

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT**  
**FOR THE PLANNING COMMITTEE**  
**TO BE HELD ON 4 JUNE 2015**

<b>Page</b>	<b>Application</b>	<b>Location</b>	<b>Item No.</b>	<b>Description</b>
53	2014/00863/OUT	Land south of Port Road West, Weycock Cross, Barry	1. 1a.	Amendment of typographical error. Letter of objection to application
119	2015/00026/FUL	Land at Court Farm, Treoes	2. 2a.	Operational Manager Highways and Engineering raises no objection to proposed scheme with regard to drainage or culverting of highway ditches. Comments of Alun Cairns MP
180	2015/00089/FUL	9, Grange Close, Wenvoe	3.	Two emails requesting Councillors take time to view the applicant's property from a neighbours garden.
194	2015/00141/FUL	Land adjacent Beechwood College, off Hayes Road, Sully	4. 5. 6.	Highways Authority – no objection. Bundle of correspondence from Councillor Bob Penrose. Letter of support from Beechwood College
210	2015/00328/FUL	14, Clinton Road, Penarth	7.	Email raising objection with regards loss of light.

Item 1

**LATE ITEMS FOR COMMITTEE**

**COMMITTEE DATE : 4 June 2015**

<b>Application No.:</b> 2014/00863/OUT	<b>Case Officer:</b> Mr. S. D. Butler
<b>Location:</b> Land south of Port Road West, Weycock Cross, Barry	
<b>Proposal:</b> Residential development of up to 200 No. dwellings and associated works	

**Amendment to report following typographical error:**

Please note the reference in the first paragraph of the Background section of the report should refer to application reference 2014/00863/OUT and not 2014/00863/FUL, please see below

**2014/00863/OUT Received on 31 July 2014**

**Taylor Wimpey plc**

**Asbri Planning Ltd., Unit 9,, Oak Tree Court,, Cardiff Gate Business Park,,  
Cardiff., CF23 8RS**

**Land south of Port Road West, Weycock Cross, Barry**

**Residential development of up to 200 No. dwellings and associated works**

**BACKGROUND**

This report relates to the application for outline planning permission, reference **2014/00863/OUT**, for the construction of up to 200 dwellings on land south of Port Road West, Weycock Cross, Barry. An appeal has been made to the Welsh Government in respect of the non-determination of this application. The Planning Inspectorate has confirmed that this appeal is valid and, as such, started the appeal on 27<sup>th</sup> April, 2015.

Item 1a.

165 Pontypridd Road, Barry, Vale of Glamorgan CF62 7LW

29. 5. 2015,

Dear Sir,

I write this letter in reply to yours - dated 6<sup>th</sup> May.

I am submitting my views in writing again - as I may not be able to submit them at the inquiry.

Firstly - the land in question is outside the Barry boundary.

Secondly, no infrastructure has been made to accommodate the vast number of houses proposed. There has to be some boundary for Barry - there is precious little green space left before we join Rhose.

Thirdly - At peak times the roads here are impossibly crowded - the roundabout at Weycock Cross already feeds 4 major roads.

There are still many derelict sites in the town waiting to be cleared for a housing project.

Item 1a

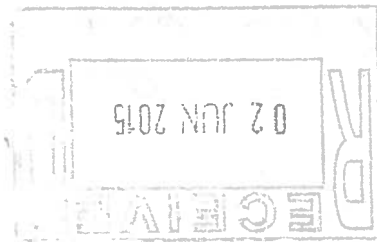
I remain a strong opponent of  
this planning act—

Yours faithfully,

[Redacted signature]

PS.

My name was spelt wringly  
in your letter.



DATE
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NO:
ACK:

# MEMORANDUM / COFNOD

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



To / I:	Head of Planning and Transportation
Dept / Adran:	
Date / Dyddiad:	27/05/2015
Your Ref / Eich Cyf:	P/DC/LC/SZ/2015/00026/FUL

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

**Subject / Testyn: 2015/00026/FUL Land at Court Farm, Treoes**

## **Installation of a 2.2MW solar farm and associated infrastructure**

This section holds no record of surface water flooding affecting the (amended) proposed development site, although flooding of rural undeveloped locations would not necessarily be reported to the Council. The site access opposite Yr Efail, Treoes is identified as being at high risk (each year, this area has a chance of flooding of greater than 1 in 30 (3.3%)) of surface water flooding on the national flood risk mapping maintained by Natural Resources Wales. This area is also susceptible to flooding from the watercourse, classified as main river. Anecdotal reports have been received of minor highway flooding at this location although the timing and cause remain unconfirmed. It is accepted that the development proposed is unlikely to significantly affect surface water run-off from the development and run-off from this site is unlikely to impact directly on the highway or properties.

Similar solar farm developments within the Vale of Glamorgan have resulted in an increase in silt laden run-off, which appears to be related to the loss of vegetative cover during the construction period. Drawing 2671.06B also identifies a temporary wheel wash located adjacent to the public highway and close to the Nant Ganna. NRW should be consulted to confirm whether additional restrictions or conditions are required over the potential discharge of polluted water into the adjacent watercourse.

The works proposed within the development site will have no direct impact on ordinary watercourses. The potential culverting of passing places on the surrounding highway is discussed separately below. The Flood Consequence Assessment submitted also indicates that Natural Resources Wales have no flood assets at this location that could be affected by the access track.

We have no objection to the principle of culverting of the highway ditches at the locations proposed in Drawing 2671.06B. Advice on this matter has been passed separately to Highway Development and we recommend that the capacity of any culverting matches the existing ditch capacity as closely as possible, both to maintain conveyance capacity and reduce the risk of blockages. Having reviewed the location of the proposed passing places the ditches do not appear to be continuous down to Treoes or Ty Canoly Farm and are not critical ordinary watercourses. As raised above, Yr Efail, Treoes is potentially vulnerable to surface water flooding and we recommend the installation of formal grips immediately below passing bay 4 to allow any exceedance flows to re-enter the existing ditches should a blockage of the proposed culvert occur.

## Item 2

If the proposed works are being undertaken on behalf of the Highway Authority then ordinary watercourse consent is not required from the Lead Local Flood Authority under the Land Drainage Act. Any works within or near watercourses should comply with the Pollution Prevention Guidelines 5 (Works in, near or over watercourses) and NRW can provide further advice on this matter.

Given the above we have no objection to the proposed development.

C. R. Moon  
for Operational Manager Highways and Engineering  
ar ran Rheolwr Gweithredol Priffyrdd a Pheirianneg

**Robinson, Ian**

---

**From:** Moon, Clive R  
**Sent:** 27 May 2015 15:29  
**To:** Harrison, Paul D (Agency)  
**Cc:** Robinson, Ian  
**Subject:** RE: RE: Court Farm, Treoes

Paul,

In principle I have no objection to the culverting of the highway ditches at the locations proposed in Drawing 2671.06B.

As previously discussed I recommend that the capacity of any culverting matches the existing ditch capacity as closely as possible, both to maintain conveyance capacity and reduce the risk of blockages. Having reviewed the location of the proposed passing places the ditches do not appear to be continuous down to Treoes or Ty Canoly Farm and are not critical ordinary watercourses. Yr Efal, Treoes is potentially vulnerable to surface water flooding and I recommend the installation of formal grips immediately below passing bay 4 to allow any exceedance flows to re-enter the existing ditches should a blockage of the proposed culvert occur.

If the proposed works are being undertaken on behalf of the Highway Authority, presumably under Section 110 of the Highway Act, then ordinary watercourse consent is not required from the Lead Local Flood Authority under the Land Drainage Act. I have not consulted with the Council ecologist or more widely on this matter as it appears to fall outside of our remit as LLFA.

Regards,

Clive Moon  
Principal Engineer (Coastal and Flood Risk Management)  
Visible Services  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 029 20673277  
e-mail / e-bost: [crmoon@valeofglamorgan.gov.uk](mailto:crmoon@valeofglamorgan.gov.uk)

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
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**From:** Harrison, Paul D (Agency)  
**Sent:** 27 May 2015 09:07  
**To:** Moon, Clive R  
**Cc:** Robinson, Ian  
**Subject:** RE: RE: Court Farm, Treoes

Clive

Can we have your view on this.

Regards  
Paul

Paul Harrison  
Agency Engineer  
Planning and Transportation Services  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446 704721  
e-mail / e-bost: [pdharrison@valeofglamorgan.gov.uk](mailto:pdharrison@valeofglamorgan.gov.uk)

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

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**From:** Harrison, Paul D (Agency)  
**Sent:** 22 May 2015 08:14  
**To:** Moon, Clive R  
**Cc:** Robinson, Ian  
**Subject:** RE: RE: Court Farm, Treoes

Morning Clive

Are you in a position to provide your view on this?

Thanks  
Paul

Paul Harrison  
Agency Engineer  
Planning and Transportation Services  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446 704721  
e-mail / e-bost: [pdharrison@valeofglamorgan.gov.uk](mailto:pdharrison@valeofglamorgan.gov.uk)

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
Ewch i'n gwefan yn [www.bromorgannwg.gov.uk](http://www.bromorgannwg.gov.uk)

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**From:** Harrison, Paul D (Agency)  
**Sent:** 19 May 2015 14:49  
**To:** Moon, Clive R  
**Subject:** RE: Court Farm, Treoes

Clive

I am looking at a planning application for a solar farm in Treoes as per the attached plan. Access to the site for 12.0m ridged vehicles will be along the route as marked. As the carriageway will not allow for two way traffic, the applicant is proposing 4 No. passing places (2 along each carriageway). In addition, there may be a requirement for localised widening at one of the junctions. However, as there are existing drainage ditches either side of the carriageway, it is proposed to culvert the ditches to allow widening at the locations as shown on the attached.



## Item 2

At this stage I am looking for an in principle agreement that you are happy for the ditches to be culverted – can you confirm this.

Regards

Paul

Paul Harrison  
Agency Engineer  
Planning and Transportation Services  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446 704721  
e-mail / e-bost: [pdharrison@valeofglamorgan.gov.uk](mailto:pdharrison@valeofglamorgan.gov.uk)

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Alun Cairns MP  
Vale of Glamorgan



HOUSE OF COMMONS  
LONDON SW1A 0AA

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

4 June 2015

Ref: VoG

Dear Mark

**Planning Application 2015/00026/FUL: Installation of a 2.2MW solar farm and associated infrastructure**

I wanted to write again and express my most serious concerns regarding the above planning application. I am also extremely disappointed that my views were not taken into consideration when compiling the planning report into this application – as you know, I submitted my observations earlier in the year, and have enclosed them again.

I have been informed that a site meet took place this morning, and residents again have expressed their concerns to me, specifically the need to now bring heavy vehicles through the village, which was not originally consulted on and has not been included for consideration in tonight's planning document, and the fact that appendices referred to in the planning officer's report and not included within the document.

I would appreciate if the views of myself and local residents could be conveyed at tonight's planning meeting

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'Alun Cairns'.

