

2014/00550/OUT

Appendix A

Mr & Mrs John Pickering
17 Porthkerry Road
Rhoose
CF62 3HE

M Goldsworthy
Operational Manager
Development and Building Control

DATE 22ND DEC 2014

Dear Sir

00550

Application No 2014/0055/OUT/SDB

D.E.E.R
RECEIVED
ACTION BY: IR SDB
NO: P431
ACK:

RECEIVED

25 NOV 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

We have been told that a Planning Officer, had explained that there has been no objection to the proposed access onto Porthkerry Road, by the Highways authorities.

I had a telephone conversation with Mr Bevan from the Highways Authorities, and he stated they have no objection on visibility grounds.

I quote " For example if you are coming from the proposed site and standing at the access point the criteria is that you can see both right and left clearly for the given distance "

When making this statement Mr Bevan was apparently totally unaware of the Petition with 230 signatures which showed our serious objections on the grounds of Highway Safety. The Petition was handed in by our AM Jane Hutt, and we have an email confirming this. Why did the Planning Department not furnish the Highways Authorities with this information? After all they turned down *two* applications for driveways - one in Porthkerry Road and one in Fontegary Road on the very same grounds of Road safety!

We have persistently, patiently, and loudly explained to Mr Bevan the problem we will have getting into our drive, and how this Road junction affects us personally, but to repeat and reinforce our points:

(1) The Highway Code (201) states "Do not reverse from a side road into a main road. When using a driveway, reverse in and drive out if you can". This is the statutory guidance we all follow, but in real and practical terms the new development will mean that following this will put residents such as myself in real danger. To reverse into my drive involves first positioning my car near the crown of the road and effecting the maneuver taking all due care and attention. With the new development in place, and following the same guidance, I will then be obstructing traffic flow from four directions and putting myself and any passengers in considerable peril.

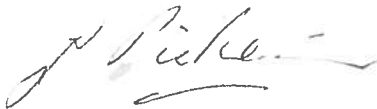
(2) If you take further consideration of the new Junction, we will have four lots of traffic to contend with, and as described at 1) reversing into our own drive will be a nightmare. More importantly (from a legal standpoint) even if I take all due care and attention and another driver crashes into me and it was technically their fault – in all likelihood I would still be held responsible. If this happened would I get any support from the developer and Highways Authorities in view of the fact they created this danger?

(3) If you look at the proposed access there seem to be a mistake? The centre line should go with the radii on both sides? This is certainly not the case.

(4) Regarding the Cycling Track provision, the Government are spending millions on these nationally, and yet this does not appear to apply to this application, even though there is a provision for a School on the site.

(5) One warning we must give is that we predict that we will end up with traffic lights due to the high traffic flow, and if this application goes ahead, then as the old saying goes, if you are in a hole stop digging.

Yours sincerely



John Pickering

CC Jane Hutt
CC Cllr Clarke
CC Cllr James

Our first objection is the attempt to construct an access road onto Porthkerry Road ("PR") using "Happy Valley ("HV)". The Council announced during the open planning meeting in 07/2013 that a road out onto PR would NOT be allowed due to traffic issues and the fact that "HV" also forms part of the drainage from the aquifers in the adjoining land. We hope the Council does keep its word on this point.

"HV" is also an old Roman road and this would be historical vandalism to allow it to be tar-maced. A straightforward road junction is proposed which is inadequate. If this road is put in place then when the new school is built there will be traffic chaos - double yellow lines along PR would be needed to stop parked vehicles causing fatal accidents.

The whole field to the rear of Murlande Way ("MW") is an ancient aquifer and should not be disturbed or flooding will happen within MW.

The wedge area behind MW has the main aquifer in it and indeed the whole contour of that part of the field is different from the rest as it has the largest aquifers. There is no provision to take water away from MW which is entirely soak away dependent.

We strongly object to the proximity of these houses in general due to privacy problems to MW in light of the small area the wedge represents. There is no buffer allowed for between developments which is inadequate and will spoil our quiet enjoyment. The main development on the east side of HV should be enough of a development behind MW and for this application to put a small number of houses in the wedge is plain greed.

The bat report was just a few hours of monitoring this is not sufficient as we confirm that we have seen bats flying in the adjoining farm land and bearing in mind there is a number of rare species this needs to be looked at more closely.

While there is an area that has been allocated for a new school, it should be noted that the school is not being built by the developer and unless a suitable financial contribution is arranged upfront within the S106 agreement then due to economic cut backs in the Council this new school may not come to fruition. The existing Rhoose Primary School which is already at bursting point will not be able to cater for the additional 650 houses.

O'Keefe, Kevin T

2014/00550/OUT

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 18 June 2014 17:24
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00550/OUT

Appendix A

New comments have been received for application 2014/00550/OUT at site address: Land north of the railway line (west), Rhoose from Mrs Amanda McGowan a.j.mcgowan@hotmail.com

Address:

32 porthkerry road, Rhoose, cf62 3hd

Comments:

Other type details: letter from the vog planning department.

Comment: Access onto porthkerry road via happy valley is not acceptable due to it's position on a road that is already congested with heavy traffic at peak times, as a resident only a few metres from this access we already have great difficulty safely entering and exiting our property as visibility is very poor due to the two bends in the road but also from residents from the opposite side of the road parking their vehicles as they do not have driveways, there will also be an enormous increase in noise from porthkerry road but also from the proposed road behind our property but also from the car parking which Taylor Wimpey has placed directly behind our boundary to the rear of our property this will feel like living in the middle of a roundabout. Rhoose is supposed to be a rural village but with an extra 700 houses due to be built in the near future then maybe we should have more amenities built within this development plan and

Case Officer:

Mr. S. D. Butler

D.E.E.R
RECEIVED
ACTION BY: iR SDB
NO: P470

RECEIVED

19 JUN 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

For file

Our Ref:

Your Ref:

2014/00550/OUT
Appendix B

WPT/CMW/D307 & H369d

Date: 10th November 2014
Direct Line: (01446) 776370
Email: philipthomas@hrt.uk.com
When replying please quote our ref.

To All Members of the Planning Committee

Via Post & Email

Dear Sir/Madam,

Re: Rhoose Point Development : Application No. 2014/00550OUT

I act on behalf of the Landowners who own the land north of the railway line (east) at Rhoose Point.

Both the Davies and Hardy Families have entered into agreements with Persimmon and Bellway respectively who have obtained Outline Planning Consent on their site and are presently waiting for the Reserve Matters to be dealt with.

My Clients have been asked to comply with the Unitary Development Planning Brief to ensure that when this site is developed out the services have sufficient capacity and the road network is sufficient to accommodate the adjoining site – Land North of the Railway (West), Rhoose, Application No. 2014/00550OUT. This Application has been submitted by Taylor Wimpey and South Wales Lands Developments Ltd. (An offshore company based in The Channel Islands).

The Application submitted by Taylor Wimpey plc and South Wales Land Developments Ltd is to obtain access off Porthkerry Road and construct a drainage solution using soak-a-ways. This is out of line with the Unitary Development Plan Brief, Approved Development Brief and Draft Local Development Plan. My Clients have been in discussions with Welsh Assembly Government and more recently South Wales Land Developments Ltd to allow them through their site to facilitate the development in line with the Comprehensive approach outlined in the aforementioned documents. Copy letters previously sent to the Council are attached.

Partners: Andrew R. Thomas, BSc (Land Man), MRICS, FAAV, Robert P. Calcaterra, FNAEA, W. Philip Thomas, Dip (Est Man), MRICS, FAAV, Gavin R. Rees, MNAEA, Howell Edwards, BSc (Est Man), FRICS, FAAV Consultants: Robert Thomas, MA (Dip Est Man), Cantab, FRICS, FAAV, Edmund Miles, BSc (Agric), FRICS, FAAV, Alison Ginn, BSc, MRICS, FAAV, Matthew Jarrold, BSc (Land Man), MRICS, FAAV Business Manager: Jayne Drummond, MBA (Dist)

Partner denotes Member of a Limited Liability Partnership VAT Reg No 131547657

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My Clients have set out in writing to me their concerns and what action they will take on their retained land in the event that access is granted off Porthkerry Road to serve the Land North of the Railway Line (West). An extract of the letter can be read below together with a plan showing the position of the retained land:-

"As you know, for more than 15 years we have been attempting to secure a landowners agreement in line with UK Access Law with the various owners of the land to the west, initially with WAG and more recently with SWLD. To date our offers to negotiate an agreement which supports the comprehensive scheme within the adopted UDP Brief has received no consideration even though the fixed percentage offers have now lapsed, offers to negotiate are still open but cannot remain so indefinitely.

