to the plan numbers relating to Conditions 5 and 11.

Amend Conditions 5 and 11 to read :

Condition 5

Notwithstanding the means of enclosure set out within drawing ref. "Security Fencing Details, Drawing No: SBC1046/17/04" an amended scheme of a means of enclosure for a post and wire security fence shall be submitted to and approved in writing by the Local Planning Authority prior to the erection of any enclosures and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification), no fencing or means of enclosure other than those hereby approved, shall be erected within the site unless details of such means of enclosure have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the character and appearance of the rural area and biodiversity of the site and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

Condition 11

The construction phase of the development shall at all times be in accordance with the agreed Technical Note "Planning Determination Response in relation to PROW No.9" and the proposed footpath signage as shown on drawing ref. SBC1046/20/01.

Reason :

To ensure that the agreed measures are in place to ensure that the PRow is kept open during the construction phase including the provision of temporary signs for both construction traffic and users of the footpath and protective barriers in the vicinity of the access track and to ensure compliance with the terms of Policies ENV27 and COMM8 as set out within the Unitary Development Plan.

Butler, Stephen

From: Mark Griffiths [REDACTED]
Sent: 17 November 2015 17:17
To: Butler, Stephen
Subject: RE: Corntown Farm Solar Planning Application

Hi Stephen

Having started to review your officer's report for Corntown Farm Solar in lieu of the forthcoming committee meeting on Thursday, whilst I've not had a chance to look at it in detail as of yet, I have reviewed the draft conditions and can make the following few initial comments;

Condition 5 - Typo on Drawing Reference Number (Change from SBC0146/17/04 to SBC1046/17/04)

Condition 11 - Incorrect Drawing Reference Number (Change from SBC104/17/04 to SBC1046/20/01)

I'll look to review the rest of the report in the next couple of days and provide you with any further comments I may have.

On a related matter, we will be registering our intention to speak on Thursday in relation to our application. This is a 'standalone' intention to promote the development proposal as opposed to countering any third party objections.

Kind regards

Mark

Mark Griffiths

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