**ALUN CAIRNS MP**  
Vale of Glamorgan

Alun Cairns MP  
Vale of Glamorgan



HOUSE OF COMMONS  
LONDON SW1A 0AA

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

3 March 2015

Ref: VoG

Dear Mark

**Planning Application 2015/00026/FUL: Installation of a 2.2MW solar farm and associated infrastructure**

I have been contacted by many constituents regarding the above application, who have expressed their most sincere concerns should it be granted.

As you are aware, the application proposes to use 12 acres of Grade 3A farmland to erect 8976 solar panels. This farmland, which is of a quality capable of sustaining crops and sheep grazing, is one of the highest rated within the Vale of Glamorgan and should enjoy significant protection from rural development – policy ENV2 of the Council's Unitary Development Plan.

Finally, I have serious concerns regarding the location of the proposed development. Treoes is officially registered as being a high risk C2 Flood Zone, and suffers significant flooding issues –especially around Yr Efail, Nant Canna and Brookside. The transport network around this area is also ill-equipped to deal with a development of this nature, with many of the roads being single tracked with poor visibility. I am extremely concerns that this proposed development, could exasperate existing problems.

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

Item 3

**King, Vicky**

---

**From:** Esther Rees [REDACTED]  
**Sent:** 28 May 2015 16:59  
**To:** Johnson, Fred T (Cllr)  
**Cc:** Planning & Transportation (Customer Care); Councillor Bird  
**Subject:** Site visit request to 45 Old Port Road, Wenvoe

Re. Planning Application 2015/00089/FUL (9 Grange Close, Wenvoe)

Dear Councillor Johnson,

I write in respect of the upcoming Planning Committee meeting on 4th. June, regarding the planning application at 9 Grange Close, Wenvoe. As the owner of the bungalow immediately behind the proposed development, at 45 Old Port Road, I wish to confirm that I would welcome a site visit to my property at any time, in order to verify the validity of the grounds for my heartfelt objection to the proposed development. You are welcome to walk down the garden, even if am not at home. I must stress again that the East elevation of my property (i.e. the elevation of my bungalow facing the A4050 Barry road) is actually the FRONT of my property, as per the original plans.

Thank you for your assistance in this matter, and I look forward to hearing from you.

Best regards,  
Esther Rees.

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29  
ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

**Goldsworthy, Marcus J**

---

**Subject:**

FW: Planning Committee meeting 4 June

~~From: [redacted] <[redacted]>~~  
**From:** Esther Rees <[redacted]>  
~~Date: 31 May 2015 17:23:28 BST~~  
~~To: [redacted]~~  
**Subject: Planning Committee meeting 4 June**

45 Old Port Road

Wenvoe

Vale of Glamorgan

CF5 6AL.

Re. proposed planning application at 9 Grange Close, Wenvoe (Ref. 2015/00089/FUL) (Planning Committee meeting 4 June)

31 May 2015.

Dear Councillor,

As the owner of the dormer bungalow situated immediately behind the rear elevation of 9 Grange Close, Wenvoe, I wish to draw your attention to the strength of feeling which exists against the above planning application, which will be brought to Committee on 4 June. I myself, together with many other neighbours, have vehemently objected to this proposal, as have the Wenvoe Community Council. It is an unneighbourly planning application, with a high level of visual intrusion and effect on privacy, and clearly contravenes HOUS 8.

From a personal point of view, the impact of the proposed development on my own bungalow and garden has been grossly underestimated. It would be devastating. Due to the sheer height, mass and proximity of the rear and west elevations to my bungalow, there is no two ways about it – the proposed two storey house would be a hugely overbearing, visual intrusion. This overbearing feeling would be further accentuated by the fact that the bungalow adjacent to the opposite perimeter of my garden has also been converted to an enormous, oppressive house. This would create an unacceptable “tunnelling effect.” This is something which has not been taken into consideration in the Planning Department’s report.

My property has not been overlooked since it was built over sixty years ago. The proposed two storey house would result in an unacceptable loss of privacy to my bungalow and garden, particularly as the East elevation of my bungalow is actually the front of my property, as per the original plans. I do not relish the prospect of 9 Grange Close overlooking two ground floor bedrooms, a dormer bedroom, lounge, front door and patio area, as well as the top part of my front garden. The privacy of the remainder of my front garden has already been severely compromised due to the conversion of another neighbour’s bungalow on the opposite side of my garden to an

### Item 3

enormous, oppressive house. This was all I had left.

The fact that the new house is proposed to be sited even closer to my bungalow than both the existing bungalow AND patio area at 9 Grange Close also means that it would be particularly close to the ground floor bedroom in the North East corner of my bungalow. I couldn't possibly feel any worse.

Thank you for taking the time to listen to my heartfelt objections, and I really hope the Committee will see fit to refuse this unfair, and unneighbourly application.

[REDACTED]

Best regards,

Esther Rees.



## Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2015/00141/FUL
Observations By:	Paul D Harrison
Date:	29 May 2015
Location:	Land adjacent to Beechwood College, off Hayes Road, Sully
Proposal:	Change of use to Community Allotments
Case Officer:	Mr. I. Robinson

Further to reviewing the additional information submitted in relation to the above, it is noted that the development will provide 24 parking spaces to serve 34 allotments. In addition, it is noted that site is located adjacent to a public car park, which could accommodate any potential overspill parking.

When considering the means of vehicular access to the site, it is noted that this has previously served an amenity facility, which would have generated a higher level of traffic movements.

In terms of pedestrian access, it is noted that there is a pedestrian footway located along Hayes Road, which provides a link from Sully and Barry Docks, with pedestrians using the existing shared access once within the site. However, it is noted that there is not a direct link between the proposed allotment area and car park, which could increase the risk of pedestrian/vehicle conflicts. Nevertheless, this could be addressed with the provision of a pedestrian gate, in order to provide a link within the site.

Therefore, provided that the following details are made conditional to the planning consent, an objection in relation to the highway and transportation aspect of the development is not raised in this instance.

### Conditions:

- 1 Before beneficial occupation, the proposed car parking provision as detailed on the submitted plans shall be set out in accordance with the councils Parking Standards. Thereafter, the car parking provision shall be maintained and

## Item 4

retained at all times for the use of the development. **Reason:** To ensure adequate car parking is provided within the boundary of the site in accordance with the Council's requirements.

- 2 Before beneficial occupation, a pedestrian gate/link shall be provided between the proposed car park and allotment area within the site. **Reason:** In the interests of pedestrian safety.



Item - 5

Date/Dyddiad:

Ask for/Gofynwch am:

Cllr. Bob Penrose

Telephone/Rhif ffôn:

029 2053 0368

Fax/Ffacs:

Your Ref/Eich Cyf:

My Ref/Cyf:

e-mail/e-bost:

bpenrose@valeofglamorgan.gov.uk

The Vale of Glamorgan Council  
Members of the Council's Office  
Civic Offices, Holton Road, Barry, CF63 4RU  
Telephone: (01446) 700111

Cyngor Bro Morgannwg  
Swyddfa Aelodau'r Cyngor  
Swyddfeydd Dinesig, Heol Holton,  
Y Barri, CF63 4RU  
Ffôn: (01446) 700111

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www.bromorgannwg.gov.uk



1<sup>st</sup>.June 2015

F.A.O. Marcus Goldsworthy,  
Operating Manager – Development and Building Control,  
Vale of Glamorgan Council,  
Docks Office,  
Barry,  
Vale of Glamorgan.

Dear Mr.Goldsworthy,

Re: Planning Application No. 2015/00141/FUL Land adjacent to Beechwood College,  
Off Hayes Road, Sully.

Please find enclosed copies of correspondence and documents which I require to be included as late representations for the above-mentioned planning application, which I will be referring to when I speak as local member and member of the planning committee at the Planning Meeting to be held at 6.00pm. on Thursday 4<sup>th</sup>.June 2015.

I trust you will circulate these documents to all members of the planning committee, democratic services and all relevant officers prior to this meeting.

Yours sincerely,

Councillor ~~Bob~~ Penrose.

Elected Independent Member – Sully Ward.

Encl.

Please reply to home address: Môr Hafren, 7 Oyster Bend, Sully, CF64 5LW  
Anfonwch eich ateb i'r cyfeiriad cartref:

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

11

11

17a Smithies Avenue,  
Sully,  
Penarth,  
Vale of Glamorgan.  
CF64 5SS  
Tel: 02920 530492  
E.mail: [sisharpe@valeofglamorgan.gov.uk](mailto:sisharpe@valeofglamorgan.gov.uk)

26<sup>th</sup> November, 2008

Mr. Roy Landeg,  
Clerk, Sully Community Council,  
Jubilee Hall,  
Smithies Avenue,  
Sully,  
Penarth.  
CF64 5SS

Dear Roy,

Please find enclosed information regarding the provision and letting of allotments. Under the provisions of Section 23 subsection (1) of the Small Holdings and Allotments Act 1908 (n1) a Municipal authority in England and Wales is under two statutory and hence **mandatory** obligations, in respect of demand for allotments (n2):

- (i) to provide a sufficient number of allotments; and
- (ii) to let these to folk who wish to take them.

The obligations imposed by S. 23(1) are **absolute**: they admit of neither challenge, argument, nor yet defence.

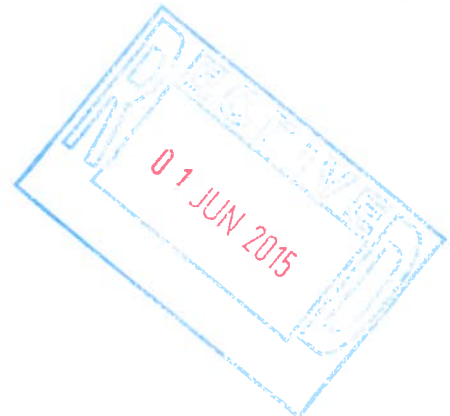
With the above in mind, I have received the enclosed six forms of application for an allotment site to be provided in the Sully/Lavernock area.

I look forward to hearing from you.

Yours sincerely,

*Sarah Sharpe*

Cllr. Sarah Sharpe,  
Member for Sully and Lavernock Wards.



Date/Dyddiad: Friday, February 6, 2009  
Asiant for/Gofynnwch am: (01446) 700 111  
Telephone/Rhif ffon: (01446) 420 863  
Fax/Ffacs: GVW/Con/S/R 1911224  
Your Ref/Eich Cyf: My Ref/Cyf: e-mail/e-bost:

The Vale of Glamorgan Council  
The Alps, Wenvoe CF5 6AA  
Tel: (029) 2067 3000  
Cyngor Bro Morgannwg  
Yr Alpau, Gwenvô CF5 6AA  
Ffôn: (029) 2067 3000  
www.valeofglamorgan.gov.uk

VALE of GLAMORGAN



ISO 9001:2000 FS 34407



Mr Roy Landeg  
Clerk to the Council  
Sully Community Council  
Council Offices,  
Jubilee Hall, Smithies Avenue  
Sully  
Vale of Glamorgan  
CF64 5SS

Dear Mr Landeg,

**RE: Information regarding Allotments in Sully**

I have tried to contact you by telephone on a number of occasions and have, unfortunately, missed you each time.