As landowners we wish to adhere to sensible planning which benefits the whole community and therefore would wish that good principles of following the adopted UDP Brief should prevail and UK access laws followed. As such, we have agreed to infrastructure costs within the signed S106 which support both ours and the SWLD proposed development sites. Our intention as you know has been to recover some of these costs through a landowner's agreement covering development of the whole site in line with UK access law.

Given the recent application by SWLD to develop their site with access onto Porthkerry Road and utilise a separate surface water solution, we feel we should inform Robert Thomas of our intentions regarding our retained land (Title No. CYM264958). Having discussed the situation in great detail, we are all in agreement that should the Council go against the adopted UDP Brief and grant Porthkerry Road access, then our land will be fenced, planted out and policed at all times and will remain so until such time as access is paid for and abnormal costs recovered. As a matter of principle, we have no intention of foregoing the access and allowing any type of traffic or surface drainage across our retained land."

Needless to say, in the event the access is granted, the development sites would not be comprehensive and, indeed, would not sit right as it does not comply with the Unitary Development Planning Brief.

The Council may, at a later date, decide to join up the two sites by compulsorily purchasing parts of those areas of land retained by my Clients. In order for this to happen the valuation principal would be determined by the RICS Red Book.

Account would be taken for the value of the ransom. In the event that this is not dealt with from the outset between the two owners of the site, the Council could be meeting the cost of this ransom out of their own purse, which is public funds, at a later date.

You will also be aware that the flooding issues south of the railway are an emotive topic. Resolution to this issue was approved by the Planning Committee in August under Reserve Matters Ref. 2014/00343/FUL for the full comprehensive site of 700 houses resulting in no need for a further alternative solution submitted by Taylor Wimpey to support their land to the West. In addition, whilst I am not an engineer, I question whether the proposed surface water scheme on the Land North of the Railway Line (West) will exasperate the present position.

Before any decision is made with regard to access off Porthkerry Road I would urge you as a Councillor representing members of the public to consider carefully, prior to determining this application.

Yours faithfully,

W. PHILIP THOMAS, Dip (Estate Man) MRICS FAAV
Chartered Surveyor & RICS Registered Valuer
For Herbert R Thomas LLP

Planning Committee

Councillor	Email
Frederick T Johnson JP, Chairman	ftjohnson@valeofglamorgan.gov.uk
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Audrey Preston	Via Mail only
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Edward (Eddie) Williams	Edwilliams@valeofglamorgan.gov.uk
Mark Wilson	MRWilson@valeofglamorgan.gov.uk

Mr D Robert Thomas
Head of Planning

DRThomas@valeofglamorgan.gov.uk

Cllr Audrey Preston,
Kings Hall Court
Wick Road
St Brides Major
Bridgend
CF32 0SE

Philip Thomas

From: Philip Thomas
Sent: 29 October 2014 10:28
To: 'Thomas, Rob'
Subject: RE: Rhoose Point

Rob

Thank you for your last email in connection with the above and thank you I am in good health and I trust you are. My clients have been giving the issue with regards access, development brief, additional costs a great deal of thought. I have received an email which has been sent from both The Davies and Hardy Family. I felt that it is necessary for you to have sight of the email to understand their thoughts prior to any final decision being made concerning access onto Porthkerry Road.

I have copied it for you to see below.

Phil,

As you know for more than 15 years we have been attempting to secure a landowners agreement in line with UK Access law with the various owners of the land to the west, initially with WAG and more recently with SWLD. To date our offers to negotiate an agreement which supports the comprehensive scheme within the adopted UDP Brief has received no consideration even though the fixed percentage offers have now lapsed, offers to negotiate are still open but cannot remain so indefinitely.

As landowners we wish to adhere to sensible planning which benefits the whole community and therefore would wish that good principles of following the adopted UDP Brief should prevail and UK access laws followed. As such, we have agreed to infrastructure costs within the signed S106 which support both ours and the SWLD proposed development sites. Our intention as you know has been to recover some of these costs through a landowner's agreement covering development of the whole site in line with UK access law.

Given the recent application by SWLD to develop their site with access onto Porthkerry Road and utilise a separate surface water solution, we feel we should inform Robert Thomas of our intentions regarding our retained land (title no CYM264958). Having discussed the situation in great detail, we are all in agreement that should the council go against the adopted UDP Brief and grant Porthkerry Road access, then our land will be fenced, planted out and policed at all times and will remain so until such time as access is paid for and abnormal costs recovered. As a matter of principle, we have no intention of foregoing the access and allowing any type of traffic or surface drainage across our retained land.

I would welcome your feedback and indeed a meeting would certainly assist. If you would be good enough to come back to me by Friday 7th November.

Regards

Philip.Thomas

ur Website at www.valeofglamorgan.gov.uk
i'n gwefan yn www.bromorgannwg.gov.uk

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Hapus i gyfathrebu yn Gymraeg

From: Philip Thomas [<mailto:PhilipThomas@hrt.uk.com>]
Sent: 08 October 2014 16:19
To: Thomas, Rob
Cc: Cllr Jeff James; Clarke, Philip J (Cllr); planningandtransport@valeofglamorgan.gov.uk; maryavrild@hotmail.com; hardynewfarm@outlook.com
Subject: FW: Rhoose Point

Mr.Thomas

Please see copy of letter sent to Mr.Langley Davies of SWLD Ltd.
In the event you wish to discuss any points with me please do not hesitate to contact me.

Regards

Phil.Thomas

**W. Philip Thomas Dip. (Est. Man.) MRICS, FAAV
Partner**



For Herbert R Thomas LLP

59 High Street, Cowbridge. CF71 7YL

Direct Line: 01446 776370

Fax Line: 01446 776378

Email: philipthomas@hrt.uk.com

Web: www.hrt.uk.com

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Our Ref: WPT/GVM/H369d & D307

Your Ref:

Mr L Davies
St Lawrence Consultancy Ltd
3 Links Court
Fortran Road
St Mellons
Cardiff
CF3 0LT

Date: 8TH October 2014
Direct Line: (01446) 776370
Email: philipthomas@hrt.uk.com
When replying please quote our ref.

Via email and by post: langley@ppuk.net

Dear Langley,

Re: Rhoose Point

I refer to my letter dated 28th March 2014 (copy enclosed) in connection with the above matter.

The offer was withdrawn in accordance with the letter of 28th September 2014.

I have been instructed to write to you to advise you that, whilst the offer is withdrawn, my clients are still prepared to meet and discuss a sensible resolution to facilitate a comprehensive scheme at Rhoose Point.

I am further advised to inform you that as at the date of 2nd November 2015, they will review their present position.

I would be grateful if you could please give this your consideration and would also be grateful if you could confirm receipt of this letter.

Kind Regards.

Yours sincerely,



**W. PHILIP THOMAS, Dip (Estate Man) MRICS FAAV
For Herbert R Thomas LLP**

Partners: Andrew R. Thomas, BSc (Land Man), MRICS, FAAV, Robert P. Calcaterra, FNAEA, W. Philip Thomas, Dip (Est Man), MRICS, FAAV, Gavin R. Rees, MNAEA,
Howell Edwards, BSc (Est Man), FRICS, FAAV Consultants: Robert Thomas, MA (Dip Est Man), Cantab, FRICS, FAAV,
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Our Ref.

WPT/CMW/D307(4)&H369(d)

Your Ref.

Mr R Thomas
Head of Planning
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Date: 25th June 2014
Direct Line: (01446) 776370
Email: philipthomas@hrt.uk.com
When replying please quote our ref.

