



Plas Carew, Uned 5/7 Cefn Coed  
 Parc Nantgarw, Caerdydd CF15 7QQ  
 Ffôn 01443 336000 Ffacs 01443 336001  
 Ebost cadw@wales.gsi.gov.uk  
 Gwefan www.cadw.wales.gov.uk

Plas Carew, Unit 5/7 Cefn Coed  
 Parc Nantgarw, Cardiff CF15 7QQ  
 Tel 01443 336000 Fax 01443 336001  
 Email cadw@wales.gsi.gov.uk  
 Web www.cadw.wales.gov.uk

# APPENDIX

2012/01166/FUL

Mr Robert Lankshear  
 Development Control  
 The Vale of Glamorgan Council

developmentcontrol@valeofglamorgan.gov.uk

Eich cyfeirnod  
 Your reference

P/DC/RL/2012/01166/FUL

Ein cyfeirnod  
 Our reference

Dyddiad  
 Date

25 November 2013

Llinell uniongyrchol  
 Direct line

01443 336097

Ebost  
 Email:

Adele.davies42@wales.gsi.gov.uk

Dear Mr Lankshear

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING APPLICATION NO: 2012/01166/FUL**  
**PROPOSED DEVELOPMENT: DEMOLITION, ALTERATION AND EXTENSION WORKS**  
**LOCATION: 1-3 LLANDOUGH CASTLE FLATS, LLANDOUGH**

Thank you for your letter of 30 October 2013 inviting Cadw's comments on the planning application for the proposed development as described above.

The advice set out below relates only to those aspects of the proposal, which fall within Cadw's remit as a consultee on planning applications – the impact of developments on scheduled monuments or Registered Historic Landscapes, Parks and Gardens. Our comments do not address any potential impact on the setting of any listed building, which is properly a matter for your authority. These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

The following advice has been prepared following a site visit to the proposed development on 21 November 2013 attended by R. Lankshear (Development Control Officer, Vale of Glamorgan Council), L. Mees (Cadw Regional Inspector of Ancient Monuments and Archaeology) and P. Thomas (Senior Planner, Vale of Glamorgan Council).

The applicant proposes to incorporate parts of the remaining historically and architecturally significant elements of the grade II listed building, with a series of new extensions to the north-west and south-east.

Cadw's records show that the proposed development is located immediately adjacent to GM337, Llandough Castle, Remains of Hall (see attached plan). The scheduled area boundary is within the property boundary shown on the site location plan submitted to the authority. In addition, the scheduled area is within 5m of part of the building which the applicant proposes to demolish.

The application has the potential to affect the monument in two ways – either a direct, physical impact on the site itself, or an impact on the setting of the site.



### Physical impact

From the information given, it appears that no demolition or construction works will take place within the scheduled area. However, it must be stressed that 'works' are not restricted to building works, but can also include ancillary features like footings, rebuilding, draining, landscaping, hard-standing etc. Provided that none of these take place within the scheduled area, there should be no physical impact on the monument itself. The Demolition Method Statement submitted by the applicant does not include precautionary measures to protect the scheduled monument. Due to the close proximity of the proposed works to GM337 Cadw recommend that the scheduled area is temporarily protected for the duration of the works and that all contractors undertaking the work shall be made aware of the scheduled status of the site and the legal constraints that this imposes.

The Amended Proposed Plans submitted by the applicant on 17 July 2013 includes Ground Floor Proposed plan, 012-03 22B. This plan shows that the standing remains of GM337 are to be retained / restored. However, the application does not include any proposal for restoration of the scheduled monument. Cadw must advise the local planning authority that due to the lack of detail in the planning application it is uncertain whether Scheduled Monument Consent (SMC) will be required for restoration works.

Plan 012-03 22B also shows a proposed parking area immediately to the SE of the standing remains of GM337, however, the application does not include specific details relating to the development of the car parking area. The parking area appears to directly affect the scheduled area of GM337. Cadw must advise the local planning authority that due to the lack of detail in the planning application it is uncertain whether SMC will be required for creation of a parking area.