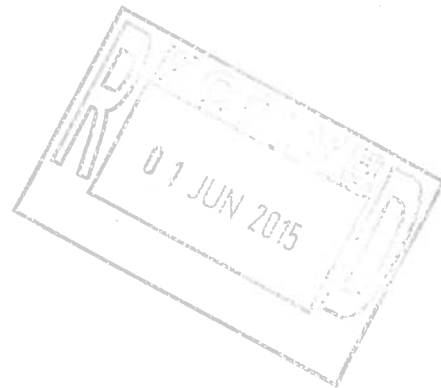
As I am sure you are aware, the Vale of Glamorgan Council do not operate any allotment sites in Sully or its immediate environs. Indeed, the closes site that the Council operates to you is at Palmerston Road, Barry.

I would be most grateful if you could contact me on my direct line telephone number, (01446) 709 464 or, if more convenient for better communication by e-mail to [gwway@valeofglamorgan.gov.uk](mailto:gwway@valeofglamorgan.gov.uk), so that we can further discuss your requirements.

I look forward to speaking with you soon.

Yours sincerely

**Geoff Way**  
**Programmer**  
**Parks & Grounds Maintenance**  
C.C.



Correspondence is welcomed in Welsh or English/Croeso i'r Cychwyn yn y Gymraeg neu yn Saesneg

John Maitland Evans, Chief Executive/Prif Weithredwr

Directors/Cyfa-wyddwyr: James Cawley, Community Services/Dwasanaethau Cymunedol, Sian Davies, Finance, ICT & Property Services/Cyflid, Tŷc ac Eiddau,

Peter Evans, Legal & Regulatory Services/y Gyfraith a Lwasanaethau Rheoli, Bryan Jeffrey, Learning & Development/Dysgu a Datblygu;

Rob Quick, Environmental & Economic Regeneration/Adnewyddu Amgylcheddol ac Economaidd.

Data/Dyddiad: Tuesday, February 17, 2009  
Ffôn/Gofynwch am: (01446) 700 111  
Teleffôn/Rhif ffôn: (01446) 420 863  
Ffôn/Ffacs: GVW/Con/  
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Mr Roy Landeg  
Clerk to the Council  
Sully Community Council  
Council Offices,  
Jubilee Hall, Smithies Avenue  
Sully  
Vale of Glamorgan  
CF64 5SS

Dear Mr Landeg,

**RE: Petition for Allotments - Sully**

Thank you for your letter dated the 12th February 2009 regarding the petition for an allotment site Sully.

As discussed previously, I have now handed this petition to my Manager, Phil Beaman, for him to progress through our various procedures and systems and will keep you advised in due course of the outcome of the Council's deliberations.

With regard to your comments about Ashby Road, allotment sites in the Vale of Glamorgan, whomever they are run by, are noted on our mapping systems. I have checked this area of Sully and can find no notice of land being set aside for allotment use but I would expect this to be investigated further by our Estates/Legal Departments.

I have also written to the petitioners acknowledging the receipt of their petition by the Vale of Glamorgan Council, who will respond to them when further information is available.

Yours sincerely

**Geoff Way**  
**Programmer**  
**Parks & Grounds Maintenance**  
**C.C.**

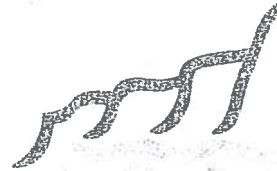


Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg

Data/Dyddiad: Tuesday, July 14, 2009  
Asi. fôn/Gofynwch am: (01446) 709 543  
Teleffôn/Rhif ffôn: (01446) 420 863  
Ffôn/Ffacs: PJB/Con/F231635  
Your Ref/Eich Cyf: My Ref/Cyf: e-mail/e-bost:

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VALE of GLAMORGAN



BRO MORGANNWG



ISO 9001:2000 FS 34407



Mr Roy Landeg  
Clerk to the Council  
Sully Community Council  
Council Offices,  
Jubilee Hall, Smithies Avenue  
Sully  
Vale of Glamorgan  
CF64 5SS

Dear Mr Landeg,

**RE: Application for Allotments - Small Holdings and Allotments Act 1908**

I refer to your letter of 12th February 2009 and attached representations from Sully residents regarding provision of allotments in Sully pursuant to the Small Holdings and Allotments Act 1908.

I have now had an opportunity to take advice on this matter and would comment as follows.

My view is that as the residents of Sully have written to you and as such your Council has the powers to address the requirements of the aforementioned legislation. I am therefore of the opinion that the position, in this instance, is that the responsibility for considering the demand and provision of allotments in Sully area is that of Sully Community Council.

I am aware that this will not necessarily advance the request from the local residents but Sully Community Council is an allotments authority for the purposes of the legislation.

If you wish to arrange an informal meeting with the local residents concerned to talk through any options that may be available I would be happy to attend and assist where I can in this matter.

I have also written to all those concerned as a way of keeping them informed of my views on this subject.

Yours sincerely

P. J. Beaman  
Operational Manager  
Parks & Grounds Maintenance  
C.C.



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

**SULLY COMMUNITY COUNCIL**  
**CYNGOR CYMUNED SULLY**

COUNCIL OFFICE  
JUBILEE HALL  
SMITTHIES AVENUE  
SULLY  
PENARTH  
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SWYDDFA'R CYNGOR  
NEUADD JIWBILI  
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FFON 029 2053 0006

CLERK TO COUNCIL  
ROY LANDEG

CLERCT'R CYNGOR  
ROY LANDEG

The Vale of Glamorgan Council  
Phil Beaman  
Operations Manager  
Parks and grounds Maintenance

2<sup>nd</sup> October 2009

Dear Phil,

**Requests for Allotments**

Thank you for your letter dated 14<sup>th</sup> July 2009.

At its September meeting the Council instructed me to consult you over the availability or possible availability of land within the Sully/Lavernock area deemed suitable for the provision of allotments.

Suggested sites were the Glebelands and the old railway line from Lavernock to Sully. Before inviting applicants to a meeting, I would appreciate your views on this matter.

Regards,

Roy Landeg  
Clerk to the Council





**The Clerk**

**From:** Beaman, Phil [PJB@valeofglamorgan.gov.uk] **Sent:** Tue 06/12/2011 11:56  
**To:** The Clerk  
**Cc:**  
**Subject:** Sully Slipway  
**Attachments:**

Dear Mr Roberts

I understand from my colleagues in the Estates Office that your Community Council is enquiring about the use of land (for allotments) at Hayes Road known as Sully Slipway.

In the The Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 there is an identified deficit of public open space. Change of use of the land would increase the deficit and therefore the land is not available for use as allotments.

Should you wish to discuss the matter further please ring.

Regards

Phil Beaman

Operational Manager, Parks and Ground Maintenance  
tel / ffôn: 01446 709543

\*\*\*\*\*

Fe all fod gwybodaeth freiniol a/neu gyfrinachol a/neu ddeunydd dan amodau hawlfraint y neges e-bost yma. Os nad y chi sydd i fod gael y neges, neu'r un sy'n gyfrifol am ei throsglwyddo, rhaid i chi beidio a'i chopio na'i throsglwyddo i neb un arall na'i defnyddio mewn unrhyw fodd o gwbl. Mae gwaharddiad ar i chi wneud hynny ac efallai y byddech chi'n torri'r gyfraith trwy wneud hynny. Dinistriwch y neges yma acanfonwch neges e-bost at y sawl a'i hanfonodd i roi gwybod iddo fe. Dydy Cyngor Bwrdeistref Sirol Bro Morgannwg ddim yn cymeradwyo unrhyw fam, casgliad na gwybodaeth sy heb fod yn ymwneud a'n materion swyddogol ni.

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\*\*\*\*\*



**From:** Beaman, Phil <PJBeman@valeofglamorgan.gov.uk>  
**To:** roylandeg@aol.com  
**Subject:** Requests for allotments SR 2055370  
**Date:** Tue, Feb 2, 2010 2:33 pm

---

Roy

I have been reviewing outstanding correspondence and apologies for the delay in replying to your letter of 2 October 2009.

On an initial appraisal without the benefit of examining the sites I have the following comments  
Glebelands - I assume by this this is a the are of ground around the Beechwood College complex west of Sully. Subject to site inspections, soil analysis and planning permissions this site may well be suitable for allotments.

Old Railway Line Lavernock to Sully - as this is an industrial site , manmade and designed for the use of a railway track bed it will not be suitable for allotments

Regards

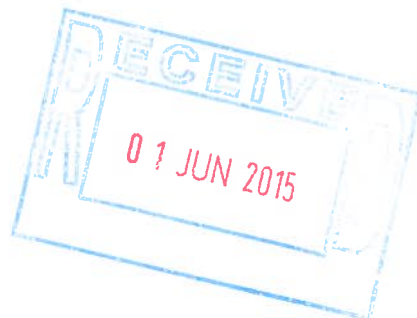
**Phil Beaman**  
**Operational Manager - Parks and Grounds Maintenance**  
**Tel 01446 700111**  
visible@valeofglamorgan.gov.uk

\*\*\*\*\*

Fe all fod gwybodaeth freiniol a/neu gyfrinachol a/neu ddeunydd dan amodau hawlfraint y neges e-bost yma. Os nad y chi sydd i fod gael y neges, neu'r un sy'n gyfrifol am ei throsglwyddo, rhaid i chi beidio a'i chopio na'i throsglwyddo i neb un arall na'i defnyddio mewn unrhyw fodd o gwbl. Mae gwaharddiad ar i chi wneud hynny ac efallai y byddech chi'n torri'r gyfraith trwy wneud hynny. Dinistriwch y neges yma acanfonwch neges e-bost at y sawl a'i hanfonodd i roi gwybod iddo fe. Dydy Cyngor Bwrdeistref Sirol Bro Morgannwg ddim yn cymeradwyo unrhyw farn, casgliad na gwybodaeth sy heb fod yn ymwneud a'n materion swyddogol ni.

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\*\*\*\*\*





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M Punter Esq.,  
Head of Visible Services  
The Vale of Glamorgan Council  
The Alps  
Wenvoe  
CARDIFF  
CF5 6AA

7 August 2012



Dear Mr Punter

**RE: PROVISION OF ALLOTMENTS IN SULLY AND LAVERNOCK**

As the Clerk to Sully Community Council I am responding to your letter dated April 2012 relating to the Inaugural Vale of Glamorgan Council Allotment strategy 2012-2017 regarding details of residents who may require allotments in the Sully and Lavernock areas. I understand that it is the policy of the Welsh Assembly Government that more allotment plots are made available to residents throughout the Vale.

Following approaches from a number of residents in the area I have set out on the attached schedule a list of names and addresses of residents who would like to take advantage of allotment plots. I have also had meetings with the management of Beechwood College, which is the national autistic college based in Sully, and they have requested a number of allotments plots for use by their resident students. They feel that the provision of such a facility would greatly help to enhance the general activities and quality of life of their resident students and help them even more to integrate into the life of the community in which they live. The College have also offered professional help in drawing up plans etc to assist the Community Council in the initial set up of the project.

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Clerc i'r Cyngor: David Roberts

With the above in mind the Community Council would like to request that provision for allotments is made at part of the paddock adjacent to the former waste dump and slipway in Hayes Road. Conversion of this site would facilitate close access for the residents of Sully and Lavernock but also the residents of Beechwood College.