Dear Mr Thomas,

**Re: Land north of the railway line (west) : Rhoose : Taylor Wimpey plc
& South Wales Land Development Application
Application No. 2014/00550/OUT**

I refer to previous correspondence dated 28th March 2014 in connection with the anticipated proposed application. I now notice that the application has been submitted and I write merely to advise that the representations put forward in the letter dated 28th March 2014 on behalf of my Clients is in connection with the above application for development on land north of the railway line (west) Rhoose.

In the report submitted by Waterman, on page 8 under paragraph 4.11 Access, it states:

"As discussed earlier, discussions are still ongoing with the neighbouring landowner regarding these linkages."

Partners: Andrew R. Thomas, BSc (Land Man), MRICS, FAAV, Robert P. Calcaterra, FNAEA, W. Philip Thomas, Dip (Est Man), MRICS, FAAV, Gavin R. Rees, MNAEA, Howell Edwards, BSc (Est Man), FRICS, FAAV Consultants: Robert Thomas, MA (Dip Est Man), Cantab, FRICS, FAAV, Edmund Miles, BSc (Agric), FRICS, FAAV, Alison Ginn, BSc, MRICS, FAAV, Matthew Jarrold, BSc (Land Man), MRICS, FAAV Business Manager: Jayne Drummond, MBA (Dist)

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You will see that attached to my letter of 28th March 2014 was a copy letter to Mr Langley Davies of South Wales Land Developments Ltd. The letter clearly set out an offer to South Wales Land Developments Ltd.

In response to the letter we received the following comment:-

"We are now in a contractual arrangement with Taylor Wimpey, who are progressing a planning application on our site, and I am therefore unable to consider your offer."

The comment made by Waterman in their report is therefore untrue and misleading.

I trust you will take on board the points raised in this letter and representations made in previous correspondence dated 28th March 2014.

Kind regards,

Yours sincerely,



**W. PHILIP THOMAS, Dip (Estate Man) MRICS FAAV
Chartered Surveyor & RICS Registered Valuer
For Herbert R Thomas LLP**

hrt
herbert r thomas

Chartered Surveyors, Planning Consultants,
Auctioneers, Valuers & Estate Agents.

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web: hrt.uk.com

Our Ref **WPT/CMW/D307(4) & H369(d)**

Your Ref:

Mr L Davies
St Lawrence Consultancy Ltd
3 Links Court
Fortran Road
St Mellons
Cardiff
CF3 0LT

CONF

Date: 28th March 2014
Direct Line: (01446) 776370
Email: philipthomas@hrt.uk.com
When replying please quote our ref.

Via email & recorded delivery: langley@ppuk.net

Dear Langley,

Re: **Rhose Point**

I refer to a previous meetings and discussions in connection with the above.

I was rather concerned when I spoke to one of my Clients, Mr Ian Hardy, in connection with your recent telephone discussion with him. During that discussion it came to light that you suggested to Mr Ian Hardy that I had offered access across my Client's land at 35% of the residential market value of the South Wales Land Development Ltd (SWLD Ltd) at Rhose.

You will of course be aware that prior to SWLD Ltd purchasing their land in Rhose, we both spoke and met on a number of occasions and, indeed, under the instructions of my Client there was an offer on the table for a period of some twelve months for a 28% of the residential market value of the net developable area of your land, subject to planning.

I have enclosed a copy of this email for your reference.

Partners: Andrew R. Thomas, BSc (Land Man), MRICS, FAAV, Robert P. Calcaterra, FNAEA, W. Philip Thomas, Dip (Est Man), MRICS, FAAV, Gavin R. Rees, MNAEA
Howell Edwards, BSc (Est Man), FRICS, FAAV Consultants: Robert Thomas, MA (Dip Est Man), Cantab, FRICS, FAAV,
Edmund Miles, BSc (Agric), FRICS, FAAV, Alison Ginn, BSc, MRICS, FAAV, Matthew Jarrold, BSc (Land Man), MRICS, FAAV Business Manager: Jayne Drummond, MBA (Dist)

Partners: Andrew R. Thomas, BSc (Land Man), MRICS, FAAV, Robert P. Calcaterra, FNAEA, W. Philip Thomas, Dip (Est Man), MRICS, FAAV, Gavin R. Rees, MNAEA
Howell Edwards, BSc (Est Man), FRICS, FAAV Consultants: Robert Thomas, MA (Dip Est Man), Cantab, FRICS, FAAV,
Edmund Miles, BSc (Agric), FRICS, FAAV, Alison Ginn, BSc, MRICS, FAAV, Matthew Jarrold, BSc (Land Man), MRICS, FAAV Business Manager: Jayne Drummond, MBA (Dist)

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PA 13



My Clients, as you are aware, withdrew the offer at the end of 2012 as it was clear that you were not prepared to enter into discussions in bringing forward the development as a comprehensive scheme. They did, however, invite further discussions, if you felt it appropriate.

I have since met with my Clients, Mr & Mrs Gwilym Davies and Mr Ian Hardy representing the Hardy Family, and have been instructed to write to you on their behalf.

In order to assist and bring forward Rhoose Point as a comprehensive scheme, as stated within the development brief, my Clients have instructed me to write to you with a new offer on the following terms:-

1. For SWLD Ltd to pay to my Clients 30% of the residential market value of the net developable area of SWLD Ltd land.
2. For SWLD Ltd to contribute to their share in the abnormal costs in bringing forward the developments.
3. The offer is an open offer and is to be withdrawn six months from the date of this letter.

The offer is in line with the Landowners' agreement between the Hardy and Davies Families. I also understand that when the Welsh Assembly Government bought land on the north-west boundary a 33% allowance was made in the purchase price to reflect the access situation.

The offer is to allow SWLD Ltd to have uninterrupted access to pass and re-pass and to join all services across my Clients' retained land which sits to the east and south of SWLD Ltd land.

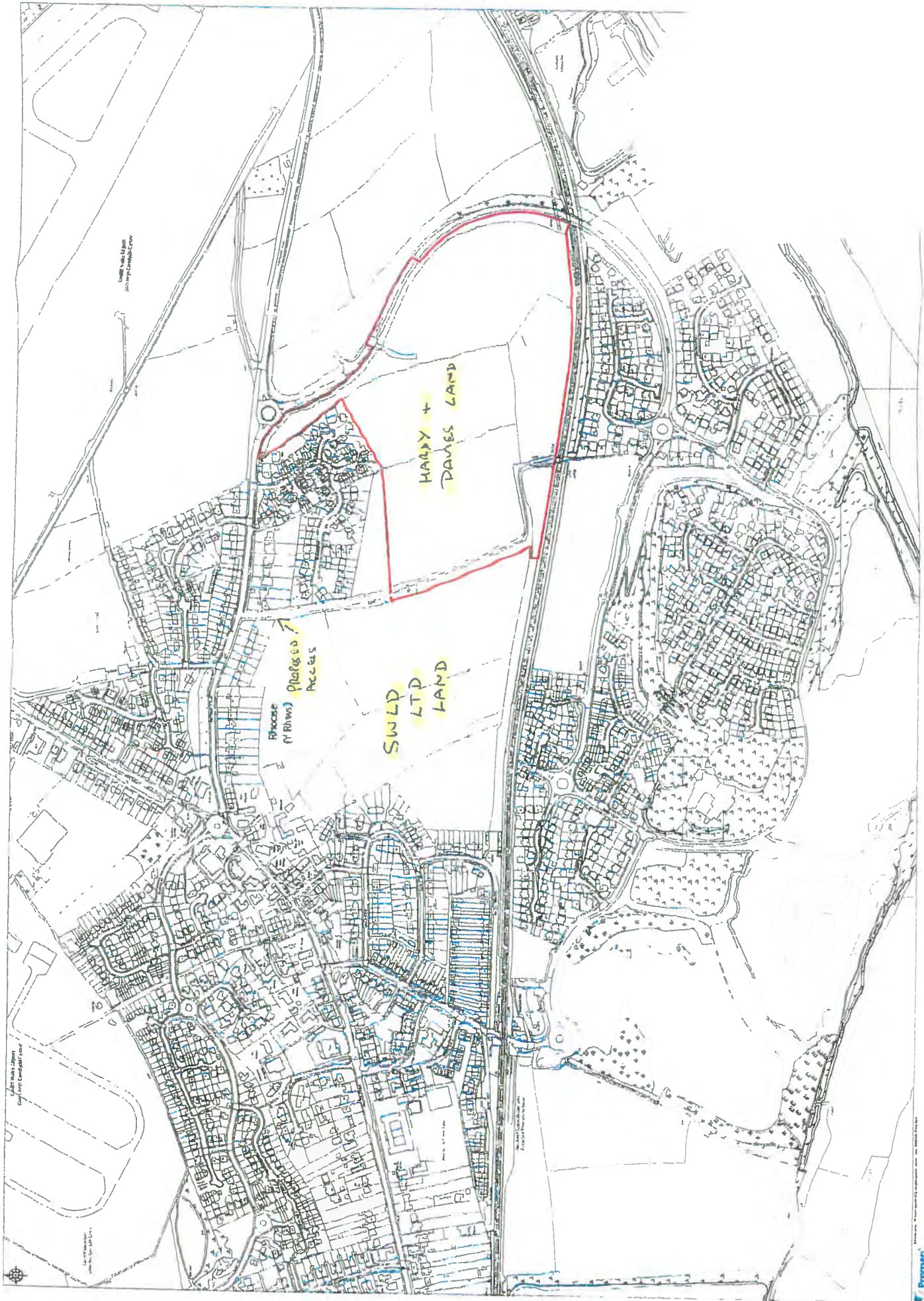
I would be grateful if you would please be good enough to consider the offer and I would also be grateful if you would confirm receipt.