### Setting

The setting of a monument is the surroundings in which a heritage asset is experienced and can be described as being the way in which the monument is seen, understood and appreciated. It is often primarily visual, but can also include other features like tranquillity or remoteness. Its setting is not fixed and may change as the asset and its surroundings evolve. Setting includes views from, of and across a monument.

Development of domestic buildings adjacent to scheduled monuments can often affect their setting - however, in this instance, the monument already has a 'domestic' setting with adjacent dwellings. Given these facts, together with the enhancement of the setting that will be attained by improving the condition of the adjacent derelict building, it is Cadw's opinion that the proposed development will have a positive impact on the setting of the scheduled monument.

These comments relate only to the designated archaeology of the scheduled monument. It is highly likely that significant archaeological features are present in the proposed development area, which may be of similar significance to the scheduled monument. The application does not include measures for archaeological recording.

Cadw recommend that a condition requiring the applicant to submit a detailed programme of investigation for the archaeological resource should be attached to any consent granted by the local authority. Further advice may be sought from Glamorgan Gwent Archaeological Trust, Heathfield House, Heathfield Road, Swansea, SA1 6EL.

Yours sincerely



Mrs Adele Davies  
Diogelu a Pholisi/ Protection and Policy

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.

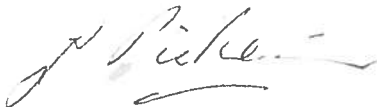
(2) If you take further consideration of the new Junction, we will have four lots of traffic to contend with, and as described at 1) reversing into our own drive will be a nightmare. More importantly (from a legal standpoint) even if I take all due care and attention and another driver crashes into me 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), Rhose from Mrs Amanda McGowan [a.j.mcgowan@hotmail.com](mailto:a.j.mcgowan@hotmail.com)

Address:

32 porthkerry road, Rhose, 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. Rhose 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: 10<sup>th</sup> November 2014  
Direct Line: (01446) 776370  
Email: [philipthomas@hrt.uk.com](mailto: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 131 54 76 57

Herbert R Thomas is a trading name of Herbert R Thomas LLP. Registered in England & Wales. Partnership Number OC323105  
Registered Office 59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL  
Herbert R Thomas is regulated by the RICS



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	<a href="mailto:ftjohnson@valeofglamorgan.gov.uk">ftjohnson@valeofglamorgan.gov.uk</a>
Margaret R Wilkinson, Vice Chairman	<a href="mailto:mrwilkinson@valeofglamorgan.gov.uk">mrwilkinson@valeofglamorgan.gov.uk</a>
Philip J Clarke	<a href="mailto:PJClarke@valeofglamorgan.gov.uk">PJClarke@valeofglamorgan.gov.uk</a>
M.E. Janice Birch	<a href="mailto:jbirch@valeofglamorgan.gov.uk">jbirch@valeofglamorgan.gov.uk</a>
Rhiannon Birch	<a href="mailto:RBirch@valeofglamorgan.gov.uk">RBirch@valeofglamorgan.gov.uk</a>
Jonathan C Bird	<a href="mailto:jbird@valeofglamorgan.gov.uk">jbird@valeofglamorgan.gov.uk</a>
Pamela Drake	<a href="mailto:PDrake@valeofglamorgan.gov.uk">PDrake@valeofglamorgan.gov.uk</a>
John Drysdale	<a href="mailto:JDrysdale@valeofglamorgan.gov.uk">JDrysdale@valeofglamorgan.gov.uk</a>
Eric Hacker	<a href="mailto:EHacker@valeofglamorgan.gov.uk">EHacker@valeofglamorgan.gov.uk</a>
Val M Hartrey	<a href="mailto:VMHartrey@valeofglamorgan.gov.uk">VMHartrey@valeofglamorgan.gov.uk</a>
Keith Hatton	<a href="mailto:KHatton@valeofglamorgan.gov.uk">KHatton@valeofglamorgan.gov.uk</a>
Nic P Hodges	<a href="mailto:NPHodges@valeofglamorgan.gov.uk">NPHodges@valeofglamorgan.gov.uk</a>
H. Jeff James OSTJ	<a href="mailto:HJWJames@valeofglamorgan.gov.uk">HJWJames@valeofglamorgan.gov.uk</a>
Kevin Mahoney	<a href="mailto:KPMahoney@valeofglamorgan.gov.uk">KPMahoney@valeofglamorgan.gov.uk</a>
Andrew Parker	<a href="mailto:AParker@valeofglamorgan.gov.uk">AParker@valeofglamorgan.gov.uk</a>
Bob Penrose	<a href="mailto:BPenrose@valeofglamorgan.gov.uk">BPenrose@valeofglamorgan.gov.uk</a>
Anthony G Powell	<a href="mailto:AGPowell@valeofglamorgan.gov.uk">AGPowell@valeofglamorgan.gov.uk</a>
Audrey Preston	Via Mail only
Gwyn Roberts	<a href="mailto:GRoberts@valeofglamorgan.gov.uk">GRoberts@valeofglamorgan.gov.uk</a>
Ray P Thomas	<a href="mailto:rathomas@valeofglamorgan.gov.uk">rathomas@valeofglamorgan.gov.uk</a>
Edward (Eddie) Williams	<a href="mailto:Edwilliams@valeofglamorgan.gov.uk">Edwilliams@valeofglamorgan.gov.uk</a>
Mark Wilson	<a href="mailto:MRWilson@valeofglamorgan.gov.uk">MRWilson@valeofglamorgan.gov.uk</a>