I shall be grateful if you could give this request your consideration.

Yours sincerely

David Roberts  
Clerk to the Council



SULLY COMMUNITY COUNCIL

RESIDENTS OF SULLY AND LAVERNOCK REQUESTING ALLOTMENTS

1. R Lynn, 40 Cog Road, Sully
2. D C Phipps, 58 South Road, Sully
3. P Rees, [phil\\_rees47@hotmail.co.uk](mailto:phil_rees47@hotmail.co.uk)
4. J Enos, 64 Conybeare Road, Sully
5. K Asdney, 9 Slade Close, Sully
6. P Garvey, 18 Slade Close, Sully
7. S Marcola, 90 Cog Rd, Sully,
8. M Garland, 3 Plover Way, Lavernock
9. S Kelly, 8 Breaksea Close, Sully
10. W E Gwyn, 13 Slade Close, Sully
11. C Jones, 10 Elworthy Close, Sully
12. W J Christensen, 19 South Rd, Sully
13. Residents of Beechwood College



Date/Dyddiad 9<sup>th</sup> October 2012  
Ask for/Gofynwch am Miles Punter  
Telephone/Rhif ffôn 02920 673 101  
Fax/Ffacs 02920 673 102  
e-mail/e-bost visible@valeofglamorgan.gov.uk

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Your Ref/Eich Cyf

My Ref/Cyf DVSH/MEP/jh/3657592

Mr D. Roberts – Clerk  
Sully Community Council  
Jubilee Hall  
Smithies Avenue  
Sully  
Penarth  
CF64 5SS



Dear Mr Roberts

**Re: Provision of Allotments in Sully and Lavernock**

I refer to your letter of 7<sup>th</sup> August 2012 and enclosed petition concerning the above matter.

I am currently collating the outcome of the consultation exercise of our Allotment Strategy for consideration by our Members during this calendar year. Regardless of this outcome however, I am very aware that there is an absence of allotments in the Sully and Lavernock area. You will have noted in the Strategy the Council is looking to achieve a greater local involvement in the future management of our current sites and any new sites. In order to help me and the elected Members consider this matter further, would you please advise if your Council would be willing to commit to undertaking the necessary work to construct allotments in the area you have indicated and also to run, manage and administer these allotments for the future. Whilst you will appreciate that at this stage I am unable to commit to using this land for this purpose, any assistance your Council may be able to provide in respect to resources could make this proposal more of an attractive proposition to my elected Members.

I look forward to your further comments on this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Miles Punter'.

**Miles Punter**  
**Director of Visible Services and Housing**  
**Cyfarwyddwr Gwasanaethau Gweladwy a Thai**



CC via e-mail:

Councillor G. John – Cabinet Member  
Councillor K. Mahoney – Sully Ward Member  
Councillor B. Penrose – Sully Ward Member  
Phil Beaman – Operational Manager for Parks and Grounds Maintenance.

**SULLY AND LAVERNOCK COMMUNITY COUNCIL  
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Clerc i'r Cyngor: David Roberts

7 November 2012

M Punter Esq.,  
Director of Visible Services and Housing  
The Vale of Glamorgan Council  
The Alps  
WENVOE  
CF5 6AA

Dear Mr Punter

**RE: PROVISION OF ALLOTMENTS IN SULLY AND LAVERNOCK**

I refer to your letter dated 9 October 2012.

Your letter was discussed at last evenings Ordinary Community Council meeting and on behalf of the Sully and Lavernock Community Council I can confirm that they would be willing to run, manage and administer the allotments.

With regard to committing to undertaking the necessary work to construct allotments in the area that has been indicated, the Council has limited financial resources and I shall be grateful if you could give me some indication of the cost of such works.

Yours faithfully

David Roberts  
Clerk  
Sully and Lavernock Community Council



Date/Dyddiad 30<sup>th</sup> January 2013  
Aŷk fdr/Gofynwch am Miles Punter  
Telephone/Rhif ffôn 02920 673101  
Fax/Ffacs 02920 673102  
Your Ref/Eich Cyf  
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David Roberts  
Clerk to the Council  
Sully and Lavernock Community  
Council  
Council Office  
Jubilee Hall  
Smithies Avenue  
Sully  
Penarth  
CF64 5SS



Dear Mr Roberts

**RE: PROVISION OF ALLOTMENTS IN SULLY AND LAVERNOCK**

I refer to your letters of 7 November 2012 and 10<sup>th</sup> January 2013 concerning the above matter.

Can I apologise for the delay in responding, I was awaiting technical details from my Parks and Grounds Maintenance Department which I have now received.

I attach for your information a note prepared by my Operational Manager purely on a 'without prejudice' for information basis.

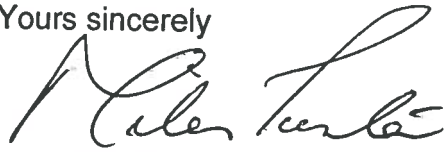
You will note that the information provided is indicative and that a large amount of the estimated cost (£40,000) is identified for a road way. This is an internal road way to the site and may not be required depending on the ultimate site lay out.

I hope this information is of use to you in your consideration of a proposal to my Council. I would however add that any such proposal that you may wish to make should include a business case for the provision of allotments at this location. You may wish to speak to Cowbridge Town Council in order to obtain some information about possible charging rates for allotment plots. I advise this as our rates are particularly low and would not constitute a 'market rate' at this time.

On receipt of your proposals (including an appropriate business case) I will consider the details and will prepare a report for the consideration of the Council's executive; if I feel that the proposal offers sufficient benefit to my Council and the residents of Sully.

If you should require any further assistance Phil Beaman has advised that he would be happy to meet with you. This meeting can be arranged by contacting my Secretary on the telephone number shown at the top of this letter.

Yours sincerely



Miles Punter

**Director of Visible Services and Housing**  
**Cyfarwyddwr Gwasanaethau Gweladwy a Thai**

Encls



## Parks and Grounds Maintenance Division Potential provision of Allotments at Sully Slipway

There is an identified deficit of Public Open Space in the Vale of Glamorgan and development of this site will increase the deficit.

This estimate has been based on experience of the provision of allotments over a number of years. No discussions have taken place with any interested parties. This document has been drafted as a desk top exercise, no site, land or level surveys have been undertaken.

As the ground has not been assessed there is the potential for contaminates, especially as it is based in an industrial area of Barry. In order to determine the suitability of the site for growing a soil / ground investigation will need to be undertaken. This area of Sully has shallow soils over rock and therefore this site may not be suitable for vegetable growing.

There are a number of unknowns but this cost estimate has been based on recent prices from similar related projects. The road way cost has been taken from the work at Old Pencoedtre Allotments, the fencing cost is a best estimate using previous contracted costs.

The water supply is an estimate. The provision of toilets and storage has been indicated as these facilities are desirable and will improve the use of the site. The cost of these has not been included in this document.

Fees are based on the engagement of a Landscape Architect to take the project from inception to completion. There will be extra fees from Estates and Legal expenses. There may also be engineering fees but this is considered less likely. The cost may go up or down dependant on the final specification of the site.

Soil / Ground Investigation	3,000
Level survey	300
Planning Permission	850
Fencing & gates	20,000
Roadway	40,000
Water supply	2,000
Provision of toilets	0
Provision of storage	0
Sub Total	66,150
Fees	6,284
<b>TOTAL</b>	<b>72,434</b>

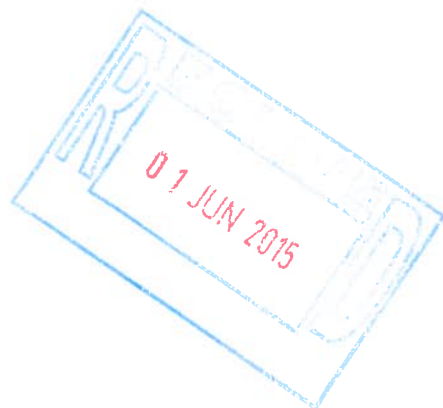




A desk top estimation indicates if plots are laid out at 250yd<sup>2</sup> there will be 16 plots, if laid out at 125yd<sup>2</sup> the will be 32 plots.

Limitation of estimate – No work has been done to ascertain whether or not this proposal would obtain Planning Permission.

P. Beaman.  
O M - Parks and Grounds Maintenance.  
January 2013



Date/Dyddiad 28th June 2013  
Ask for/Gofynwch am Miles Punter  
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Fax/Ffacs 02920 673 102  
e-mail/e-bost visible@valeofglamorgan.gov.uk

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Your Ref/Eich Cyl

My Ref/Cyf DVSH/MEP/pt/ SR 2468900 & SR 4256262

Mr D. Roberts – Clerk  
Sully and Lavernock Community Council  
Council Office  
Jubilee Hall  
Smithies Avenue  
Sully  
CF64 5SS



Dear Mr Roberts

**Re: Provision of Allotments in Sully and Lavernock**

Thank you for your letters of 24<sup>th</sup> May 2013 and 24<sup>th</sup> June 2013 concerning the above matter.

Could I firstly apologise for the lateness of my reply. I have been seeking a meeting with a number of our professionals from different Directorates to discuss your proposal and I have only recently been able to co-ordinate the relevant staff.

I hope to be in a position to discuss your proposal, along with the initial technical responses from my Directorate, Estates, Legal and Planning with the Cabinet Member for Leisure, Parks, Culture and Sports Development, Councillor Gwyn John, within the next 10 days. I will write to you in July advising whether I am in a position to progress your proposal to our Executive, and if this is the case the earliest any report could be tabled due to our reporting deadlines will be after the summer recess.

Yours sincerely

**Miles Punter**  
**Director of Visible Services and Housing**  
**Cyfarwyddwr Gwasanaethau Gweladwy a Thai**



**SULLY AND LAVERNOCK COMMUNITY COUNCIL**  
**CYNGOR CYMUNED ABERSILI A LARNOG**

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Clerc i'r Cyngor: David Roberts

4 September 2013

M Punter Esq.,  
Director of Visible Services and Housing  
The Vale of Glamorgan Council  
The Alps  
Wenvoe  
CARDIFF  
CF5 6AA

Dear Mr Punter

**RE: PROVISION OF ALLOTMENTS IN SULLY AND LAVERNOCK**

I refer to the above matter and at last night's Ordinary Council meeting a resident raised the question of progress in this project. I advised the resident of your most recent correspondence but as I presume the summer recess is now over, as indicated in your letter dated 28 June 2013 I shall be grateful if you could advise me when the report will be tabled before your Executive.

In your letter dated 17 July 2013 you indicated that, in accordance with my business plan, extensive soil sampling needs to take place as well as research into the previous uses of the land in question, to ensure that it is suitable for cultivation. I shall be grateful if you can confirm that instructions have been given for this work to be undertaken and, if so, when those instructions were given as you have indicated that you are likely to receive the report on the aforementioned two issues during September/October.

I look forward to hearing from you.