Kind regards,

Yours sincerely,



W. PHILIP THOMAS, Dip (Estate Man) MRICS FAAV
Chartered Surveyor & RICS Registered Valuer
For Herbert R Thomas LLP



1 and 2 to the north of the main site
Reference 1 & 2 of 2000-01-01

Other notes - 2000
County Council - 2000

County Council - 2000
County Council - 2000

PHOSOPH (P) PHOSOPH
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SWLP
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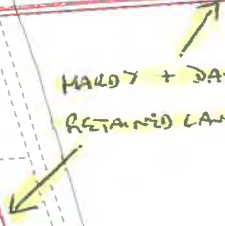
HARRY +
DAVES
LAND

SWLD
LTD Proposed
ACCESS



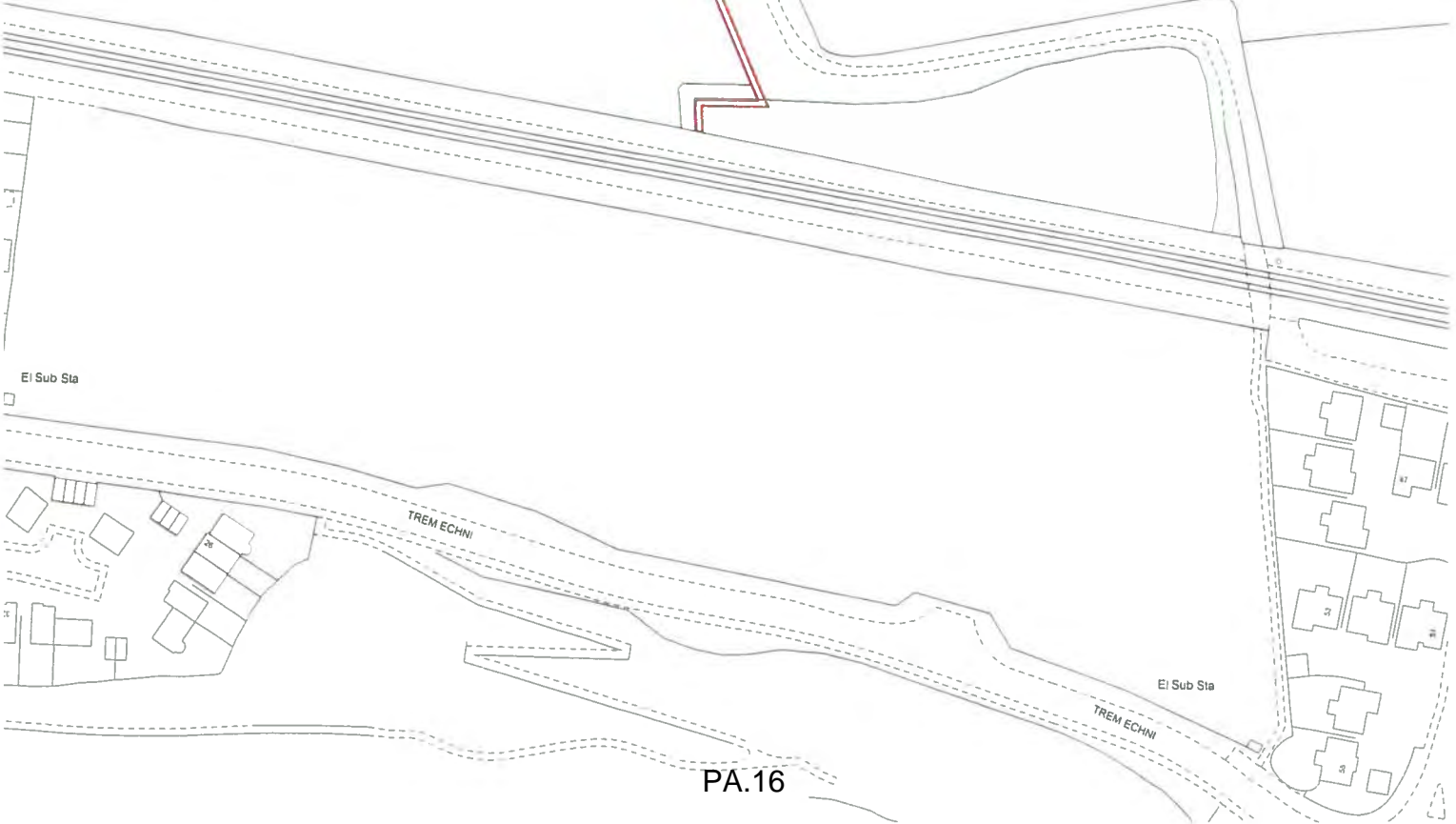
SWLD
LTD LAND

MARDY + DAVIES
RETAINED LAND.



SWLD
LTD
LAND

MARDY +
DAVIES LAND



Date/Dyddiad: 12 November 2014

Ask for/Gofynwch am: Mr. M. Goldsworthy

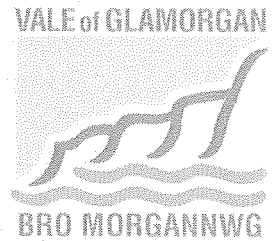
Telephone/Rhif ffon: (01446) 704661

Your Ref/Eich Cyf:

My Ref/Cyf: P/DC/SDB/2014/00550/OUT

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

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2014/00550/OUT
Appendix C

All Members of the Vale of Glamorgan Council Planning Committee.

Dear Councillor,

Town and Country Planning Act, 1990 (as amended)
Planning Application Reference: 2014/00550/OUT
Location : Land north of the railway line (west), Rhoose
Proposal : Residential development with associated access and associated works, to include public open space and land for a primary school (including the demolition of 46 Porthkerry Road and its associated outbuildings)

I write with reference to a letter dated 10th of November 2014 which you have been sent as councillors from Herbert R Thomas surveyors on behalf of the landowners of part of the land north of the railway line at Rhoose.

You will note that the letter raises the following key issues:

1. That the landowners consider they have complied with the development brief for the site.
2. that the landowners consider that the planning application for the adjacent site owned by Taylor Wimpey is not in accordance with the development brief for the north of the railway.
3. The landowners will, if planning permission is granted for the Taylor Wimpey site with access directly from Porthkerry Road, prevent any access to the part of the site that they currently own (and which Persimmon Homes and Bellway Homes are currently seeking permission to develop), through fencing and they will prevent comprehensive linkages through the two sites.
4. They further advise of the possible costs of seeking to link the sites through compulsory purchase of the land to allow access from one side to the other and point out that the landowners will seek the maximum contribution in this instance.
5. The letter concludes by questioning whether the drainage scheme submitted by Taylor Wimpey will exasperate (assume this should be exacerbate?) the present situation but then acknowledges that the author is not a drainage engineer with any experience in this matter.