Mr D Robert Thomas  
Head of Planning

[DRThomas@valeofglamorgan.gov.uk](mailto: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](http://www.valeofglamorgan.gov.uk)  
i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

nd us on Facebook / Cewch ddod o hyd i ni ar Facebook  
Follow us on Twitter / Dilynwch ni ar Twitter

Consider the environment. Please don't print this e-mail unless you really need to.  
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.

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](mailto:planningandtransport@valeofglamorgan.gov.uk); [maryavrild@hotmail.com](mailto:maryavrild@hotmail.com); [hardynewfarm@outlook.com](mailto: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](mailto:philipthomas@hrt.uk.com)

Web: [www.hrt.uk.com](http://www.hrt.uk.com)

*Herbert R Thomas LLP is a limited liability partnership, registered in England and Wales, registered number OC323105, registered office 59 High Street, Cowbridge, CF71 7YL. Regulated by the Royal Institution of Chartered Surveyors. A list of the members' names and their professional qualifications is available for inspection at the above office.*

*Confidentiality: This e-mail and its attachments are intended for the above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please reply to this e-mail and highlight the error.*

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: 8<sup>TH</sup> 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 28<sup>th</sup> March 2014 (copy enclosed) in connection with the above matter.

The offer was withdrawn in accordance with the letter of 28<sup>th</sup> 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 2<sup>nd</sup> 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,  
Edmund Miles, BSc (Agric), FRICS, FAAV, Alison Ginn, BSc, MRICS, FAAV, Matthew Jarrold, BSc (Land Man), MRICS, FAAV Business Manager: Jayne Drummond, MBA (Dist)

Herbert R Thomas is a trading name of Herbert R Thomas LLP. Registered in England & Wales. Partnership Number OC323105.  
Registered Office 59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL  
Herbert R Thomas is regulated by the RICS

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: 25<sup>th</sup> June 2014  
Direct Line: (01446) 776370  
Email: [philipthomas@hrt.uk.com](mailto: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 28<sup>th</sup> 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 28<sup>th</sup> 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)

Partner denotes member of a Limited Liability Partnership VAT Reg No 134 5476 67.

Herbert R Thomas is a trading name of Herbert R Thomas LLP. Registered in England & Wales. Partnership Number OC323105  
Registered Office 59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL.  
Herbert R Thomas is regulated by the RICS.