Yours sincerely

David Roberts  
Clerk



Date/Dyddiad 17<sup>th</sup> July 2013  
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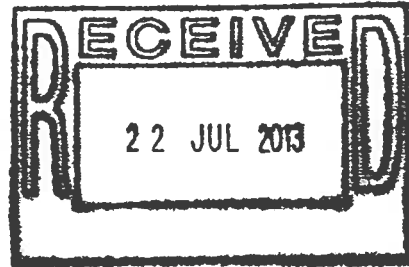
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Your Ref/Eich Cyf

My Ref/Cyf DVSH/MEP/jh/ SR 2468900 & SR 4256262

Mr D. Roberts – Clerk  
Sully and Lavernock Community Council  
Council Office  
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Sully  
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Dear Mr Roberts

**Re: Provision of Allotments in Sully and Lavernock**

I refer to my previous letter of 28<sup>th</sup> June 2013 concerning the above matter.

I have now had the opportunity of meeting with the relevant officers in respect to your request and have also discussed it with Councillor Gwyn John, the Cabinet Member with responsibility for Parks and Grounds Maintenance and allotments.

Your business plan correctly recommends more extensive soil sampling together with research into the previous uses of the land in question, to ensure that the land is suitable for cultivation. Prior to considering your application further I have made arrangements for this work to be undertaken and I am likely to receive a report on both the land history and the geo-technical study during September / October.

As the suitability of the land for your intended area is one of the most fundamental issues I feel it necessary to seek this information at this stage.

I will write to you again when I have the benefit of this information.

Yours sincerely

Miles Punter

Director of Visible Services and Housing  
Cyfarwyddwr Gwasanaethau Gweladwy a Thai



CC via e-mail:

Councillor G. John – Cabinet Member for Leisure, Parks, Culture and Sports Development  
Councillor B. Penrose – Local ward Member  
Councillor K. Mahoney – Local ward Member

Date/Dyddiad 3<sup>rd</sup> October 2013  
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Cyngor Bro Morgannwg  
Yr Alpau, Gwenfô CF5 6AA

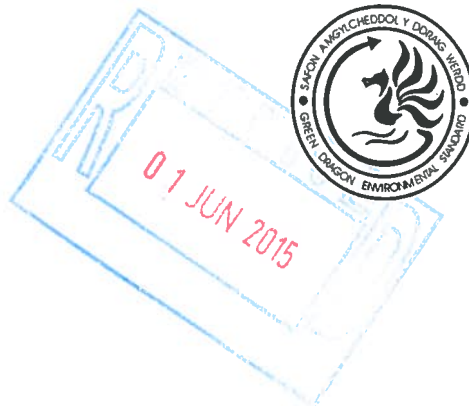
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www.bromorgannwg.gov.uk



Your Ref/Eich Cyf

My Ref/Cyf DVSH/MEP/cb/4302636

Mr D Roberts  
Clerk to Sully and Lavernock Community Council  
Council Office  
Jubilee Hall  
Smithies Avenue  
Sully, Penarth  
CF64 5SS



Dear Mr Roberts

### Provision of allotments in Sully and Lavernock

I refer to your letter of 4<sup>th</sup> September 2013 concerning the above matter.

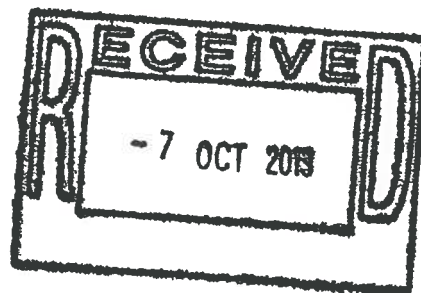
Due to other commitments Phil Beaman had been unable to request quotations for the site investigation work at Hayes Road until 23<sup>rd</sup> September 2013. A copy of the email quotation request from Phil is appended to this letter. Two quotes were received on 27<sup>th</sup> and 30<sup>th</sup> September 2013 with values ranging from £2,465 to £5,000 and the details for these quotations are under review.

I had hoped to progress the site investigations during October, though the current budget position for Parks and Grounds Maintenance makes this level of expenditure difficult at this time. Also the recent announcement of the inclusion of Hayes Road as a possible permanent gypsy and traveller site under the Local Development Planning (LDP) process suggests that it may now be prudent to wait until conclusion of this process before progressing with the site investigations.

Your Council will clearly wish to be involved in the LDP process and I would suggest that we reconsider your suggestion of an allotment site at this location on conclusion of the LDP discussions.

Yours sincerely

Miles Punter  
Director of Visible Services and Housing  
Cyfarwyddwr Gwasanaethau Gweladwy a Thai



Encls

**From:** Beaman, Phil [mailto:PJBeaman@valeofglamorgan.gov.uk]

**Sent:** 23 September 2013 14:19

**To:**

**Subject:** Sully Slipway - Request for quotation

### **Request for quotation – Site Investigation**

The Parks and Grounds Maintenance Division wishes to commission pre-project land survey work to inform future use of Council owned land at sully Slipway (see attached plan). The site is approximately 0.62 ha in extent.

### **Survey requirements**

#### **PHASE 1 DESK-TOP STUDY**

The consultant will undertake a Phase I Site Investigation to characterise the past and present activities of a site which could have led to any potential contamination occurring. It will also establish any receptors and pathways which may be present and therefore any potential pollution linkages associated with the site.

The site investigation will look at a range of information including historical, geological and hydro geological maps, trade directories, past environmental reports, and information held by local authorities. It will also include a site walk over to establish basic information on the current site conditions.

#### **PHASE 2 (INTRUSIVE) SITE INVESTIGATIONS**

A site assessment will be undertaken to establish soil texture, soil structure, soil pH, soil permeability, sub soil depth and underlying depth of rock strata, nutrient levels, contamination, vegetative matter. This will be used to determine and the suitability for allotments. Samples will be analysed in a laboratory accredited by the United Kingdom Accreditation Service (UKAS) A sampling plan will be devised which will provide an accurate account of soil conditions on the site through the selection of sample position, density and depth.

#### **INTERPRETATION OF RESULTS**

The field and analytical results should be reported clearly, detailing sample location, depth and date obtained. The analytical results should be interpreted and assessed against current published guidelines.

#### **REPORTING**

A report will be provided with a minimum the format of the report should comprise the following sections:

- contents
- summary
- introduction
- methodology
- site investigation



- samples and analysis
- analytical results (including original laboratory reports)
- conclusions.

The report should be supported by a site plan showing the following:

- risk areas of contamination (as determined by the background site assessment)
- sampling locations

#### **Quotation requirements**

Consultants should provide a fixed-price sum to carry out sufficient survey to provide an opinion on the suitability of the site for allotments. This must include all time, materials, travel and provision of a written report analysing results, interpreting and making recommendations.

A quotation should include details of the survey strategy and confirm an ability to start survey work within 6 days of return of quotation.

**Deadline for return of quotations: twelve noon, 4th October 2013.**

Phil Beaman  
Operational Manager, Parks and Ground Maintenance  
Visible and Housing Services  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446 709543  
mob / sym: 07912292617  
e-mail / e-bost: [PJBeaman@valeofglamorgan.gov.uk](mailto:PJBeaman@valeofglamorgan.gov.uk)

Visit our Website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)  
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**SULLY AND LAVERNOCK COMMUNITY COUNCIL**  
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Clerc i'r Cyngor: David Roberts

10 March 2014

M Punter Esq.,  
Director of Visible Services and Housing  
The Vale of Glamorgan Council  
The Alps  
Wenvoe  
CARDIFF  
CF5 6AA

Dear Mr Punter

**RE: PROVISION OF ALLOTMENTS IN SULLY AND LAVERNOCK**

I refer to your letter dated 3 October 2013 regarding the quotations in respect of the sight investigation work at Hayes Road, Sully.

I am writing to advise you that this Community Council has obtained soil samples from the site and I have been instructed by the Community Councillors to advise you that they are quite willing to share the results of those soil tests with you.

Please let me know if you wish to see a copy of the report.

Yours sincerely

David Roberts  
Clerk





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14 May 2014

M Punter Esq.,  
Director of Visible Services and Housing  
The Vale of Glamorgan Council  
The Alps  
Wenvoe  
CARDIFF  
CF5 6AA

Dear Mr Punter

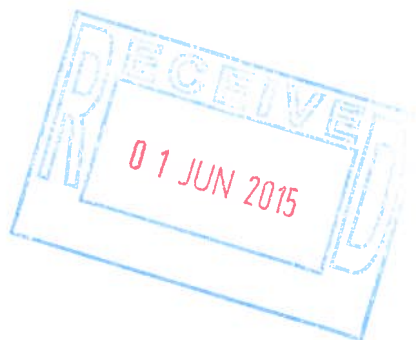
**RE: PROVISION OF ALLOTMENTS IN SULLY AND LAVERNOCK**

I refer to my letter dated 10 March 2014, a copy of which is enclosed and shall be grateful if you could now let me have a response.

I look forward to hearing from you.

Yours sincerely

David Roberts  
Clerk



## Sully Community Council

---

**From:** Contact OneVale [contactonevale@valeofglamorgan.gov.uk]  
**Sent:** 28 May 2014 10:50  
**To:** Sully Community Council  
**Subject:** RE: Provision of allotments in Sully and Lavernock

Dear Mr Roberts

Thank you for your email which I have referred to Mr Punter. Your reference number in relation to this issue is 4580876.

Kind Regards

Julia Fenton  
Senior Customer Service Representative  
Customer Relations  
Vale of Glamorgan Council / Cyngor Bro Morgannwg  
tel / ffôn: 01446 700111  
e-mail / e-bost: JFenton@valeofglamorgan.gov.uk

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

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.

-----Original Message-----

**From:** Sully Community Council [mailto:sullycouncil@btconnect.com]  
**Sent:** 27 May 2014 11:15  
**To:** Contact OneVale  
**Subject:** Provision of allotments in Sully and Lavernock

FOR THE ATTENTION OF MILES PUNTER

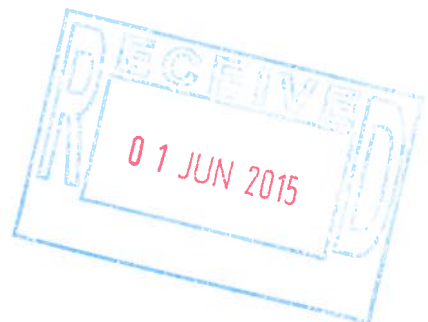
Dear Mr Punter

I refer to my letters dated 10 March and 14 May 2014 regarding the soil samples relating to Hayes Road, Sully.

I shall be grateful if you can advise me when you will be able to respond substantively.

Yours sincerely

David Roberts  
Clerk to Sully and Lavernock Community Council



**SULLY AND LAVERNOCK COMMUNITY COUNCIL**  
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3 June 2014

M Punter Esq.,  
Director of Visible Services and Housing  
The Vale of Glamorgan Council  
The Alps  
Wenvoe  
CARDIFF  
CF5 6AA

Dear Mr Punter

**RE: PROVISION OF ALLOTMENTS IN SULLY AND LAVERNOCK**

I refer to my letters dated 10 March 2014, 14 May 2014 and my email dated 27 May 2014 and the response from your Contact Centre, Contact One Vale dated 28 May 2014, copies of which are enclosed.