Given this letter has been addressed to all members of the Planning Committee it is important that the facts are laid out clearly so that members have all information necessary when these applications are put before them for determination.

With regard to points 1 and 2, it is clear that neither the approved application (2010/00686/EAO) nor the currently submitted reserved matters applications specifically accord with the Councils Development brief for the site, as this brief envisaged a comprehensive development of the whole site.

Members will be aware that all applications for planning permission are determined having regard to all material factors, of which the development brief was (and is) one such factor. Moreover it is clear that the main reason for the departure from the original brief was the decision of the relevant landowners and house builders to not progress with the original comprehensive outline application for the site (2008/00541/OUT). Members will recall that an outline application was subsequently submitted (2010/00686/EAO) for approximately half of the relevant site mainly because of landownership and ransom issues related to the pecuniary interests of all of the landowners involved.

This application was ultimately approved having regard in part to the Council Housing Land Availability at that time. Nevertheless it was recognised at the time that the application was considered by the Committee that it was not in accordance with the development brief. It would therefore appear completely unreasonable for agents for these very landowners to complain about a neighbouring application (2014/00550/OUT) departing from the development brief when the previous application departed from the brief in the same manner.

With regard to points 3 and 4, it is of course unfortunate for a land owner to make threats about their intentions to prevent access from one development site to another, however members should note that while this course of action may be possible in respect of vehicular traffic, an adopted footpath crosses the site and this cannot lawfully be blocked. Accordingly given the above it would not be possible for the landowners to block pedestrian linkages between the sites. Given the above and while not wanting the situation to develop where ransom strips prevent such vehicular linkages, it is clear that the Council would not use tax payers money to compulsory purchase any land in this regard.

Finally while the comments of the landowners agent are noted with regard to the application by Taylor Wimpey to develop the remainder of the site (2014/00550/OUT), it will be for your professional officers and the relevant statutory consultees, and ultimately you as Councillors to decide if that scheme is acceptable, not for adjacent landowners with clear pecuniary interests.

Given the above I would recommend all Councillors note the clear interests of the neighbouring landowners and consider their correspondence in light of this clear interest.

Yours faithfully,



Operational Manager Development & Building Control

C.C. P. Thomas
Herbert R Thomas
59 High Street
Cowbridge
Vale of Glamorgan
CF71 7YL

Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg

Robert Thomas, Director of Development Services/ Cyfarwyddwr Gwasanaethau Datblygu

north

SDB

Duffield, Claire E

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 25 June 2014 13:32
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00550/OUT

2014/00550/OUT
Appendix D

New comments have been received for application 2014/00550/OUT at site address: Land north of the railway line (west), Rhose from Mr Philip Clarke pjclarke@valeofglamorgan.gov.uk

Address:
Deg-Erw, Cwm-Ciddy Lane, Barry, CF62 3NA

Comments:

Other type details: Local Councillor.

Comment: The access of Fontygary Road is inadequate considering the number of houses. Furthermore the drainage proposals with the use of holding tanks would require further investigation regarding their proposed function and capacity. As this application is completely separate from that on the adjoining land to the East it has to be considered on a stand alone development without any assumption that the roads on both sites running East West will be joined up, and that all drainage must be independent and self sustaining. I would have been less critical if this site was considered as a comprehensive scheme and included with that to the East.

Case Officer:
Mr. S. D. Butler

D.E.E.R
RECEIVED
ACTION BY: smc/SDB
NO: P665
ACK:

RECEIVED

26 JUN 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Alun Cairns MP
Vale of Glamorgan



HOUSE OF COMMONS
LONDON SW1A 0AA

F006724

2014/00550/OUT

Appendix D

Mr M Petherick
Cabinet Officer
Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

8 August 2014

Ref: VoG

Dear Mark

**HOUSING DEVELOPMENT, LAND TO THE NORTH OF RAILWAY LINE OFF PENTIR Y DE,
RHOOSE**

My purpose in writing is to seek clarification regarding the above planning application.

I have been informed that access to the site would be via the new road to Rhoose Point, but now it is the intention of the applicant to create an access point at Green Lane, and then onto Porthkerry Road.

Conscious that there are several active planning applications in this vicinity that have either been granted or are in the process of being assessed, would it be possible to have clarification on the proposals.

Thank you for your consideration in this matter and I look forward to hearing from you as soon as possible.

Yours sincerely

ALUN CAIRNS MP
Vale of Glamorgan

Please consider this letter to be private and not to be shared with any party without prior permission.

29 High Street
Barry
CF62 7EB

Alun Cairns MP
www.aluncairns.co.uk
alun.cairns.mp@parliament.uk
☎ 0207 219 5232 ☎ 01446 403814

29 Y Stryd Fawr
Y Barri
CF62 7EB

Rennie, Steven

2014/00994/FUL APPENDIX A

From: Catherine Summerhayes
Sent: 26 January 2015 17:27
To: Rennie, Steven
Cc: Moss, Justina
Subject: FW: Tudor Lodge Building
Attachments: photo 1.JPG; photo 2.JPG; photo 3.JPG

Hello Steven

Further to our telephone conversation today, please find attached the photo's as promised.

Photo 1 is our stables, the ridge height is 3.5metres. This is the standard and more than adequate height for any stable. The ridge height for Tudor Lodge is 4.5mtrs which is excessive, un-necessary and will be obtrusive to us and the surrounding neighbours. The ridge height needs to be reduced, basically he has built another building the same size as the "tractor shed" which is 16m x 5.6m (89.60 sq Mtr) and this building is 15m x 6m (90 sq mtr) it is bigger!!

We have had to erect a 6ft fence in order to try to block out the disgusting state of the field. The labourers start before 8am everyday, there is terrible noise and dust etc and currently fires daily. I have sent photo's the Andrew Nunn as the fires occur, they evidence the burning of household rubbish and building site rubbish.

The "stables" are excessive in size (photo 2), a standard stable is 3.66 x 3.66 mtrs (12x12ft) not 4.80 x 3.75 mtrs (15.9ft x 12.4ft)

The building is double skinned with Celotex/Kingspan cavity wall insulation, why if they are deemed to be stables? (photo evidenced in my previous e-mail sent today)

Steven, you have mentioned that if planning is given it will be for a single skin building but as the photo's evidence the building is in place!(photo 3)

Are we going to be in the same position as the dreadful "tractor shed" right next to our house. It was moved without any notification to us.

As we all know Mr & Mrs Richards built that without planning, they constructed it to their specification and size. Once it was erected they went for retrospective planning and got it!

We are currently facing the same scenario again now. Mr & Mrs Richards are currently building what they like with no planning permission, once it is constructed they then apply for retrospective planning and as in previous cases they will achieve what they desire.

The building is enormous in scale, Mr & Mrs Richards do not own any horses and the horses in the field behind that he said he owns are actually owned by Mr Ross Farr, a racehorse trainer.

I understand you have been given assurances by Mr & Mrs Richards that there will be no further development after this building, however he has laid foundations in the top corner of the field with pipework for water and electric. This needs to be investigated and clarified.

Please can you keep me informed of any further developments

Regards

Catherine Summerhayes

Rennie, Steven

From: Andrew Beard [redacted]
Sent: 27 January 2015 12:21
To: Rennie, Steven
Cc: Catherine Summerhayes
Subject: 2014/00994/FUL

[redacted]
[redacted]
[redacted]

Importance: High

Dear Mr Rennie,

I write to object to the above application on behalf of the adjoining occupiers at Stonecourt in advance of tomorrow's Committee meeting.

Please ensure that my objection and also the email sent by Mrs Summerhayes dated 26th January 2015 is read out and made aware of to Committee as very strong and valid objections.

I fail to see how this application can be approved as clearly the applicant has embarked upon a campaign of trying to wear the Council down with constant claims for buildings for sheep, then cows, then chickens. Also buildings that have been permitted for agricultural use have then been immediately applied for to change of use to domestic.