You will see that attached to my letter of 28<sup>th</sup> 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 28<sup>th</sup> March 2014.

Kind regards,

Yours sincerely,



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



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: 28<sup>th</sup> March 2014  
Direct Line: (01446) 776370  
Email: [philipthomas@hrt.uk.com](mailto:philipthomas@hrt.uk.com)  
When replying please quote our ref.

Via email & recorded delivery: [langley@ppuk.net](mailto:langley@ppuk.net)

Dear Langley,

Re: Rhoose 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 Rhoose.

You will of course be aware that prior to SWLD Ltd purchasing their land in Rhoose, 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: Chartered Members of a Limited Liability Partnership VAT Reg No 134 5476 67

Herbert R Thomas is a trading name of Herbert R Thomas LLP. Registered in England & Wales. Partnership Number OC323105  
Registered Office 59 High Street, Cowbridge Vale of Glamorgan, CF71 7YL  
Herbert R Thomas is regulated by the RICS



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.

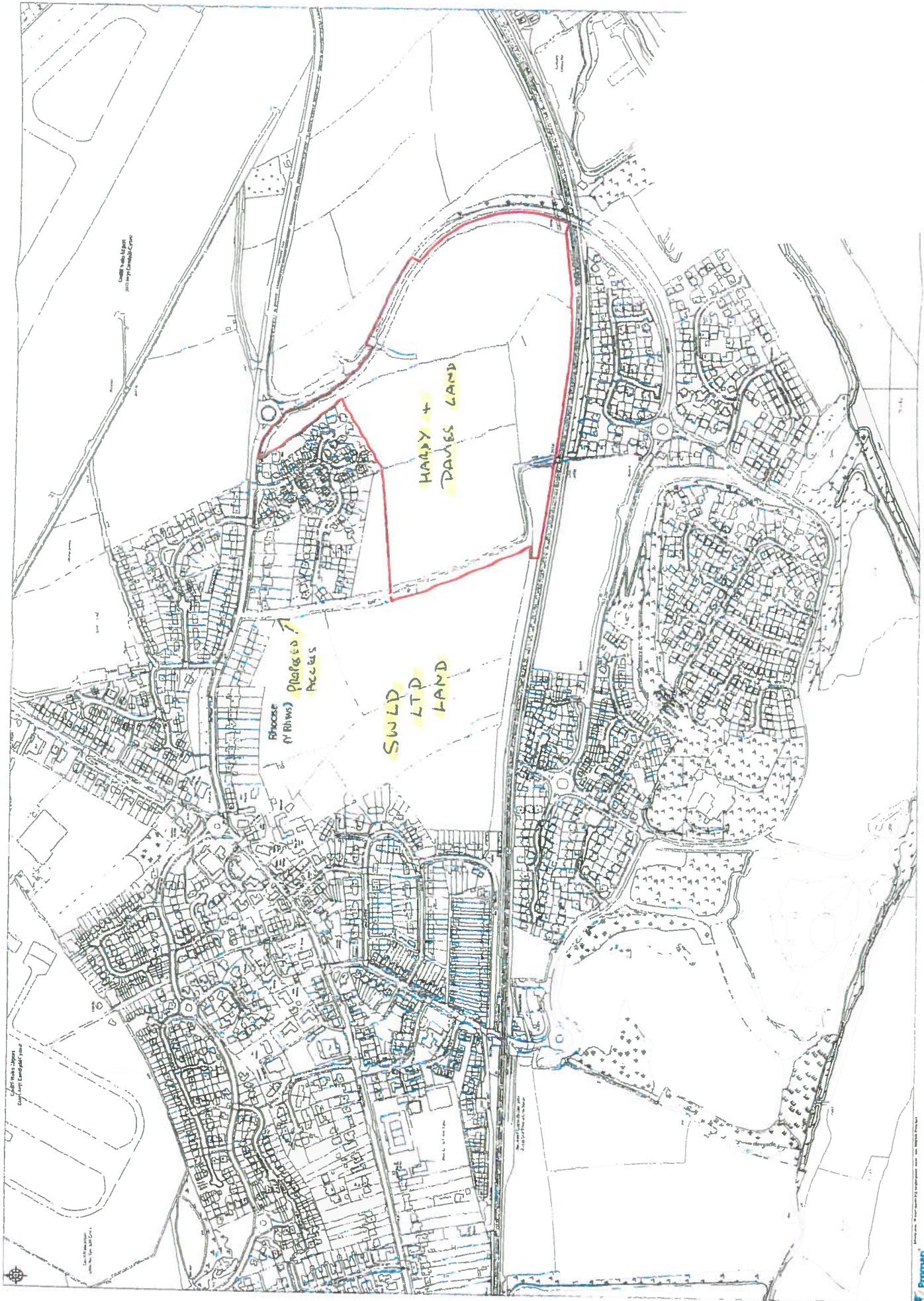
I would be grateful if you would please be good enough to consider the offer and I would also be grateful if you would confirm receipt.