I am very disappointed that I have not received any type of response from you and I shall be grateful if you could contact me without further delay regarding the matter raised in my letter dated 10 March 2014.

Yours sincerely

David Roberts  
Clerk

CC – Sian Davies – Chief Executive – Vale of Glamorgan Council  
Cllr R Penrose



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15 October 2014

Cllr N Moore  
Leader  
Vale of Glamorgan Council  
Civic Offices  
Holton Road  
BARRY  
Vale of Glamorgan

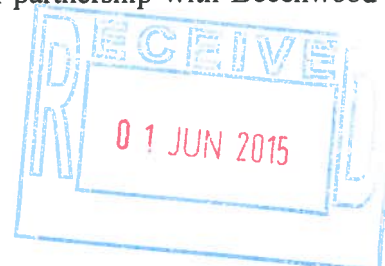
Dear Cllr Moore

**RE: PROPOSED ALLOTMENTS AT HAYES ROAD, SULLY**

This Community Council has recently been made aware of your comments in the minutes of the Vale of Glamorgan's full Council meeting on 23 October 2013.

The relevant section of the minutes, a copy of which is enclosed, states that you pointed out 'the Vale Council was not renegeing on a promise to use the site for allotments. Whilst the Community Council had requested the provision for allotments to be made on the site, it had been made very clear at all stages that the Council was unable to commit to using the land for such a purpose.'

We have a document trail on the issue of the provision of allotments going back 5 years. The documents that are relevant to your statement above clearly show your information to the Vale of Glamorgan Council was incorrect and we can only assume that you have been mis-informed. At the request of Miles Punter (Director of Visible Services) we produced a Business Plan for allotments on the site that was prepared in partnership with Beechwood College and the support of the local primary school.



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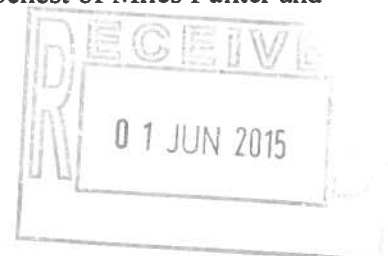
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Clerc i'r Cyngor: David Roberts

We had a positive response from Mr Punter on 28 June 2013 and 17 July 2013 (copies enclosed) from which you will note that the aforementioned was making arrangements for the soil sampling to be undertaken. As far as we are aware Mr Punter did not arrange for this work to be carried out as indicated in his letter dated 17 July 2013 and therefore this Council undertook its own soil sampling that produced a positive result in terms of suitability. Mr Punter was advised of this on 10 March 2014 and was also offered the facility of sharing those results. This offer was declined by Mr Punter on 4 June 2014. Furthermore in Mr Punter's letter dated 9 October 2012 (copy enclosed) he asked this Community Council whether they would be willing to commit to certain allotment development matters and also to 'run, manage and administer these allotments in future'. This Community Council responded on 7 November 2012 confirming that they would be prepared to undertake the matters that Mr Punter had requested in his letter dated 7 October 2012.

The above facts clearly demonstrate that the Vale of Glamorgan did not make it clear that they were unable to commit to using the land for allotment purposes. On the contrary the Vale Council encouraged the Sully and Lavernock Community Council to provide allotments on this site.

You also stated in the minutes of the full Council meeting on 23 October 2013 that this Community Council 'accepted the position but asked that the Council prepare a report for consideration by the Council executive as the Community Council felt that there was sufficient benefit for both the Council and residents of Sully and Lavernock'. We did not ask for the report to be submitted to the Council's executive. It was actually Mr Punter who suggested and offered to undertake this course of action. Mr Punter's letter clearly indicates that no such acceptance statement was ever made by this Community Council. Could you please supply documentary evidence to support your statement to the full Council that 'Sully and Lavernock Community Council actually accepted the position' as we wish to make it clear that this has never been the case.

We also attach a copy of the Business Plan that we prepared at the behest of Miles Punter and copies of your documents that are referred to above.



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We would take this opportunity of extending an invitation to you to meet with representatives of this Community Council at the earliest opportunity to discuss these various issues and in particular how you propose to advise the full Vale of Glamorgan Council that you gave them incorrect information at the 23 October 2103 full Council meeting were mislead.

Over the above period, Cllr Bob Penrose was kept informed and spoke to Mr Punter regarding progress on many of the above issues.

We look forward to hearing from you in due course.

Yours sincerely

David Roberts

Clerk to Sully and Lavernock Community Council

CC – Sian Davies – Chief Executive – Vale of Glamorgan Council  
Cllr Bob Penrose



He was of the view that the Draft Plan contained a fundamental problem in that, in spite of "overwhelming evidence to the contrary", changes in population growth and household numbers had not been taken into consideration. He had long argued that the Vale's population was growing at a slower rate than earlier estimates believed. He referred to this having now been agreed by Welsh Government, who had substantially downgraded their population growth figures over the Summer. What was originally an estimate for 143,000 people in the Vale in the 2006 estimates had now become 132,000 by 2026 (11,000 fewer people than originally envisaged). That meant a population increase of just 6,000 between 2011 and 2026, and decreasing at the end of that time. However, the target number of houses had not been changed and remained at 9,900 houses for that 15 year period

He was not in agreement with the view recently expressed by the Cabinet Member that the household projections justified the level of development proposed.

He referred to the 2011 census as showing that there were 2.32 people per household in the Vale but to the estimate underpinning the current targets assuming an average of 2.27 people in 2011. In practice, this meant several thousand houses in the Vale. He argued that if this trend continued at the same pace as the fall between 2001 and 2011 then, by 2026, the average household in the Vale would have around 2.18 people living there rather than the estimate of 2.13 which was being used. He referred to the Welsh Government publishing their revised household projections in the near future and considered it appropriate to await, and incorporate, these figures into the LDP, before going out to consultation.

He alluded to around 2,000 people as living in shared accommodation, such as nursing homes, but taking into account the lower population growth and larger households, then by 2026 the need would be around 59,900 houses, i.e. approximately 3,500 fewer units than if the target housing figure under SP3 was built.

He alluded to the Director of Development Services having told the Scrutiny Committee (Economy and Environment) that the Council did not want to over-develop in the Vale, but he felt that would be the logical outcome of the current proposals. He suggested that if the prediction for households size was anything above around 2.05 (stating that it was currently around 2.32), then the Vale would be at risk of over-development.

Councillor Dr. Johnson did not believe it was possible for the public to give an informed opinion on the Draft Plan and surrounding documents, given his view that the statistics underpinning the Plan were open to challenge. He felt that assessing the Plan, taking those household predictions and population growth into consideration, could mean a very different LDP and felt that the impact of potentially up to 3,500 houses would go far beyond "focused changes" and would require once again drafting a whole new LDP Deposit Plan.

His hope was that the Cabinet would reconsider their intention to send the Draft Plan out to consultation and on behalf of Plaid Cymru, he moved an amendment to the recommendations as follows. "That the Deposit Plan, Sustainability Appraisal Reports and Habitats Regulation Assessments not be approved for public consultation purposes because the housing target SP3 is not appropriate for the Vale of Glamorgan's projected population growth and household projections".

The motion was duly seconded by Councillor Franks.

Councillor Penrose asked how the Cabinet Member for Regeneration, Innovation, Planning and Transportation could support and justify the proposal of a permanent gypsy and traveller site at Hayes Road, Sully, planned to be constructed on what was at present existing public open space used by residents, water sports enthusiasts and tourists. He referred to a section of this site having already been previously promised to local residents and students at Beechwood College for use as allotments. He referred to the site being flanked by Beechwood College (Wales' largest and only specialist residential college for students suffering with autism and spectrum disorders) and as also being in close proximity to Ty Hafan Children's Hospice.

Councillor Chris Williams considered the seeds of poor highway links between Barry and Cardiff to have been sown many years ago under the former South Glamorgan County Council. He felt that, since that time, the issue had been similarly overlooked, including, since 2003, by the South East Wales Transport Alliance (SEWTA). He questioned whether the Council had made a strong enough case to SEWTA and whether it should be working harder with Cardiff Council. He considered that the Draft Plan would exacerbate the problem, not just for drivers in Dinas Powys, but for a significant number of drivers throughout the Vale. He alluded to the fact that, when the A4055 was congested, drivers would be using the Wenvoe link. As a result, the communities of Sully, Llandough and Penarth would also suffer as a consequence of much heavier traffic from Barry and Dinas Powys. He referred to vehicle traffic and pollution levels at peak periods as already being dangerously high.

01 JUN 2015

projections were not due for release until the end of 2013, possibly 2014, and the Council could not afford to wait until then. The household projections were still the proper starting point for the LDP and to calculate the number of dwellings required. However, as already indicated, the Council would be able to review the LDP at certain stages. The Council was working to an agreed timetable.

Regarding the proposed site for a gypsy and traveller site, he alluded to background documentation such as the independent Gypsy / Traveller Accommodation Needs Survey. All of the potential sites had been assessed and the conclusion of the survey was that the Hayes Road site was the most appropriate option. This was due to the projections put forward which indicated the Council needed at least 18 permanent gypsy and traveller pitches in the Vale of Glamorgan. He pointed out that the Council was not renegeing on a promise to use the site for allotments. Whilst the Community Council had requested the provision for allotments to be made on the site, it had been made very clear at all stages that the Council was unable to commit to using the land for such a purpose. Further correspondence from Sully and Lavernock Community Council actually accepted the position, but asked that the Council prepare a report for the consideration by the Council's Executive as the Community Council felt there was sufficient benefit for both the Council and residents of Sully and Lavernock.

Referring to Councillor James' comments, changes had been made from the previous LDP, including deleting the Weycock Cross site because it was not considered appropriate. Alun Cairns MP had been incorrect in stating that the planning application had been withdrawn.

He indicated it was incorrect to suggest there would not be junction improvements, as he understood that the Welsh Government was intending to undertake work at Sycamore Cross, Five Mile Lane and the approach to Weycock Cross. He pointed out that the HTV site had been in the previous Plan. Section MG16 of the Plan actually put out the areas intended for sustainable proposals. He reiterated the position regarding the link road from the Waterfront to the Island. The Council had negotiated with the Welsh Assembly Government to provide the funding. The funding was available and the Council was negotiating with the Welsh Government lawyers and the developer's lawyers, with a view to the road being provided as soon as possible.

He considered the Plan to be much better than the previous one and it had been independently assessed as such. The previous Plan had not included the same amount of houses in the primary, secondary and tertiary settlements. He was aware of concerns expressed regarding certain proposals in Cowbridge, but he considered the town centre to be failing and in need of an insurgence of people. The Plan provided for the road infrastructure from the A48 through to a link to Llantwit Major. Having talked, and listened, to the people of Cowbridge, the Cowbridge Market site had been removed. Negotiations had taken place with the market operator and with a community interest company. The Council was happy to work with them because it was not felt to be a good place to put housing within the Vale, even if the site was within Council ownership. In conclusion, he commended the Plan to Council, stating it would be foolish to have delayed, deferred or refused it.

Councillor King reminded Members that the Draft Plan was being recommended for full and proper consultation to allow everybody to contribute their views. As far as housing was concerned, he felt it essential that homes were built to provide for future generations.