There is no agricultural use of the site which demands any buildings and a store is already permitted.

The applicants have no horses

The building is being constructed in advance of securing consent.

Mrs Summerhayes email clearly sets out valid points regarding the double skin construction and the size of the facility.

Has any tenancy document been provided to show that there is genuine agricultural need for the facility?

How can the Council approve another building when the applicants clearly wish to change other existing agricultural buildings for non agricultural uses.

A recent appeal has also been dismissed to the entrance to the site on the basis of over domestication.

This is another example of a 'Trojan horse' whereby additional buildings are being sought under the false guise of agricultural use, with no doubt future battles over attempts to use them domestically.

The Council needs to be firm and refuse this application clearly on the grounds of

- Lack of agricultural need
- Being constructed not with agricultural details
- Too big in scale and mass terms for normal stable requirements

The application should be refused as contrary due the reasons above to policies ENV1, EMP8, ENV27 and ENV29

Enforcement action should then be immediately taken, in the light of a constant stream of unauthorised planning works, to remove the building as partly constructed.

Please lodge this as a formal objection and I look forward to notification of the decision.

2014/01186/FUL

Yr Arolygydd Cynllunio, Afdelad y Goron, Parc Cathays,
Caerdydd CF10 3NQ ☎ 029 2082 3889 Ffacs 029 2082 5150
e-bost wales@planning-inspectorate.gsi.gov.uk



APPENDIX A

The Planning Inspectorate, Crown Buildings, Cathays Park,
Cardiff CF10 3NQ ☎ 029 2082 3889 Fax 029 2082 5150
e-mail wales@planning-inspectorate.gsi.gov.uk

Penderfyniad ar yr Apêl

Ymweliad safle a wnaed ar 10/9/07

Appeal Decision

Site visit made on 10/9/07

gan/by Hywel Wyn Jones BA (Hons) BTP MRTPI

Arolygydd a benodwyd gan y Gweinidog an Inspector appointed by the Minister for
dros yr Amgylchedd, Gynaliadwyedd a Environment, Sustainability and
Thai, un o Weinidogion Cymru Housing, one of the Welsh Ministers

Dyddiad/Date 03/10/07

Appeal Ref: APP/Z6950/A/07/2047366

Site address: Pencyrn Barns, Ystradowen, Cowbridge

The Minister for Environment, Sustainability and Housing has transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mark Aston against the decision of the Vale of Glamorgan Council.
- The application (ref: 2006/01347/FUL), dated 26 September 2006, was refused by notice dated 14 December 2006.
- The development proposed is the conversion of 2 barns into dwelling and the alteration of the access to the highway as shown on the accompanying drawings.

Decision

1. For the reasons set out below I dismiss the appeal.

Main Issue

2. I consider that the main issue in this case is whether the buildings are suitable for the proposed residential use, particularly in terms of any effect on the character and appearance of the area and the generation of car-borne journeys, having regard to local and national planning policy.

Reasons

3. The site lies within an area of open countryside, within a landscape acknowledged for its attractive quality by its designation as a Special Landscape Area in the adopted Vale of Glamorgan Unitary Development Plan 1996-2011 (UDP). Policy ENV 8 of the Plan deals with Small Scale Rural Conversions and is supported by supplementary planning guidance: The Conversion of Rural Buildings. I have also taken into account national planning policy, in particular paragraphs 7.6.10-11 of Planning Policy Wales, March 2002.
4. In addition to the 2 traditional farm outbuildings envisaged for conversion the site contains a corrugated-sheet clad shed and the framework remains of a former barn. Immediately behind the site lie the farmhouse and a collection of modest outbuildings. A high, dense roadside hedgerow forms an effective screen to this group of buildings from the road save at the point of access.

5. The largest of the barns is a single-storey structure which has been insensitively repaired over the years. The structural report accompanying the application explains that parts of the walls would need to be rebuilt and the roof replaced. The scheme envisages excavation works to lower ground levels around the buildings, most significantly in the case of the larger barn where the works are intended to create sufficient space to facilitate the provision of a second storey. The resultant building would appear materially different to the present structure particularly as the intended lowering of the windows and doors would increase the gap between the eaves and the heads of these openings. This would harm its agrarian character, contrary to criterion (iv) of Policy ENV 8.
6. The proposed removal of a significant section of the indigenous roadside hedge and re-positioning of the access would open up views of the site to the detriment of the intimate, pleasant character of this country lane. A bridleway crosses the site and a public right of way, which runs along higher ground to the north and west, overlooks it. The scheme would create a large area of residential curtilage around the two buildings; both national and local planning policies recognise the harmful impact that such domestication can have on rural areas. The manifestations of residential use of the site, such as external lighting, parked vehicles, garden furniture and play equipment, would erode the landscape quality of the area contrary to the aim of Policies ENV 4 and ENV 8(v).
7. The harm to the area's character and appearance that I have identified outweighs any potential benefits that would arise from the scheme, including the removal of the dilapidated structures, the refurbishment of the buildings and the scope for landscape planting.
8. The supporting text of Policy ENV 8 recognises the sustainability issues that arise from the conversion of isolated buildings for residential purposes. Strategic Policies 2 and 8 emphasise the importance of achieving sustainable patterns of development, which is a cornerstone of government policy. The appellant accepts that the lack of local services including public transport is such that future occupiers would be likely to be dependent on a private car for most services and sources of employment. The appellant points out that there are villages nearby that may not fare materially better in this respect but which are envisaged to accommodate some new residential development in the UDP – this consideration does not justify permitting further development in such remote locations.
9. I conclude on the main issue that the proposed development would harm the character and appearance of the area and would lead to future occupiers being dependent on a private car to access most day-to-day services. The scheme is contrary to the aims of local and national planning policies.
10. I have taken into account all other matters raised in support of the application, including the benefit of the scheme in reducing the isolation of the neighbouring farmhouse, the sustainable measures that would be incorporated in the conversion works and the representations of Ms Jane Hutt, the local Assembly Member. None leads me away from my findings on the unacceptability of the scheme.

Hywel Wyn Jones

INSPECTOR



Penderfyniad ar yr Apêl

Gwrandawriad a gynhaliwyd ar 19/08/08

Ymweliad â safle a wnaed ar 19/08/08

Appeal Decision

Hearing held on 19/08/08

Site visit made on 19/08/08

gan/by Clive Nield BSc, CEng, MICE, MCIWEM

**Arolygydd a benodwyd gan y Gweinidog
dros yr Amgylchedd, Gynaliadwyedd a
Thai, un o Weinidogion Cymru**

**an Inspector appointed by the Minister for
Environment, Sustainability and Housing,
one of the Welsh Ministers**

Dyddiad/Date 02/09/08

Appeal Ref: APP/Z6950/A/08/2072658

**Site address: Land and buildings at Crofta Farm, Ystradowen, Vale of
Glamorgan**

**The Minister for Environment, Sustainability and Housing has transferred the
authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Mark Canning against the decision of the Vale of Glamorgan Council.
- The application Ref 2008/00094/FUL, dated 30 December 2007, was refused by notice dated 14 March 2008.
- The development proposed is change of use of an agricultural building to 1 No. dwelling (Barn 2 only).

Decision

1. I dismiss the appeal.

Background and Procedural Matters

2. A previous application was made for the conversion of 3 traditional stone barns to dwellings, which was subsequently amended to 2 barns. However, in view of the Council's concerns about the condition of 2 of the barns, that application was withdrawn in November 2007 (ref. 2007/00078/FUL). The current appeal application refers to only one of the barns and to a smaller site area.
3. It has been suggested that the other 2 barns might be used as storage buildings for the proposed dwelling. However, they lie outside the appeal site and any such use is not included within the appeal application. Their future remains unresolved. There are also several large modern buildings in the farmyard complex and, although not all are within the appeal site, the application plans indicate that 3 would be demolished. The 3 buildings are within land under the control of the applicant, and their demolition is taken to be part of the proposed scheme.