Kind regards,

Yours sincerely,



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



1 mile to the north of the center of the  
county of...

County...

County...

Proposed Access

SWLP LTP LAND

HARRY + DAVES LAND

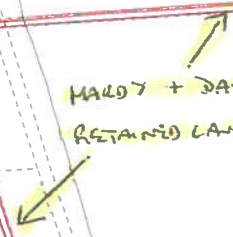


SWLD  
LTD Proposed  
Access



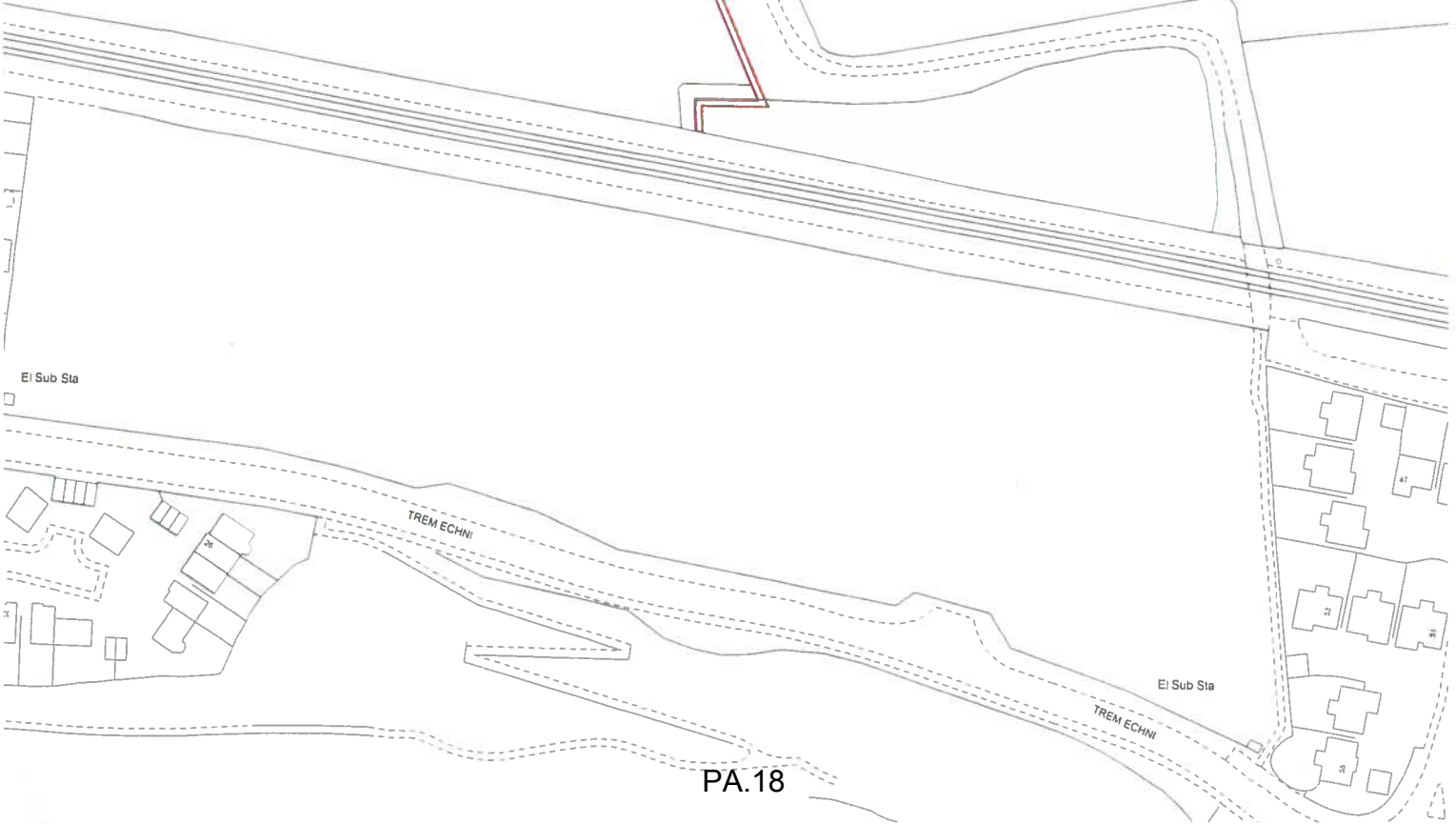
SWLD  
LTD LAND

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:

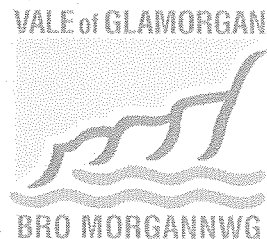
My Ref/Cyf: P/DC/SDB/2014/00550/OUT

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

The Vale of Glamorgan Council  
Dock Office, Barry Docks, Barry CF63 4RT  
Tel: (01446) 700111

Cyngor Bro Morgannwg  
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT  
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



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](mailto: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

**Goldsworthy, Marcus J**

---

**From:** Philip Thomas <PhilipThomas@hrt.uk.com>  
**Sent:** 27 February 2015 10:23  
**To:** Goldsworthy, Marcus J  
**Cc:** . Hardy; maryavrid@hotmail.com; Susan; Clarke, Philip J (Cllr); Crompton, Andrew; Patrick Jenkins; Johnson, Fred T (Cllr)  
**Subject:** Rhoose Point

Marcus

[REDACTED]

I felt it appropriate to write to you as the meeting tomorrow has been postponed, and would like to have discussed your email to Patrick Jenkins of 23<sup>RD</sup> February 2015, more particularly to the points made in the paragraph I have copied below:

Overall I am sure you will appreciate that that the issues which are now coming to the fore are caused by the fact that no agreement was reached over a comprehensive development of the site as a whole and the landowners threats of ransom strips etc. and this has left the Council with no option but to consider the two sites as individual entities, but having regard to the needed through both sites for pedestrian and cycle provision to the station and the need for the residents of the eastern part of the site to be able to access the western part where the new school will be located.

You will be aware that I attended a meeting along with both my clients at The Council Offices with Emma Read of The Council and also present was Tim Gent Of Savills representing Taylor Wimpey.

Tim made it quite clear at the start of the meeting that he was instructed by Taylor Wimpey to obtain planning consent with access off Porthkerry Road and use a separate soak away system to that which was granted consent for the whole scheme on 1/8/2014 ( 2014/00343/FUL).

He also made it quite clear he had no instructions to talk to the adjoining landowners. Taylor Wimpey have not approached either myself or any of the landowners to The East since they have gained an interest in the site by entering into a contract with South Wales Land Developments Ltd.