Regarding highway improvements, he frequently observed the traffic congestion around the Merrie Harrier Junction and was delighted that the Draft Plan acknowledged that such junctions need tackling. Nevertheless, he felt there were still certain junctions / roads missing and he would be submitting suggestions as to what needed to be added. He referred to the Draft Plan as meaning the Council would be able to award planning gain for Section 106 or Community Infrastructure Levy.

Councillor Dr. Ian Johnson referred to having made the point very clearly at the Council meeting in January 2013 that he was concerned about the number of houses contained in the previous LDP. That was why he had voted in favour of scrapping it. He recognised the concerns expressed by Councillor Fred Johnson that figures could go up but that would only be if they were the "right numbers" as opposed to out of date numbers.

Councillor Hodges considered the Draft Plan to be progressing on time and that a small delay could be made, given that the LDP would not be adopted until the Spring of 2017. He felt that the potential over-population of the Vale with unnecessary houses needed to be addressed now and not in the future at various review dates. He stated that more houses did not make cheaper houses, but simply led to "feeding the market". He suggested there were thousands of houses that were not affordable within the Plan and that they were in areas of the Vale of Glamorgan that did not require them.

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Councillor Wilson referred to significant housing development which had already taken place in Penarth, such as Cogan Hall Farm and the Marina. Consequently, Penarth was now really full and possessed little room for further



Date of issue: 28th June 2013  
Asy for 2013/14: Miles Punter  
Telephone: 02920 673 101  
Fac: 02920 673 102  
Email: visible@valeofglamorgan.gov.uk

The Vale of Glamorgan Council  
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Ref: 13/000000000000

M. 101.01 DVSH/MEP/In SR 2466900 & SR 4256262

Mr D. Roberts – Clerk  
Sully and Lavernock Community Council  
Council Office  
Jubilee Hall  
Smithies Avenue  
Sully  
CF64 5SS



Dear Mr Roberts

**Re: Provision of Allotments in Sully and Lavernock**

Thank you for your letters of 24<sup>th</sup> May 2013 and 24<sup>th</sup> June 2013 concerning the above matter.

Could I firstly apologise for the lateness of my reply. I have been seeking a meeting with a number of our professionals from different Directorates to discuss your proposal and I have only recently been able to co-ordinate the relevant staff.

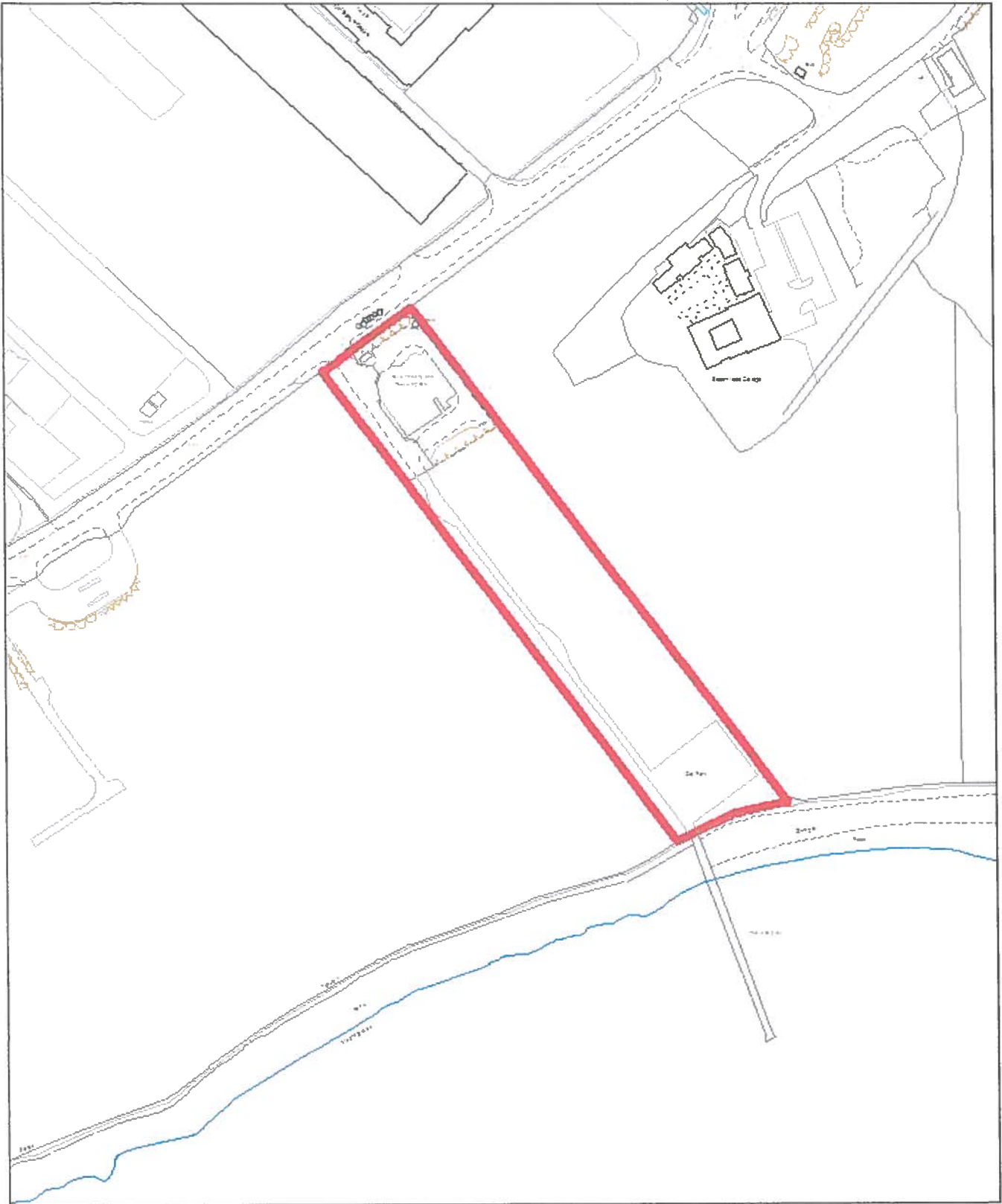
I hope to be in a position to discuss your proposal, along with the initial technical responses from my Directorate, Estates, Legal and Planning with the Cabinet Member for Leisure, Parks, Culture and Sports Development, Councillor Gwyn John, within the next 10 days. I will write to you in July advising whether I am in a position to progress your proposal to our Executive, and if this is the case the earliest any report could be tabled due to our reporting deadlines will be after the summer recess.

Yours sincerely

**Miles Punter**  
**Director of Visible Services and Housing**  
**Cyfarwyddwr Gwasanaethau Gweladwy a Thai**

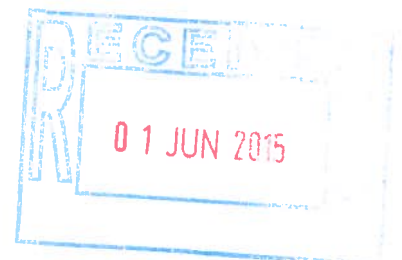


2011



Site ID: 10

Hayes Road Civic Amenities Site



2011

**Site Name** Hayes Road Civic Amenities Site, Sully.

**ID**

**Site Details**

<b>Site Area (Ha)</b>	1.29	<b>Asset No</b>	15691
<b>Ward</b>	Sully	<b>Easting</b>	314825
<b>Current Use</b>	Civic Amenities site and recreational open space.	<b>Northing</b>	168010
<b>Agricultural Land Classification</b>	Urban.		

**Site Constraints**

**Access** Good - from existing highway network. Existing access for amenities site.

**Topography** Level ground across main part of site.

**Flooding** Site subject to Zone C2 flooding to extreme northern edge of site.

**Surface Water Flooding** The northern boundary of site along Hayes Road is affected by surface water flooding.

**Special Landscape Area** The site is not within a Special Landscape Area.

**Green Wedge** The site is not within a Green Wedge designation.

**Conservation Area** The site is not within a designated conservation area.

**Quarry Buffer Zone** The site is not within a defined quarry buffer zone.

**PROW** PROW No.4 along southern coastal boundary.

**SINC** 51-G4,

**Other Designations UDP** ENV 6 - Undeveloped coast, REC 5(ii) New playing fields provision Glebelands, Sully. Site adjacent to EMP1(6) Employment allocation Hayes Road, Sully. Site within the HSE Zone for Dow Chemicals.

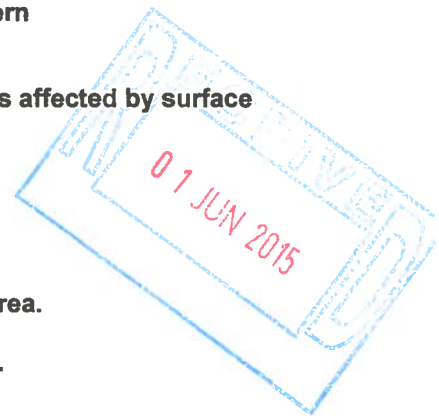
**Other Designations** None.

**Hazards** Current use of northern part of site as civic amenity site, Hazards associated with coastal location. Proximity to chemical works location within HSE zone.

**Estates Issues** Owning department - Visible Services for the Civic Amenity site and Parks and Grounds Maintenance for the Public Open Space site. The Civic Amenity site may need remediation works if used for an alternative use.

**Legal Issues** Not consulted.

**Parks Comments** Hayes Road or Sully Slipway is land specifically used for both passive and active recreational seaside purposes and 24 hour access to an "all tides" slipway for emergency purposes. In the Vale of Glamorgan Adopted UDP there is an identified deficit of Public Open Space. Possible implications under s123 of the LGA 1972. The site is outside any settlement boundary. When the land was proposed for use as a Civic Amenity site, assurances were given at the time, that when the Civic Amenity site was redundant and no longer required, it would be returned to public open space and there remains top soil stacked on the open space specifically for this purpose. This site is an important link from Barry to the sea and is used for recreational purposes. It has car parking adjacent to the sea where access can be gained to the PROW network. Any development of the Civic Amenity site as a Gypsy and Traveller site will have a detrimental effect on the open space. Potential visitors will be reluctant to use the open space/car park and it will be difficult for Parks Division to prevent unauthorised tipping on the open space. From an open space perspective this is not a suitable site for Gypsy and Travellers.



**Site Name****Hayes Road Civic Amenities Site, Sully.**

2011

**ID**Appendix 1  
10**Countryside Comments**

Not consulted.