Main issues

4. The main issues in this case are whether or not the nature and location of the development represents a sustainable form of development and the effects on the rural character of the area.

Reasons

5. The site is in the open countryside well outside any settlement boundaries. It is not part of a hamlet or even part of any loose grouping of properties. Crofta Farm, comprising a former farmhouse and a yard of 3 old barns and a number of more modern agricultural buildings, is quite separate from any other built development, even the dwelling opposite the entrance to the access track. The lane from the village of Ystradowen is very narrow and has poor forward visibility due to bends and undulating levels. Although there is reported to be a bus route along the main road through the village, it would be difficult and dangerous to walk along the lane to use that means of transport, and there can be little doubt that future occupants of the proposed dwelling would be almost completely reliant on the private car.
6. Although the proposal would provide a use for a building that is unsuited to modern agricultural use and is under-utilised nowadays, that benefit would be substantially outweighed by the other factors of lack of sustainability, particularly its remote location, poor means of access and reliance on the private car. The proposed additional dwelling in this location would be an unsustainable form of development contrary to the aims of national and development plan policies.
7. Several examples of planning permission being granted for similar rural building conversions (both by the Council and on appeal) have been put forward to support the Appellant's case, and it is argued that these represent similar circumstances so far as sustainable locations are concerned. However, the Council has cited other appeal decisions where lack of sustainability has been an important factor influencing refusal. These illustrate the importance of considering the particular circumstances of each proposal, and that is what I have done in this case. My conclusion is that the current proposal would conflict with important policy aims for sustainable development.
8. National and development plan policies also presume against development in the open countryside, except in certain circumstances. The small scale conversion of rural buildings is one of those exceptions, though preference is for the new use to benefit the diversification of the rural economy, and the proposed residential use would not provide that benefit. Nevertheless, Unitary Development Plan Policy ENV 8 applies to all types of conversion and sets out a range of criteria for such development. These include requirements that effects on character and appearance are acceptable, including impacts of the curtilage, access and changes to the building.
9. In this case, changes to the building itself would be quite limited but the area around the building would take on the appearance of residential curtilage and necessary improvements to the access would also increase its visual impact. Although additional development within the curtilage could be restricted by applying conditions to limit permitted development rights, it is inevitable that residential use of the land would result in its character and appearance changing

due to the paraphernalia and clutter associated with domestic use. Two public footpaths pass close to the southern boundary of the site, and the proposed dwelling and curtilage would be clearly visible from those footpaths.

10. At present the farm yard and surrounding area is indisputably rural in character. However, the proposed development would introduce additional residential activity and appearance to the detriment of that character. This would conflict with several criteria of UDP Policy ENV 8 and with the aims of wider national and development plan policies to safeguard the character and appearance of the open countryside.
11. There is little dispute that the barn is capable of conversion without substantial reconstruction or that the proposal would contribute towards Government aims for the provision of a wider choice of housing. I have taken into account these and all other matters raised, including conditions that might be possible, but they do not outweigh the considerations that have led me to my main conclusions that the proposal would represent an unsustainable form of development in the open countryside and would be unacceptably detrimental to the rural character and appearance of the area. For these reasons I conclude that the appeal should be dismissed.

Clive Nield

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr Chris Morgan, BA, DMS, Agent.
MBA, MCFI, MRTPI

FOR THE LOCAL PLANNING AUTHORITY:

Ms Justina Walsh, BSc, DipTP, Principal Planning Officer (Enforcement and
MRTPI Appeals), Vale of Glamorgan Council.

DOCUMENTS

- 1 Letter of Notification and list of persons notified.
- 2.1-2.4 Refusals of Planning Permission and corresponding Appeal
 Decisions for 2 barn conversion development proposals,
 provided by Council.

PLANS

- A1-A5 Application plans: location and site plans (with red line
 boundaries); site plan with details of other building
 demolitions and access driveway; Existing (drg.4) and
 Proposed (drg.5) plans of barn.
- B Plan of public footpaths, provided by Council.

Our Ref:6197

Planning Ref: 2014/01186/FUL

13th January 2015

Dear Committee Members

Coed Y Colwn Barn, Llancarfan

Following receipt of an email dated 12th November 2014 from the planning officer assigned to this application for the conversion of a redundant agricultural barn to a residential dwelling, we would like to clarify some of the issues raised in that email, and indicate further why this application should be approved.

The barn is stated by the officer to be "*substantially divorced from the nearest settlement (Llancarfan approximately 1 mile away) and as such is considered to be in an unsustainable location, being substantially divorced from local services*" and so would not accord with policies ENV1 and ENV8 of the Vale of Glamorgan Unitary Development Plan 1996-2011 and the Rural Conversions SPG as well as Technical Advice Note 6 and Planning Policy Wales.

In response, it should be noted that there are already a substantial number of 'isolated' barns in the locality which have been granted permission for residential conversion within the Vale of Glamorgan area. Probably the most similar is Slade Barn, Llanmaes, application 2009/00317/FUL, which was approved under delegated powers. In the officer's report for that application it is stated that the barn is "1km south east of Sigingstone and 1km north of Llanmaes."; and :

"The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Strategic Policies 2 and 8, Policies ENV1 - Development in the Countryside; ENV8 - Small Scale Rural Conversions; ENV16 - Protected Species; and ENV27 - Design of New Developments; of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Council's Supplementary Planning Guidance on the Conversion of Rural Buildings and the advice contained within Planning Policy Wales 2002, the proposal is considered acceptable in that the conversion can be achieved without substantial reconstruction of the external walls, extension to the building or insertion of new openings, and would not unacceptably alter the appearance and rural character of the building or the wider character of the countryside.

This application was a minor amendment to a previous application (2008/01429/FUL) on the same site where the officer had reported:

"As noted above, the Council has prepared a Sustainable Settlements Appraisal, which identifies the settlements that can provide for the everyday needs of local residents and, therefore, those which may be considered as sustainable in terms of providing services for new dwellings in the area. Sigingstone falls within the 3rd tier of settlements in that, whilst very rural in nature, it contains services that makes it more appealing in terms of sustainability than smaller more isolated settlements.

Given the relative proximity of the site to the local bus route and the villages of Sigingstone and Llanmaes for local services, and the subsequent regular connections to larger settlements such as Llantwit Major for a wider range of services, it is considered that the application site bears a sufficiently proximate relationship to existing established settlements, such that its occupants would not be solely dependent on the private motor car. It is therefore considered that the application site is not isolated, and represents a sustainable location for a conversion."

Coed y Colwn Barn is a similar distance to Llancafarn with its regular bus service and local amenities. The area is also served by the Green Links (hail and ride) bus service on a regular basis.

Other 'isolated' barns in the Vale include:

- Gingham Barn, St Mary Church;
- Meadow Barn and Y Grawnby, Llantrithyd;
- barn at Caemen Farm, Bonvilston;
- barn at New Barn, St Athan; and
- barn at Treguff, Llancafarn

The successfully defended appeals, referred in the officer's report for this application, relate to applications submitted in 2007. Slade Barn was an approved 2008 application.

It is also noted that many of the adverse comments relate to potential alternative commercial uses for the barn, in preference to residential use. However, this has already been considered by the applicant and addressed in the Planning Statement submitted with the application (paragraphs 1.13 and 1.14):

"1.13. If considered for alternative commercial use, It is noted that there are many commercial/industrial units in nearby Barry which are already serviced with all the requirements of a modern office or industrial unit and which have good accessibility for delivery lorries and employee parking. However, many of these are empty.

1.14. With regards to commercial use, Coed y Colwn Barn would be prohibitively expensive to convert and provide services compared to other more attractive units in far more accessible locations."

The officer's implied suggestion is that the barn could be used as a small farm shop, small business use or community hall. But, the barn is not attached to a farm as it was left to the applicant in her mother's will. Neither the applicant nor her husband are engaged in agriculture. Therefore, there would be no produce from a farm to sell in the farm shop – it would have to be purchased from third parties.

There is already a community hall in Llancafarn. An additional hall would be superfluous.

Clearly, in the absence of any development the barn will fall into disrepair. Old agricultural barns are part of the historic fabric of the Vale of Glamorgan and the best means of preserving them is with a beneficial use - and the only effective means of achieving this in the case of Coed y Colwn Barn is to sympathetically convert it to residential accommodation. The barn is currently sound and would require no change in external appearance to convert it to residential accommodation.

The smaller '*existing shed*' referred to in the Planning Statement is not currently *in situ* although it was at the time of our first visit to the site. The shed was a wooden-frame building with metal sheeting walls and had been used for agricultural storage for many years. Unfortunately, during the interim period the structure has been damaged and collapsed during a heavy storm. The collapsed structure remains on the site.

The curtilage to the rear of the barn would be minimised. There is no intention to use the 1 acre of land associated with the barn for amenity purposes. It is likely to be planted with specimen trees to act as a windbreak to protect the integrity of the building in the future.

There is no extension associated with the barn – it is merely reinstatement of the pre-existing cart shed for which the former walls and roof timbers are clearly present and the stone lying where it fell. This is a relatively recent occurrence, as can be seen in the photograph taken from *Bing Maps*, and we were informed by another Vale of Glamorgan Council Planning Officer that reinstatement would be acceptable.

The building can be restored “*without substantial reconstruction of the external walls, or extension to the building*”. The building is probably 90-95% intact, as originally built, and is structurally sound. The rebuilding of the lean-to which collapsed between 2006 and 2009 cannot be considered “substantial”, particularly when the bases of the walls are still *in situ*.

On this basis it is considered that the application accords with planning policies and that there is sound justification for the conversion of the barn to residential use.

Yours sincerely,

Ieuan Williams

(BSc, MA, MIEMA, MBIAC)

Reading Agricultural Consultants Ltd.

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



Whispering Winds
Trerhyngyll
Vale of Glamorgan
CF71 7TN

26th December 2014

Planning Applications 2014/01334/FUL/JMC and 2014/01326/FUL/JMC

Dear Sirs,

I would like to raise the following objections to the above two planning applications regarding **The Old Farmhouse, Trerhyngyll**.

Provision of Additional Dwelling at the Old Farm House

I note that the planning application looks to create an additional dwelling in the grounds of the old farmhouse. I am particularly concerned that this could become a precedent within the village of Trerhyngyll. To my knowledge several previous applicants have requested permission to create an additional dwelling on their own property or garden, and have not been granted permission. Within Trerhyngyll there are many properties with substantial gardens. Granting this approval would create a precedent which would potentially enable many others to also build additional homes upon their gardens. I am concerned that this would substantially alter the character of the village in a detrimental way, including reduction in greenspace and loss of privacy to existing homes. I am also concerned that the village infrastructure (single track roads), limited vehicle parking and no public transport would not be suitable for such an expansion.

Impact of New Dwelling on My Property

As I look at the plans I see that the new property would directly overlook the rear of my house. I believe this could result in a direct infringement of my privacy. I also note that window position has been chosen in such a way that windows overlooking the Old Farmhouse gardens are fewer and less intrusive and most notably a wall with no windows facing the Old Farmhouse. Again I am aware that previous planning applications have required modification in order to protect the privacy of people in their gardens, especially in the vicinity of their house. I also note that the rear of the house (and patio) is close to the boundary of my garden, and I am concerned that this will increase noise within my garden, and impact upon my ability to enjoy my garden. It seems reasonable to me that if planning were granted for this property within the boundaries of the Old Farmhouse that privacy of neighbours should stand above the privacy of the Old Farmhouse and the main windows should be positioned accordingly.

Road Access around the Old Farmhouse

Appendix A.

2014/01334/FUL

I note that the provision of an additional dwelling requires that provision of an additional access route into the property, and this has been provided adjacent to Lavender House. As far as I can see this would require relocation of the existing village sign, relocation of a telegraph pole and loss of road parking (of which there is very little in Trerhyngyll). I am also concerned that an additional entrance point here would provide additional traffic hazards in an area which is already congested and where visibility is not good, and would suggest the plans should be considered by the relevant highways professionals.

Yours sincerely,

Dr. Simon Acey



D.E.E.R	APPENDIX A
RECEIVED	
ACTION BY:	JMC
NO:	7
ACK:	

Brynawel
Trerhyngyll
Cowbridge
Vale of Glamorgan
CF71 7TN

29th December 2014

Mr M. Goldsworthy
Operational Manager Development and Building Control
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry, CF63 4RT

Dear Mr Goldsworthy,

Application No. 2014/01334/FUL/JMC
Objection

We, the undersigned strongly object to the proposed development of land adjacent to The Old Farmhouse in Trerhyngyll and would request that the following points be considered.

- The Old Farmhouse is a traditional Welsh longhouse dating back at least 500 years. As part of our heritage and the original heart of the village it has great historical significance and should therefore be maintained in its entirety: the stable end, an integral part of the building, should not be demolished for the sake of a driveway for the proposed house.
- Although separate access is proposed, the development would be more akin to tandem development than in-filling.
- There would be insufficient separation between dwellings to avoid the difficulties of overlooking, noise disturbance and loss of private amenity. The proposed house would have an overbearing impact on neighbouring houses; it would not be suitably sited away from common boundaries.
- The proposed property would not share the characteristics such as design and roof height of the Old Farmhouse and Foxleigh House (formerly known as Rose Villa), the adjoining properties.
- The proposed access, given the narrow width of the lane, would cause an unacceptable level of noise and visual intrusion for the property opposite.
- The proposed access would be from a constricted part of the lane that already has issues of safety and overcrowded parking.
- The access would necessitate the removal of a mature tree.

Thank you for taking our objections into consideration.

Yours faithfully


Andrew and Elizabeth Elliott

D.E.E.R
RECEIVED
ACTION BY: JMC
NO: 3
ACK: 24/12/14

RECEIVED

02 JAN 2015

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

Nigel Davies

Lavender House

Trerhyngyll

CF71 7TN

Mobile 07534389551

22/12/2014

Vale Of Glamorgan Council

Planning Department

Civic Offices

Holton Road

Barry

CF63 4RU

Dear Mrs Crofts,

RE: Planning Application 2014/01334/FUL: Proposed new dwelling in grounds of the Old Farm House, Trerhyngyll to be known as Farmhouse Lodge.

I wish to make you aware of a number of strong objections that I have with regard to the proposed development of an additional property on open space (garden) to the side of [Lavender House my property], application number referenced above. As an immediate neighbour to the site of the proposed development, I am of the view that the proposed development will have a serious impact on my standard of living. My specific objections are as follows:

1. Detrimental impact upon residential amenities

I believe that the proposed development is a direct contravention of planning policies. It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment. The properties along the road are typically characterised by large plots with large spacing between.

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, valuable green space, privacy and the right to enjoy a quiet and safe residential environment.

2. Need to avoid cramming

The proposed dwelling which will result in the loss of garden and an open aspect, would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low density area. The close proximity of the proposed

development to my property would be such that a loss of light and overshadowing would occur causing an overbearing impact.

3. Loss of privacy and overlooking

I believe that the design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. The proposed development will overlook my conservatory and private back garden resulting in an unacceptable loss of privacy. I would urge you to consider the responsibilities of the council under the Human Rights Act which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. I believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property and private and family life.

4. Inadequate parking and access

According to the parking guidelines, a three bedroom house in general residential development is required to have parking space for a minimum of two cars, provided that there is access to a further unassigned space nearby. I believe that the proposed development does not provide sufficient parking space to meet these requirements. In addition to this, there is already intense on-street parking pressure on the narrow lane that the proposed development will be on. I believe the proposed additional parking provision will damage both highway safety and residential amenity.

The proposed driveway entrance is set at an angle to the road and will reduce the off road parking as parking there would block the proposed access. There is also a Telegraph pole and a Village name sign in front of the proposed access. The access to the proposed parking spaces will be very limited and only possible from one direction, which will present a serious threat to highway safety. The loss of a current on-road parking space will mean the loss of a valuable residential amenity.

I would be grateful if the council would take my objections into consideration when deciding this application. I would welcome the opportunity to meet with a representative of the planning department at my home to illustrate my objections at first hand.

Sincerely,


Nigel Davies