Langley Davies the representative for South Wales Land Developments Ltd has stated in an email to me of which you have a copy of the wording

*" 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."*

It appears Taylor Wimpey have entered into a conditional contract with South Wales Land Developments Ltd, which one will assume will be triggered upon a resolution to develop the site out using a separate access and separate service media to those proposed by The Council in the UDP and granted consent by The Council for the whole surface water solution as stated above. Furthermore conditions 24-29 of my clients outline planning consent makes it a condition that the surface water solution is to be for the whole 700 houses plus the school.

Langley Davies has made it clear that until such time as The Council determines the application one way or another he is not prepared to talk to my clients.

The comment made by Waterman in their report that they are in talks with the adjoining landowner is both misleading and untrue as Mr. Langley Davies response confirms.

I understand that Patrick Jenkins of Bellway has asked for a new date to meet and welcome the opportunity of receiving your comments to the above in the rescheduled meeting.

Kind regards,  
Philip

**Philip Thomas Dip. (Est. Man.), MRICS, FAAV | Partner**  
**Herbert R Thomas LLP**

D: 01446 776370  
*PhilipThomas@hrt.uk.com*  
**hrt.uk.com**



**Cowbridge:** 59 High Street, Cowbridge, Vale of Glamorgan CF71 7YL  
01446 772911 | *sales@hrt.uk.com*

**Bridgend:** The Toll House, 1 Derwen Road, Bridgend CF31 1LH  
01656 660036 | *bridgend@hrt.uk.com*

**Neath:** 33 Alfred Street, Neath SA11 1EH  
01639 639541 | *neath@hrt.uk.com*



*Traditional Values,  
Modern Approach*

This email and any files transmitted with it are CONFIDENTIAL and may contain legally privileged information intended solely for the use of the addressee. If you are not the intended recipient, please advise the sender immediately by return email. Whilst every care has been taken to check this outgoing email and any attachments for viruses it is seen as the recipients responsibility to verify the safety of this emails contents on receipt. Herbert R Thomas LLP is a limited liability partnership, registered in England and Wales, registered number OC323105, registered office 59 High Street, Cowbridge, CF71 7YL. Regulated by the Royal Institution of Chartered Surveyors. A list of the members' names and their professional qualifications is available for inspection at the above office.



4 March 2015

savills

Marcus Goldsworthy  
Operational Manager Development Control  
Director's Office - Development Services  
Vale of Glamorgan Council  
Dock Offices  
Barry  
CF63 4JL

Paul Williams  
E: [pjwilliams@savills.com](mailto:pjwilliams@savills.com)  
DL: +44 (0) 2920 368906  
F: +44 (0) 2920 368999

12 Windsor Place  
Cardiff CF10 3BY  
T: +44 (0) 2920 368 920  
[savills.com](http://savills.com)

Dear Marcus,

**Planning Application Reference: 2014/00550/OUT: Land north of the railway line (west), Rhoose**

Further to our discussion yesterday I understand that the representatives of the adjacent landowners have made further representations to the Council on our application. These follow the letters to Planning Committee Members reported in the 12<sup>th</sup> February committee papers.

In short it would appear that they are saying that:

- a) SWLDL and Taylor Wimpey have refused to negotiate with the adjacent landowners to bring forward a comprehensive development across the two sites and;
- b) That if permission is granted for my clients proposals they will fence off the land between the two sites to prevent access and ensure that no type of traffic or surface water drainage can pass between the two sites.

Allegations under point a) above are not true. Discussions were taking place between SWLDL and the adjacent landowners prior to submission of the current planning application, as documented within the correspondence circulated with the 12<sup>th</sup> February papers, provided by HRT.

I am informed that SWLDL met with HRT, who represent the landowners in this matter, on several occasions with a view to developing a comprehensive approach. The landowners verbally made an offer that in order to access our site through their land they would want a high percentage of the market value of the site together with covering the abnormal infrastructure costs on their site. This was not acceptable to the SWLDL Board. Although a further attempt to meet the landowners was made they were not available and it appeared to be a "take it or leave it" situation.

Further discussions did take place but an acceptable agreement could not be reached between the parties.

This impasse was not a new situation. Prior to SWLDL's involvement in the site I understand that Welsh Government spent a considerable amount of time trying to reach a reasonable agreement with the landowners, but failed.

The landowners refer to a 15 year period of discussions in correspondence. If that is the case then the time has surely come to look at an alternative solution to developing these sites, particularly as the delivery of a school is now dependent upon a successful outcome.

Our access and drainage proposals have been subjected to great scrutiny by officers and refinements have taken place in order to satisfy their requirements. We are now in a position whereby a technically sound and

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.  
Registered office: 33 Margaret Street, London, W1G 0JD





safe access proposal has been agreed to be acceptable and; a drainage strategy has been devised whereby the site is not reliant upon 3<sup>rd</sup> party land and complies with the Councils strict requirements.

Whilst negotiations have not taken place between Taylor Wimpey and the adjacent landowners during the life of the application, beneficial dialogue has taken place between Taylor Wimpey and Persimmon, facilitated by your officers. Refinements to our masterplan and the plans on the Persimmon Reserved Matters applications have improved the potential for future connectivity between the two sites. From the outset, the applicants have taken the stance that they will do everything within their gift to facilitate access between the two sites. It is the landowners represented by HRT that seek to frustrate this.

The scheme proposed is technically sound and will deliver new housing, important pedestrian links and a new school for Rhoose, without the risk of being frustrated by the actions of adjacent landowners.

A further important factor to consider is the timing of the delivery of any access or drainage via the land east of the hedgerow. Even if an agreement could be reached, there are no conditions on 2010/0686 which require early delivery of linkages or infrastructure, or set out timings of delivery which would be essential to allow either Taylor Wimpey or the Council any certainty on when housing or the school could commence development.

The early delivery of the school has been a consistent requirement throughout the discussions on our application. Any scheme which relied upon drainage or access through the adjacent land would have no certainty over timing of delivery.

Given the above and the position taken by the landowners represented by HRT, it is clear that the only realistic prospect of delivering the new school, housing (including over 100 affordable units) and wider pedestrian and cycle linkages is through the independent access and drainage arrangement that we propose and is being recommended for approval.

As the adjacent landowners indicate themselves, 15 years of discussions have failed to reach an agreement. We have found a technically acceptable alternative which will deliver clear benefits without the risks outlined above.

The pledge by the adjacent landowners to fence off the land is very disappointing but is a strong indicator of where their priorities lie. I would suggest that those priorities are not to deliver comprehensive development.

From the outset Taylor Wimpey have made it clear that they will do everything to bring forward linkages between the two sites. We will do nothing to prevent (and everything we can to facilitate) the future occupiers of the land east of the hedgerow accessing the school or the convenient pedestrian and cycle links that we will be providing to the west and the railway station/services beyond it.

I hope that the above helps to address some of the comments made. Given that the other allegations will be published in committee papers I would be grateful if this letter could also be included so that our position is clear.

Yours sincerely



**Paul Williams**  
Associate Director

2014/01358/FUL - Appendix A

Mr M & Mrs E Roberts  
5 Pioden For, Nell's Point  
Barry Island, South Glamorgan  
CF62 5DD

December 16<sup>th</sup> 2014

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

Dear Sir

**RE : APPLICATION NO. 2014/01358/FUL/IR**  
**LOCATION:THE DOLPHIN, FRIARS ROAD, BARRY**

My wife and I have reviewed the documents / plans relating to this proposal and wish to put forward our objection.

We both wish for Barry Island to return to something resembling its former 'glory' and believe that the uncertainty regarding the use / development of the pleasure park should be decided first before any decision on the development of the Dolphin site is made.

We believe that any decision should form part of a wider coordinated development plan for the Pleasure Park footprint (including the Dolphin site) rather than piecemeal so that building designs are sympathetic as a whole.

As it stands, the proposed design for the Dolphin site does not appear to use any architectural styles from the building at the opposite corner of the footprint so this would add to the piecemeal appearance should the development go ahead.

Yours faithfully

Mr M & Mrs E Roberts