**General Comments**

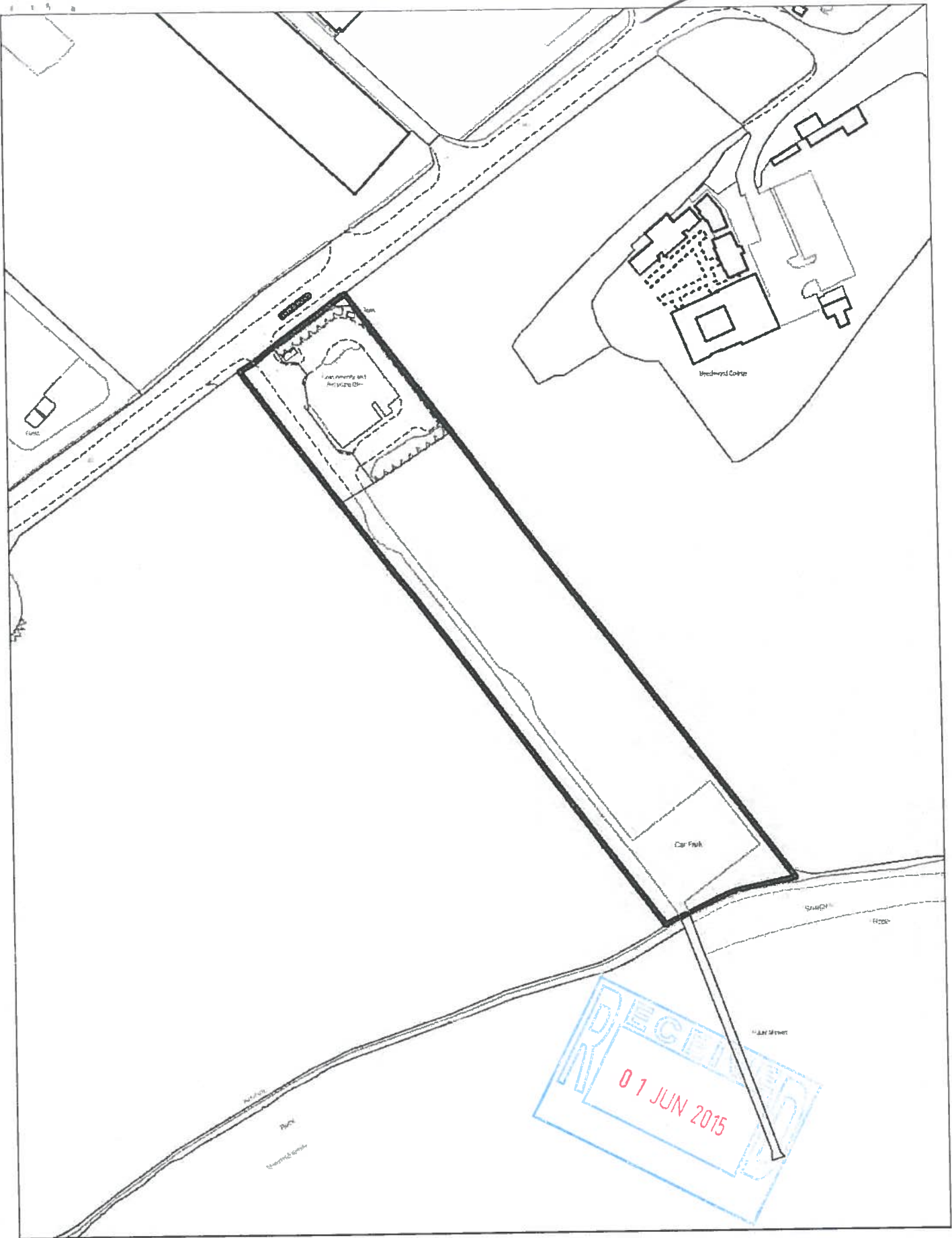
Northern part of site long standing use as civic amenity site, recent infrastructure improvement. Main element of site open space with coastal access. Current UDP seeks to protect open space. Part of identified undeveloped coastal zone. Good access. Relocation of the Civic Amenity site to Atlantic Trading Estate possible July 2011. Adjacent site to west granted outline consent for 6000 sqm B1 employment use 14/10/10. Beechwood to east independent residential college for people with autism spectrum disorders.

**Assessment**

The front part of the site is located within the HSE zone from Dow Chemicals. Current use of site considered to preclude consideration for alternative use, however the relocation of the Civic Amenity site to Atlantic Trading Estate could release the front part of the site for alternative uses subject to site remediation and the surrender of the existing Waste Management Licence from the Environment Agency. However, encroachment onto the open space element of the site could present issues with regard to s123 of the LGA and raises considerable concerns with regard to the future use and management of the main open space element of the site. Given the issues it is unlikely that the site is suitable for the proposed use.



2013



Site ID: 33

Hayes Road Civic Amenity Site, Sully



SEP 1. 2013

**Site Name** Hayes Road Civic Amenities Site, Sully.

**ID** 33

**Site Details**

<b>Site Area (Ha)</b>	1.29	<b>Asset No</b>	15691
<b>Ward</b>	Sully	<b>Easting</b>	314825
<b>Current Use</b>	Civic Amenities site and recreational open space.	<b>Northing</b>	168010

**Agricultural Land Classification** Urban.

**Site Constraints**

**Access** Good - from existing highway network. Existing access for amenities site.

**Topography** Level ground across main part of site.

**Flooding** Small area of Zone C2 flooding to extreme northern edge of site.

**Surface Water Flooding** The northern boundary of site along Hayes Road is affected by surface water flooding.

**Special Landscape Area** The site is not within a Special Landscape Area.

**Green Wedge** The site is not within a Green Wedge designation.

**Conservation Area** The site is not within a designated conservation area.

**Quarry Buffer Zone** The site is not within a defined quarry buffer zone.

**PROW** PROW No.4 along southern coastal boundary.

**SINC** 51-G4,

**Other Designations UDP** ENV 6 - Undeveloped coast, REC 5(ii) New playing fields provision Glebelands, Sully. Site adjacent to EMP1(6) Employment allocation Hayes Road, Sully. Site within the HSE Zone for Dow Chemicals.

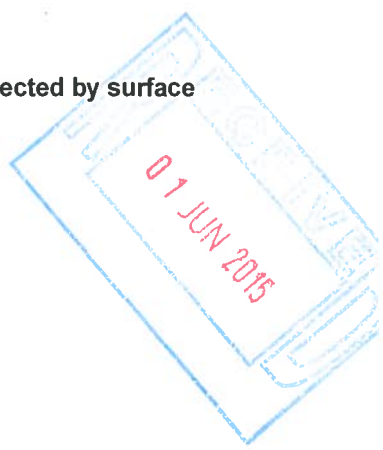
**Other Designations** None.

**Hazards** Previous use of northern part of site as civic amenity site, Hazards associated with coastal location. Proximity to chemical works location within HSE zone.

**Estates Issues** Owning department - Visible Services for the Civic Amenity site and Parks and Grounds Maintenance for the Public Open Space site. The former Civic Amenity site may need remediation works if used for an alternative use.

**Legal Issues** Not consulted.

**Parks Comments** Hayes Road or Sully Slipway is land specifically used for both passive and active recreational seaside purposes and 24 hour access to an "all tides" slipway for emergency purposes. In the Vale of Glamorgan Adopted UDP there is an identified deficit of Public Open Space. Possible implications under s123 of the LGA 1972. The site is outside any settlement boundary. When the land was proposed for use as a Civic Amenity site, assurances were given at the time, that when the Civic Amenity site was redundant and no longer required, it would be returned to public open space and there remains top soil stacked on the open space specifically for this purpose. This site is an important link from Barry to the sea and is used for recreational purposes. It has car parking adjacent to the sea where access can be gained to the PRoW network. Any development of the Civic Amenity site as a Gypsy and Traveller site will have a detrimental effect on the open space. Potential visitors will be reluctant to use the open space/car park and it will be difficult for Parks Division to prevent unauthorised tipping on the open space. From an open space perspective this is not a suitable site for Gypsies and Travellers.



**Site Name** Hayes Road Civic Amenities Site, Sully.

**ID** 33

**Countryside Comments** Not consulted.

**General Comments** The northern part of the site has previously had a long stand use as a civic amenity site, although this facility closed in 2011 (relocated to Atlantic Trading Estate). The remainder of the site is informal open space owned by the Council, including access to a coastal car park and emergency slipway. Site has good access to highway network and to local facilities/ services. Adjacent site to west (Beechwood College).

**Assessment** Following closure of the Civic Amenity site, that part of the larger site has been occupied by an unauthorised but tolerated encampment of Travellers, who have been considered as part of the formal assessment of need in the 2013 OCS Study. The front part of the site alone would not be sufficient to meet the identified need. The site is well located in close proximity to a range of services and facilities available in Sully and highly accessible to the key settlement of Barry. Formal use of this site would, however, be likely to require site remediation. The land to the rear is informal open space in the Council's ownership, with a public car park adjacent to the coast. Loss of informal open space would need to be balanced against open space need in the area and the need for a site to be found to meet identified need for Gypsies and Travellers. Access to the coast and (emergency) slipway is via this land and, accordingly, any use of all or part of the site would need to ensure no detriment to the existing physical access or requirement for unfettered access at all times. The car park must also be retained, although this need not affect use of all or part of the remainder of the land.



Item - 6



M Goldsworthy Esq.  
Operational Manager for Development Control  
Vale of Glamorgan Council  
Civic Offices,  
Holton Road,  
Barry  
CF63 4RU

3 June 2015

Dear Sir

**Planning Application – Land adjoining Beechwood College**

This letter is written in support of the above planning application.

There is an unmet need for allotments within the Sully area and Beechwood College, which cares for 60 young people who have Autistic Spectrum Condition, supports the Community Council's planning application.

Beechwood College raised the matter of a lack of allotments with Sully Community Council in April 2012 and sincerely hopes that the application will be approved. Approval would meet the needs of the local community, let alone those residing at Beechwood College.

The creation of local allotments would allow use by our students and their supporting staff and it would foster improved community links for those residing at Beechwood College, each of whom faces their own challenges in living with their autism.

Beechwood College employs two hundred and fifty staff and the creation of local allotments would undoubtedly benefit the service and, more importantly, those in our care.

We would welcome the opportunity to address the Planning Committee, in favour of the application.

Yours faithfully

Andy Manfett  
*Chief Executive*

Learning for Life through Inspirational Education

Beechwood College Hayes Road Sully Vale of Glamorgan CF64 5SE  
T: 029 2053 2210 F: 029 2053 1774 E: info@beechwoodcollege.co.uk www.beechwoodcollege.co.uk

\*Beechwood College is the trading name for Beechwood College Ltd Registered Company No 4746696  
Registered Office: 5th Floor, Harlech Court, Bute Terrace, Cardiff CF10 2FE T 029 2039 4410 F 029 2066 7785





Item 7

**King, Vicky**

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**From:** Planning&Transport@valeofglamorgan.gov.uk  
**Sent:** 25 May 2015 21:26  
**To:** Planning & Transportation (Customer Care)  
**Subject:** New comments for application 2015/00328/FUL

New comments have been received for application 2015/00328/FUL at site address: 14, Clinton Road, Penarth  
from Mrs Daphne Harrison [REDACTED]

**Address:**  
16 Clinton Road, Penarth, Vale of Glamorgan, CF643JB

**Comments:**  
As I am registered blind I have had the benefit of having the plans for the development of the property explained to me by Yvonne Pritchard. Such is the limitation on my sight it is important to maintain as much light as possible in my living areas and kitchen. I am concerned that the development might adversely effect this.

**Case Officer:**  
Mrs. Y. J. Prichard

RECEIVED  
28 MAY 2015  
ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

DEER
RECEIVED
ACTION BY: YJ/JMC
NO: 28
ACK: