

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 3 NOVEMBER, 2016

Page	Application	Location	Item No.	Description
41	2015/00843/FUL	Sully Sports and Social Club, South Road, Sully	1.	Letter of objection from Sully resident
255	2016/00027/FUL	Green Valley Farm, Treerhyngyll	2.	Amended plans received and confirmation of agreement to pay S106 for Affordable Housing. Amended conditions.
269	2016/00645/FUL	Ty Broc Parc Farm, Parc Farm Lane, St. Donats	3.	Comments from neighbours re: access/traffic issues
			4.	Comments from neighbours, Planning Agent, Drainage Engineer and NRW regarding drainage issues

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 3 November 2016

Application No.: 2015/00843/FUL	Case Officer: Mr. S. D. Butler
Location: Sully Sports and Social Club, South Road, Sully	
Proposal: Hybrid application proposing development of Sully Sports and Social Club, including demolition of existing clubhouse and buildings and construction of new clubhouse, three grassed pitches, one all-weather pitch, floodlights, new bowling green and pavilion, local retail gym building, touring caravan site and building, car parking and associated engineering, access and landscaping works (full detail) and proposals for construction of up to 200 dwellings, with associated parking, engineering, access, play space and landscaping works (outline detail)	

From: Occupier of 4 Wimborne Crescent, Sully

Summary of Comments: Objection to application on the following grounds :

- No growth in infrastructure of the village of the last 40 years
- Development will negatively impact on the limited facilities/amenities
- Traffic congestion
- Sully will become a mass of housing estates.

Officer Response:

All of the matters set out above, are covered under the summary of responses within the report.

Action required:

That Members note the additional letter of objection.

Payne, Adrienne J

From: Planning
Sent: 31 October 2016 11:08
To: Planning
Subject: New comments for application 2015/00843/FUL

New comments have been received for application 2015/00843/FUL at site address: Sully Sports and Social Club, South Road, Sully

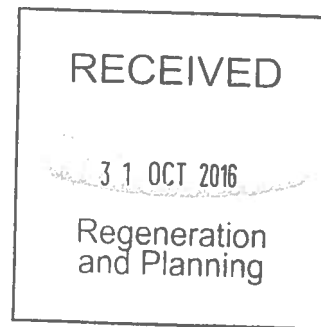
from Mrs Helen O'neil [REDACTED]

Address:
4 wimborne crescent, sully, CF64 5SR

Comments:

I strongly oppose this application. As a resident of Sully for over 40 years, there has been no growth in the infrastructure in the village in that time. Such a development will negatively impact on the limited facilities/amenities we already have. There will be traffic congestion (which there already is). Sully will, in effect become a mass of housing estates.

Case Officer:
Mr. S. D. Butler



D.E.E.R
RECEIVED
ACTION BY: SDB
NO: 23
ACK:

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE: 3 November 2016

Application No.: 2016/00027/FUL	Case Officer: Mr. Steven Rennie
Location: Green Valley Farm, Trerhyngyll	
Proposal: Demolition of agricultural shed. Proposed 3 bedroom detached dwelling	

From: Mr Andrew Parker (Agent)

Summary of Comments:

Amended plans received to show the additional inclusion of a bay window and first floor window to the northern (side) boundary (625/P/20a, 625/P/21a and 625/P/22a).

The agent also confirms that his client is willing to agree to the Affordable Housing contribution on the basis that this would not be required until the dwelling was occupied.

Officer Response:

The windows in this prominent side elevation are considered to add interest to an otherwise blank elevation. The windows added are considered to be of a suitable design and would have no detriment to the overall appearance of the proposed house. The inclusion of these windows would not result in any significant increase in neighbour impacts as the nearest dwellings to the north (Hen Ffald and Rose Villa) would be at a sufficient distance from the windows, across a highways junction, to avoid undue levels of overlooking impact.

It is noted that the applicant agrees to the S106 Affordable Housing requirement, which would only be required upon occupation of the dwelling proposed.

Due to the amended plans received, the following conditions are amended to update the plan references:

- 2. The development shall be carried out in accordance with the following approved plans and documents: 625/P/20A, 625/P/20A and 625/P/22A, all received 26 October 2016;*

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

AND:

9. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on plan 625/P/20A and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies TRAN 10 and ENV27 of the Unitary Development Plan.

ANDREW PARKER ASSOCIATES

ARCHITECTS, LANDSCAPE & DESIGN CONSULTANTS
STUDIO ONE, THE GREAT BARN, BONVILSTON,
VALE OF GLAMORGAN, CARDIFF, CF5 6TR

Our Ref: KSP/ACP/625

Vale of Glamorgan Borough Council
Attention: Mr Steven Rennie
Planning Department
Dock Office
Barry Docks
Barry
CF63 4RT

25 th October 2016

DEER
RECEIVED
ACTION BY: <i>JR/SR</i>
NO: <i>1</i>
ACK:

RECEIVED
26 OCT 2016
Regeneration and Planning

Dear Steven

**Re: Town and Country Planning Act 1990(as amended)
Demolition of agricultural shed, Proposed 4 bedroom detached dwelling
Green Valley Farm, Trehyngyll Ref no; 2016/00027/FUL**

I would refer to you're recent emails regarding the above, I enclose copies of drawing numbers 625/P/20 a, 625/P21a and 625/P/22a showing the revised scheme which improves the elevation onto the Highway.

Following your discussion with my Client Mr. Radcliffe I can confirm that my Client is prepared to enter into a Section 106 Agreement as a commuted sum towards affordable housing in the sum of £ 42,200.80 p on the understanding that it would not be payable until the dwelling was occupied so it follows that if the scheme was no implemented it would not be required

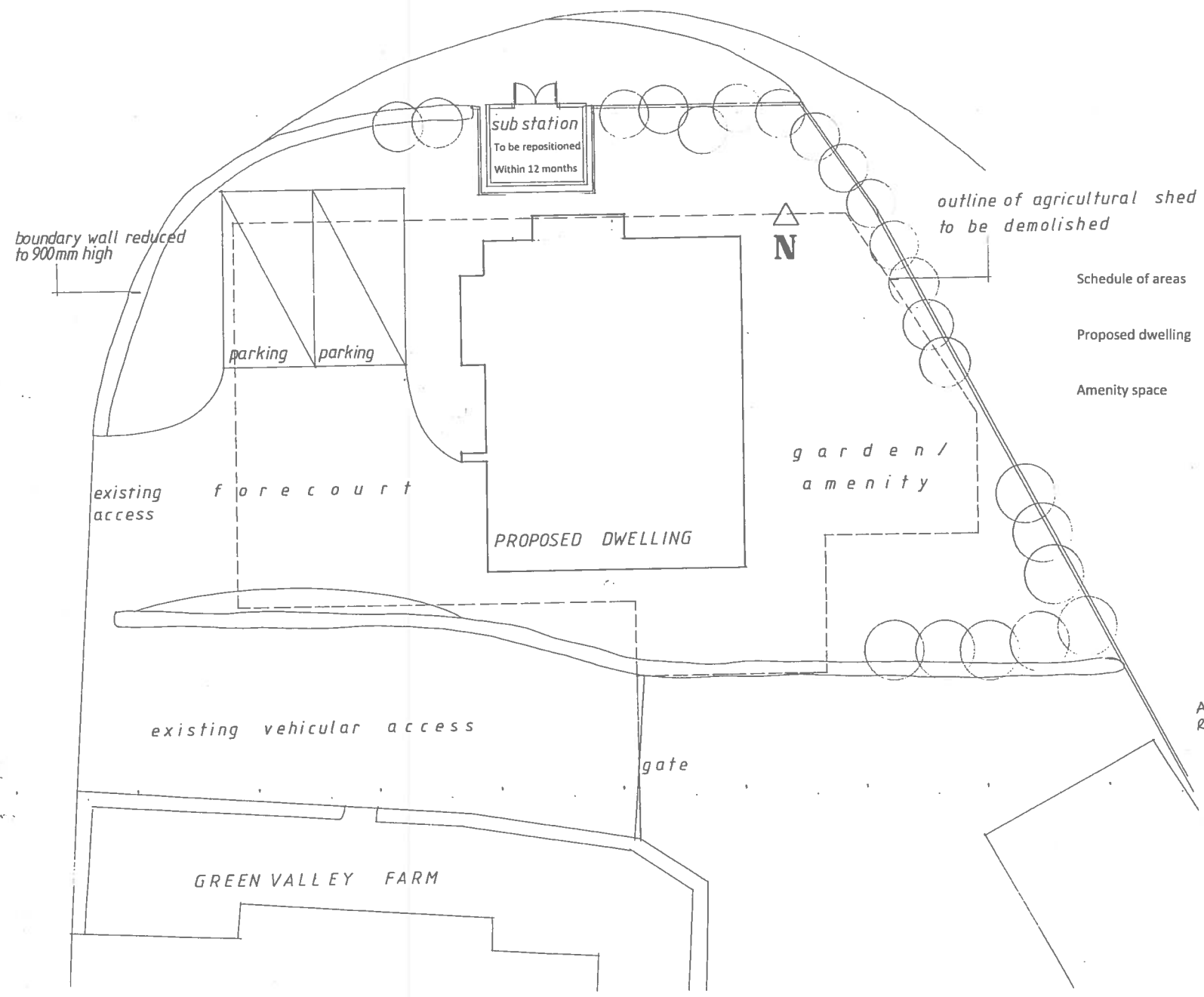
I trust the above will allow you to proceed with determination, however if you require any further clarification please do not hesitate to contact me.

Yours sincerely,


Andrew Parker

ANDREW CAREY PARKER OF ACP/WALES
VAT REG No. 840 2551 55

2016/00027/FUL AMENDED PLAN Received 26/10/2016



Schedule of areas

Proposed dwelling	110.5 m ²
Amenity space	135 m ²

RECEIVED
24 OCT 2016
Regeneration
and Planning

AMENDED TO PLANNING OFFICERS REQUIREMENTS
REV. A OCT 2016

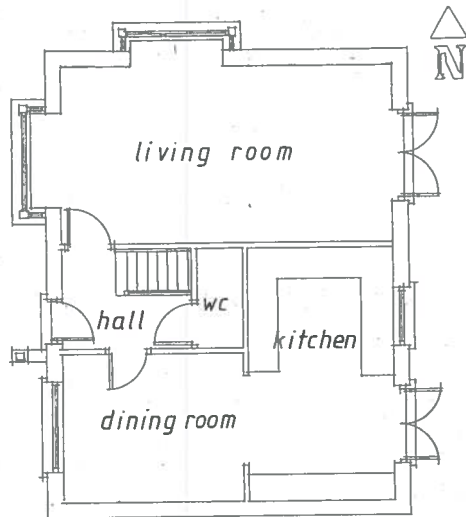
Address: GREEN VALLEY FARM, TRERHYNGVLL,
VALE OF GLAMORGAN
Job title: DEMOLITION OF AGRICULTURAL SHED,
PROPOSED DETACHED DWELLING

DRAWING TITLE PROPOSED SITE PLAN	DRAWN BY: HP DATE: FEB 2016	SCALE 1:50
JOB NO. 625/P/20 A		

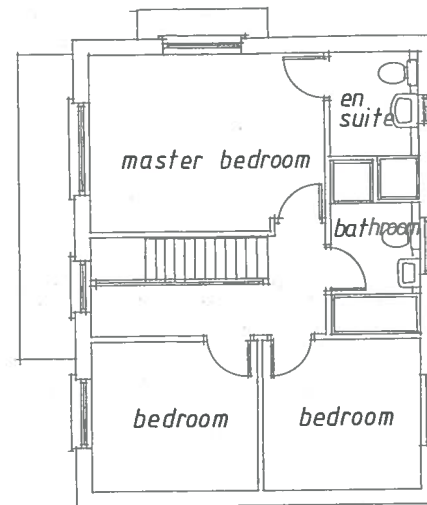
ANDREW PARKER ASSOCIATES
ARCHITECTS, LANDSCAPE AND DESIGN CONSULTANTS
Tel / Fax: 01443 781188 Email: andrew@mpaonline.com

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2016/00027/FUL
 AMENDED PLAN
 Received 26/10/2016



GROUND FLOOR



FIRST FLOOR

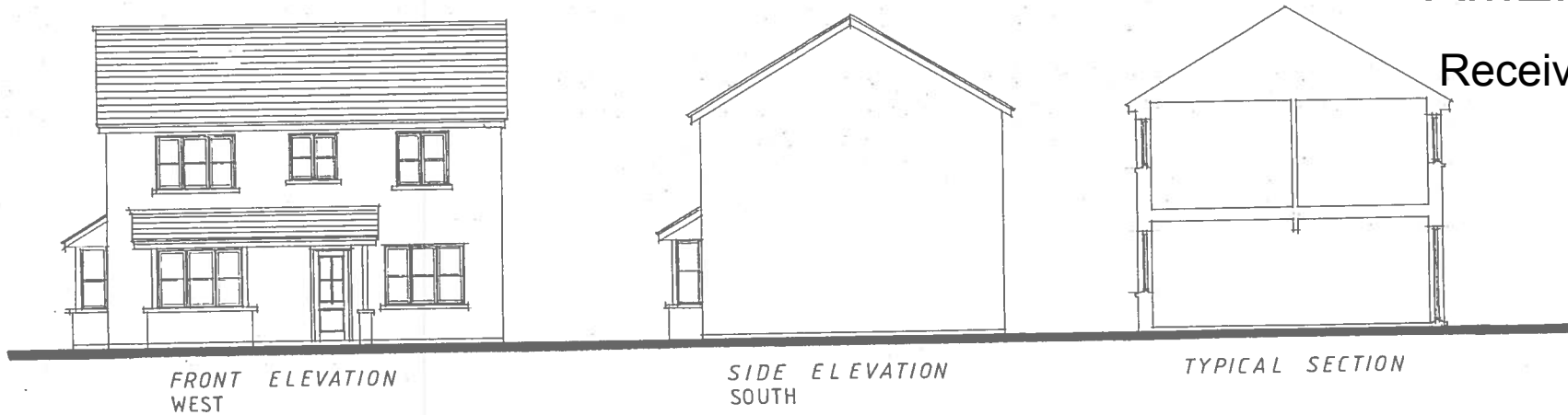
RECEIVED
 24 OCT 2016
 Regeneration
 and Planning

AMENDED TO PLANNING OFFICERS REQUIREMENTS
 REV A: OCT 2016

ADDRESS: GREEN VALLEY FARM, TRERHYNGYLL, VALE OF GLAMORGAN		
JOB TITLE: DEMOLITION OF AGRICULTURAL SHED, PROPOSED DETACHED DWELLING		
DRAWING TITLE PROPOSED PLANS	DRAWN BY: PH DATE: FEB 2016	SCALE 1:50
JOB NO 625/P/21 A		
ANDREW PARKER ASSOCIATES ARCHITECTS, LANDSCAPE AND DESIGN CONSULTANTS Tel: Fac: 01446 781188 Email: andrew@apostern.com		
<small>THESE DRAWINGS MAY BE SCALED FOR PLANNING PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS TO BE CHECKED ON SITE. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS. ALL WORK TO CURRENT BUILDING REGULATION STANDARDS. THIS DRAWING IS COPYRIGHT.</small>		

2016/00027/FUL AMENDED PLAN

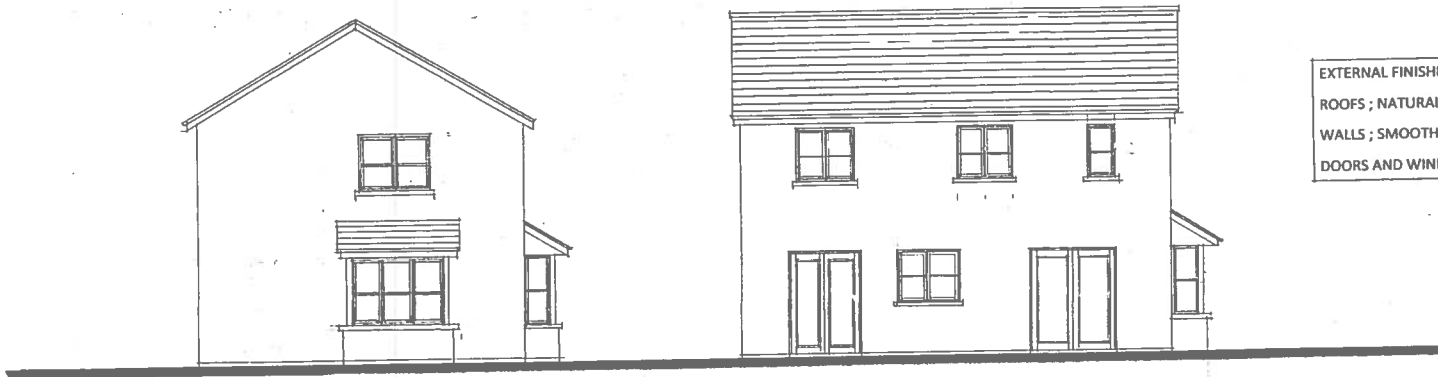
Received 26/10/2016



FRONT ELEVATION
WEST

SIDE ELEVATION
SOUTH

TYPICAL SECTION



SIDE ELEVATION
NORTH

REAR ELEVATION
EAST

EXTERNAL FINISHES
ROOFS ; NATURAL SLATE
WALLS ; SMOOTH FACED RENDER
DOORS AND WINDOWS ; UPVC

RECEIVED
7 4 OCT 2016
Regeneration
and Planning

AMENDED TO PLANNING OFFICERS REQUIREMENTS
REV. A OCT 2016

ADDRESS: GREEN VALLEY FARM, TRERHYNGYLL, VALE OF GLAMORGAN		
JOB TITLE: DEMOLITION OF AGRICULTURAL SHED, PROPOSED DETACHED DWELLING		
DRAWING TITLE PROPOSED ELEVATIONS	DRAWN BY: PH DATE: FEB 2016	SCALE 1:50
JOB NO. 625/P/22 A		
ANDREW PARKER ASSOCIATES ARCHITECTS, LANDSCAPE AND DESIGN CONSULTANTS Tel: Fax: 01443 781125 E-mail: andrew@aparchitects.com		
<small>THESE DRAWINGS MAY BE SCALED FOR PLANNING PURPOSES ONLY DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION PURPOSES ALL DIMENSIONS TO BE CHECKED ON SITE SUBJECT TO BE NOTIFIED OF ANY DISCREPANCIES IN OVERSIGHT, WITHIN TO COMPLY WITH C. 2 REGULATORY STANDARDS THIS DRAWING IS COPYRIGHT</small>		

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 3 November 2016

Application No.: 2016/00645/FUL	Case Officer: Mr. Steven Rennie
Location: Ty Broc Parc Farm, Parc Farm Lane, St Donats	
Proposal: Conversion of existing barns to 4 holiday lets with associated parking	

From: Neighbours

Summary of Comments:

Objects to the proposals due to the increased traffic on the lane, in an area that is of great natural beauty and attractive for walkers. The traffic would render the route unsafe.

Objects to the proposals and in particular the informal one-way system that users of the proposed holiday lets would use. The objector states that any increase to traffic would be dangerous. Turning right onto Dimlands Road would also be "almost impossible". The system would add to the length of journeys and would be a "stupid idea".

Payne, Adrienne J

From: Planning
Sent: 01 November 2016 12:09
To: Planning
Subject: New comments for application 2016/00645/FUL

New comments have been received for application 2016/00645/FUL at site address: Ty Broc Parc Farm, Parc Farm Lane, St Donats

from Mr G Stead [REDACTED]

Address:
Vale Cottage, St. Donats, CF61 1ZB

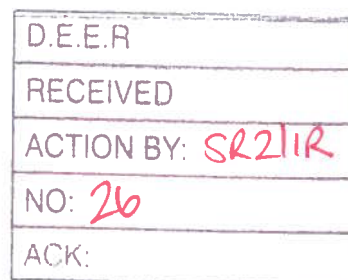
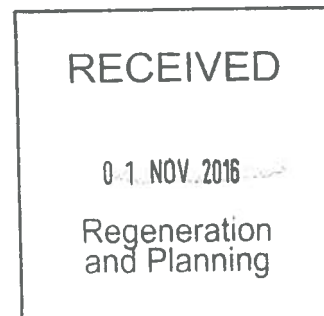
Comments:

I wish to object to the above planning application on the grounds that the lanes leading to this property are not suitable for the increase in traffic which would result if the application were granted.

This is an area of great natural beauty and the hedgerows are habitat to many varieties of birds and wildlife. Additionally it is a favourite with local walkers and riders.

I have specific mobility issues and am hearing impaired. This is the only route I feel comfortable and safe walking my dog. I would no longer be able to do this if planning consent is granted as there are no footpaths and the increase volume of traffic would render the route unsafe for me.

Case Officer:
Mr. Steven Rennie



Mr S Rennie
Planning Officer
Vale of Glamorgan Council
The Docks
Barry
24th October 2016

Dear Mr Rennie

Planning application 2016/00645/FUL

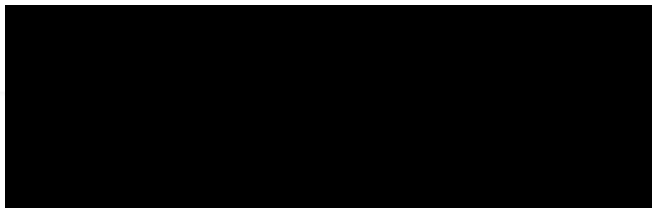
I am shocked, upset and very worried by the ridiculous suggestion of a one way system for the proposed development at Ty Broc. I am the only resident on this part of the lane and the suggestion is dangerous not only to people walking but horse-riders and dog walkers of which there are lots. This lane at its widest part is just 8' wide and it does not have any passing places on it – to suggest that my private driveway is used as a passing place is dangerous to me and it is my private property!

I walk down this road to see my friend, to increase the traffic would be dangerous to me as I am in my eighties and unable to move very fast and to avoid a car or van and where do I go – into the hedge? The lane has blind bends as well on it.

And to turn right at the end of the lane onto Dimlands Road is almost impossible as you have to swing wide, reverse and swing wide again into and against on-coming traffic – onto a road with 60mph limit onto a blind bend.

And also it will add a ½ a mile onto every journey – this is a very stupid idea and is very dangerous to me and others who use this lane.

I am sure highways would agree.



Jean Payne
Two Acres, St Donats.

D.E.E.R
RECEIVED
ACTION BY: IR/SN
NO: 2
ACK:

RECEIVED
25 OCT 2016
Regeneration and Planning

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE: 3 November 2016

Application No: 2016/00645/FUL	Case Officer: Mr. Steven Rennie
Location: Ty Broc Parc Farm, Parc Farm Lane, St Donats	
Proposal: Conversion of existing barns to 4 holiday lets with associated parking	

From:

- **Mr and Mrs Hopkins of Parc Farm;**
- **Atlantic College;**
- **The Planning Agent Mr Andrew Bates;**
- **Mr Huw Morgan, Senior Engineering Assistant;**
- **Natural Resources Wales**

- **all relating to drainage for the proposed development.**

Summary of Comments:

Letter and a drainage report received from the neighbour at Parc Farm, relating primarily to drainage issues. The letter questions the submitted drainage information. The objector states that the applicant does not own a field where the soakaway for the foul overflow would drain. The objector states they own this land and use for grazing of livestock. The objector has commissioned an environmental report (Chemtech Environmental) which they suggest shows that the foul overflow runs into their field. The objector also suggests that the current system may not be sufficient for the current dwelling and therefore would not be sufficient for the proposed development also.

Concern also raised about human waste being found on the land of Atlantic College. They also raise concerns about the report submitted and asked for Council's Officers to challenge this.

The neighbour to the site has contacted NRW advising that the current septic tank is not adequate for the current use and that domestic sewerage has entered the neighbours land and could also affect the public right of way. NRW have therefore supplemented their original comments requiring a report to be submitted prior to any development demonstrating the drainage and soakaway systems to be used by the proposed development.

Mr Huw Morgan (Senior Engineering Assistant) in his email to Mr Miles Punter (Director of Environment & Housing Services) that the 1000 gallon septic tank is "suitable for a domestic property but not necessarily for the purposes of the development". Following discussions with NRW they agree there may be capacity issues. States that any pollution could be an issue for Environmental Health. Also stated that if the soakaway is on neighbours land it would be a civil matter to resolve between the parties.

In response, the Planning Agent, Mr Bates, states that they have seen the submitted recent comments from NRW and the report submitted by the objector relating to soil testing for contamination from the septic tank. Mr Bates states that if approved at Committee they would seek to submit a full drainage scheme which NRW could be consulted on. Mr Bates also questions the findings of the submitted Chemteck Environmental report and asks the Members to disregard the information.

Officer Response:

Condition 7 of the recommended report requires full details of the foul and surface water drainage for the proposed development, to be submitted to and approved in writing prior to the systems use to serve the holiday lets. This includes requiring details of the septic tank. NRW would be consulted on these details once received from the applicant to discharge the condition, to ensure a suitable drainage system to serve the development, without adverse impact to neighbouring land owners or the general public. Furthermore, this is an issue that would be investigated through Building Regulations, which would include a consideration of the suitability of the proposed drainage system for the holiday lets.

Condition 7 is recommended as below:

Notwithstanding the submitted details, further details of a scheme for foul and surface water drainage, to include details of any septic tank to be used and its capacity, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved details prior to first beneficial occupation of any of the holiday lets hereby approved.

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

Rennie, Steven

From: Andrew Bates [REDACTED]
Sent: 01 November 2016 21:35
To: Rennie, Steven
Cc: Geraint John; Zoe Williams; Jack Pugsley
Subject: Ty Broc 2016/00645/FUL

Hi Steven,

As discussed earlier today, we have had sight of the comments received from NRW regarding the foul drainage of Ty Broc.

As relayed to you earlier today we have spoken with Mark McLaughlin of NRW, and he has confirmed that he is satisfied that the proposed Condition (7) requiring the provision of both a foul and surface water drainage scheme to serve the proposed holiday accommodation is acceptable to NRW. Once an application is made to discharge Condition 7 NRW will be consulted, and they will have the opportunity to review the scheme and make comment.

Having now had sight of the results of the soil sample analysis provided by the neighbouring objector, and had the opportunity to speak directly with the company which undertook the sample analysis we would like to make the following comments:

1. The soil samples were not collected by Chemtech Environmental;
2. No details are provided regarding the soil sampling process, such as the method that was used to collect the samples, or whether the samples were collected by someone independent who has been trained to take such samples;
3. No precise details of the location that the soil samples were taken has been provided, or the depths of the soil which was provided for analysis.

Accordingly, whilst it is accepted that the Local Planning Authority supports the proposed development and NRW has no objections, we would strongly contest the validity of the soil analysis results and would ask that Members disregard this information.

Regards

Andrew Bates
Associate
Geraint John Planning Ltd



Geraint John Planning

www.geraintjohnplanning.co.uk

♻️ Before printing, think about the environment

From: Morgans, Huw
Sent: 01 November 2016 12:14
To: Punter, Miles E
Cc: Moon, Clive R
Subject: Ty Broc Contamination Issues

Miles

I have been looking into the issues here and have the following comments to make.

The analytical report is not very clear regarding what they have found and what safe levels are. They also state on page 4 that the samples were non-conforming (whatever that means).

The 1000 gallon septic tank is suitable for a domestic property but not necessarily for the proposed development as the output for a four bedroom house is about 900 litres a day or 200 gallons and the tank has a capacity of 1000 gallons it will require regular emptying as is.

The tank should be registered with NRW and checking the public register it is not having spoken to NRW they do not actively seek out these situations only deal with them as and when they are made aware.

NRW should pick up this change of use under planning procedures and would then comment regarding the suitability of the system.

There is a note that building control have been in discussion with the developer and they believe the existing system is suitable.

In discussion with NRW they agree that there may be issues over capacity of the existing system
Regards any pollution the findings of the analytical report could occur naturally in farmland from animal waste. For completeness the lab should take the samples and then produce a report stating what is a possible source of the results of the various tests.

Regards pollution this would be a problem for environmental health.

As it is not clear where the septic tank and soakaway are located it is difficult to determine if the neighbours have an issue or not. Looking at the map info they are situated either side of an access track so how pollution gets transferred I cannot speculate.

If the soakaway is on the neighbours land it would be a civil matter between the two parties to resolve.

Hope the above is useful.

Regards Huw

Huw Morgans

Senior Engineering Assistant / Uwch Gynorthwyydd Peirianeg
Visible Services and Transport / Gwasanaethau Gweledig a Thrafnidiaeth
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 029 20673026
mob / sym: 07860526274
e-mail / e-bost: hmorgans@valeofglamorgan.gov.uk

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

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

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

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

Payne, Adrienne J

From: STEPHEN HOPKINS [REDACTED]
Sent: 01 November 2016 11:45
To: Planning
Subject: For the attention of Steve Rennie
Attachments: ChemTech.docx; Elite.docx; Pollution at Parc.docx

Steve

Re: planning application Ty Broc: 2016/00645/FUL

Please find herewith covering letter and two separate reports relating the the above application.

Regards

Jo

RECEIVED
01 NOV 2016
Regeneration
and Planning

D.E.E.H
RECEIVED
ACTION BY: SR21R
NO: 25
ACK:

Parc Farm,
St Donats,
Vale of Glamorgan

Mr Steven Rennie,
Planning Officer,
Vale of Glamorgan Council,
BARRY



31st October 2016

Re: Planning Application 2016/00645/FUL

Dear Mr Rennie,

We write further in connection with this deferred planning application, to be determined by the Planning Committee on the 3rd November, specifically the issue of foul drainage about which you, and therefore the Committee, have been provided, we suggest, with misinformation from the outset by the Applicant and his agents. We shall rehearse matters in the order in which they have been presented.

The Application dated the 25th May 2016, and with the declaration of truth and accuracy endorsed by the agent, stated at paragraph 12 that "foul sewage is to be disposed of by mains sewer". How that totally untrue statement could possibly have been made by or on behalf of the Applicant is beyond us, not least because of the rural location of the property, the Particulars of Sale by pb Black of which you have a copy, refers to a "cess pit", and, as we know, the Coles' insistence that the cess pit be emptied by the vendors (Mr and Mrs Nigel Thomas) in October 2014 before the Coles completed the purchase from them. You will remember that we brought the absence of mains drainage to your attention in a 'phone call and later sent you a copy of those Particulars of Sale.

The truth of there being no mains drainage was confirmed by Dwr Cymru in their letter to you dated the 4th July 2016.

On the 27th July 2016, you posted on the Planning website an undated letter from "Andrew" which reads: "I have discussed the drainage position with our client, and can now confirm the following: the proposed holiday accommodation would be served by the existing septic tank which currently serves Ty Broc capacity of 1000 gallons in good working order installed in accordance with all appropriate guidelines likely to be of sufficient capacity to appropriately serve the additional holiday lets".

On the 16th August you posted on the Planning website six photographs of the cess pit, two of which appear to show that the cess pit is almost full. The photographs are undated and the only clue as to when they were taken is that they obviously pre-date their posting by you.

On the 31st August 2016, you posted on the Planning website a "Septic Tank Report" purporting to come from Elite Pipeline Services of Bridgend. The Report bears the date of the 21st August 2016. It

is unsigned and does not identify the date of the alleged inspection. It says: "On the day of the site visit the septic tank was half full and the weather was overcast". Two matters arise: the suggestion that the "septic tank" was half full does not appear to correspond with the photographs, and we do not understand the relevance of the weather.

The "Report" continues: "The drain system at Ty Broc comprises of separate Foul and Surface Water". We will return to that below.

The "Report" continues: "The septic tank is onion shaped and has a capacity of 1000 gallon and takes the foul water from the property"

The "Report" goes on: "The tank is sited in situated in the side garden adjacent to the entrance gate and the overflow for the septic tank goes to a soakaway in the field (unable to detect exact location)". It is that worrying statement that has prompted us to make our own enquiries, to which we will return below.

The Report continues: "The tank appears to be in good condition and in working order with no signs of previous blockages The tank appears to be installed correctly to the manufacturers requirements The liquid level marks are at a normal level with no signs of surcharge indicating that the soakaway is effective The storm water collects from downpipes around the property and channels itself to a drainage field (soak away) in the garden of the property. The system has plenty of manholes for access. To conclude the drainage system at Ty Broc Farm is in good working order and well maintained".

Finally, at the Planning Committee Meeting on October 6th, when replying to our written and oral objections, the agent for the Applicant stated that what we had said about the overflow from the septic tank going into our field was untrue and that plans already provided to you (which, if you have them, you have never made public) showed that the foul overflow from the septic tank went to the southwest. It was the agent's statement, we suggest, that was inaccurate, and at best, a total misunderstanding of any plan to which he was referring.

We return to the "Report" from Elite Pipeline Services, and the statement that the foul overflow goes to a soakaway in the field. The Applicant does not have a field. We do, to the east of the eastern boundary wall of Ty Broc, grazed by livestock. And along that boundary wall is a public footpath that leads out of St Donats' woods. We have never understood until now why the lower part of the footpath, in particular at the gate leading out of St Donats' woods, is always wet, regardless of rainfall. We therefore commissioned our own environmental report from independent experts, Chemtech Environmental. The two soil samples referred to in their report were taken by us from outside the eastern and southern boundary walls of Ty Broc in the area of the cess pit/septic tank. We were led to the site from which one of the samples was taken by the appalling smell. The report, as you will see, makes alarming reading. One of the samples, we suggest, was what you would expect to see from a fractured sewer. We enclose a copy of Chemtech's report.

Returning to the Applicant's agent's assertion on the 6th October that our assertion, based on Elite's Report, was untrue. If the agent was in fact referring to the original development plan, (we have a copy which we have obtained from the original developer), which shows the proposal of a cesspit, and indeed a soakaway to the southwest of it. But **that** soakaway is for surface/storm water, **not** for foul. It has, on the face of it, nothing at all to do with the cess pit/septic tank. And the topography of

that part of the garden of Ty Broc (south west is uphill!) means – unless Sir Isaac Newton got it terribly wrong – that the foul overflow runs down from the area of cesspit/septic tank onto our field as Elite said.

The cesspit/septic tank, it would appear, may not be fit for purpose, and may not be fit for purpose in its present location, even for a house containing two adults and two children, and may already be a potential serious health risk to others. And to suggest that it is capable of sustaining foul water from an additional four domestic units (an additional 12 adults) is a worrying conclusion.

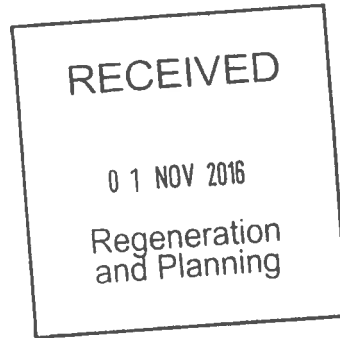
We assume that you will bring these matters to the attention of Resources Wales, the Environment Agency and to those responsible for public footpaths.

Yours sincerely,

Stephen and Jo Hopkins

ANALYTICAL TEST REPORT

Contract no: 61534
Contract name: Parc Farm
Client reference: -
Clients name: Jo Hopkins
Clients address: Parc Farm
 St Donats
 Vale of Glamorgan
 CF61 1ZB
Samples received: 27 September 2016
Analysis started: 27 September 2016
Analysis completed: 13 October 2016
Report issued: 13 October 2016

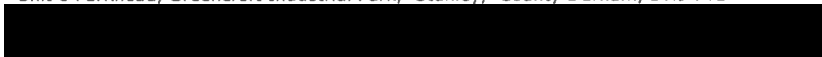


Notes: Opinions and interpretations expressed herein are outside the UKAS accreditation scope. Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling. Methods, procedures and performance data are available on request. Results reported herein relate only to the material supplied to the laboratory. This report shall not be reproduced except in full, without prior written approval. Samples will be disposed of 6 weeks from initial receipt unless otherwise instructed.

Key: U UKAS accredited test
 M MCERTS & UKAS accredited test
 \$ Test carried out by an approved subcontractor
 I/S Insufficient sample to carry out test
 N/S Sample not suitable for testing

Approved by: D. Bowerbank
 Dave Bowerbank
 Customer Services Co-ordinator

Unit 6 Parkhead, Greencroft Industrial Park, Stanley, County Durham, DH9 7YB

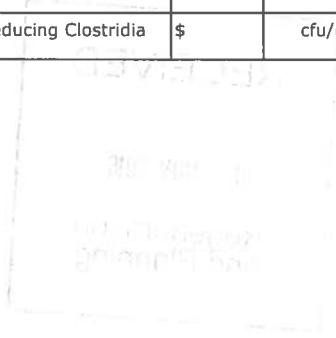


SOILS

Lab number	61534-1	61534-2
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Chemtech Environmental Limited

Sample id			Sample A	Sample B
Depth (m)			-	-
Date sampled			-	-
Test	Method	Units		
Subcontracted analysis				
β-Glucuronidase Positive Escherichia coli	\$	cfu/g	<10	10
Coliforms (total)	\$	cfu/g	660000	2500
Faecal Coliforms (total)	\$	cfu/g	210	1800
Enterococci	\$	cfu/g	<10	20
Anaerobic Sulphite-Reducing Clostridia	\$	cfu/g	9000	36000



Chemtech Environmental Limited

METHOD DETAILS

METHOD	SOILS	METHOD SUMMARY	SAMPLE	STATUS	LOD	UNITS
\$	β -Glucoronidase Positive Escherichia coli	Microbiology (details on request)	Wet		10	cfu/g
\$	Coliforms (total)	Microbiology (details on request)	Wet		10	cfu/g
\$	Faecal Coliforms (total)	Microbiology (details on request)	Wet		10	cfu/g
\$	Enterococci	Microbiology (details on request)	Wet		50	cfu/g
\$	Anaerobic Sulphite-Reducing Clostridia	Microbiology (details on request)	Wet		10	cfu/g

Chemtech Environmental Limited

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

N	No (not deviating sample)
Y	Yes (deviating sample)
NSD	Sampling date not provided
NST	Sampling time not provided (waters only)
EHT	Sample exceeded holding time(s)
IC	Sample not received in appropriate containers
HP	Headspace present in sample container
NCF	Sample not chemically fixed (where appropriate)
IT	Sample not cooled
OR	Other (specify)

Lab ref	Sample id	Depth (m)	Deviating	Tests (Reason for deviation)
615434-1	Sample A	-	Y	Microbiology (NSD)
615434-2	Sample B	-	Y	Microbiology (NSD)



Elite Pipeline Services
2 Oaklands Rise
Bridgend
Mid Glamorgan
South Wales
CF31 4SP

Septic Tank Report

Client Byron Cole	Date 21/8/16	RECEIVED
Site Address Ty Broc Farm St Donats CF61 1ZB	Contacts Byron Cole	01 NOV 2016 Regeneration and Planning

Report

- On the day of the site visit the septic tank was half full and the weather was overcast
- The drain system at Ty Broc Farm comprise of separate Foul and Surface Water
- The septic tank is onion shaped and has a capacity of 1000 gallon and takes the Foul water from the property
- The tank is situated in the side garden adjacent to the entrance gate and the overflow for the septic tank goes to a soakaway in the field (unable to detect exact location)
- The tank appears to be in good condition and in working order with no signs of previous blockages
- The tank appears to be installed correctly to the manufacturers requirements
- The liquid level marks are at a normal level with no signs of surcharge indicating that the soakaway is effective
- The storm water collects from downpipes around the property and channels itself to a drainage field (soak away) in the garden of the property. The system has plenty of man holes for access.
- To conclude the drainage system at Ty Broc Farm is in good working order and well maintained

Elite Pipeline Services



Visit us at elitepipeline.co.uk

Rennie, Steven

From: McLoughlin, Mark [REDACTED]
Sent: 31 October 2016 11:58
To: Rennie, Steven
Cc: Planning
Subject: 2016/00645/FUL

Hi Steve

As discussed during our telephone conversation this morning, please can you take in to consideration the below as part of any planning agreement for the above application:

I received a phone call from a Mrs Hopkins who is the neighbour of a site which is currently in for planning permission in the Vale called 'Ty Broc Parc Farm' (2016/00645/FUL).

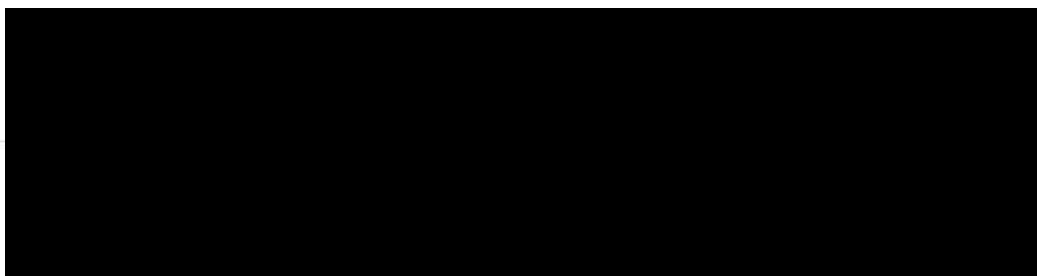
She has concerns regarding the foul drainage of a current planning application. The applicant is proposing to convert a barn into four holiday lets. However, Mrs Hopkins has advised that the existing septic tank and soakaway is not adequate for the "current" use as the domestic sewage is entering her land. Mrs Hopkins advised that she has undertaken soil sampling, with the results indicating extremely high levels of faecal bacteria present. She further advised this is reaching a public footpath which poses significant risk to human health.

As this is new information, i.e. post planning consultation, Natural Resources Wales would advise that no development should be undertaken until the applicant has submitted in writing a report demonstrating an adequate septic tank and soakaway system designed to British Standards, including porosity testing for the drainage field, including location and size. We would also expect the applicant to submit an application for an EPR ground water activity permit prior to any additional occupancy.

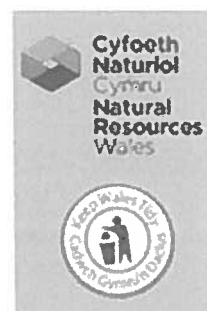
Please can you update me further following the Council Committee meeting this Thursday.

Kind regards
Mark

Mark McLoughlin BSc *Hons.* MSc
Swyddog Amgylchedd / Environment Officer (Ely & Vale NRM Team)
Cyfoeth Naturiol Cymru / Natural Resources Wales



Have you seen the
#yellowfish?
Ydych chi wedi gweld
#pysgodymelyn



Rennie, Steven

From: Rowlands, Ceiri
Sent: 01 November 2016 15:40
To: Rennie, Steven
Subject: FW: App No - 2016/00645/FUL - Pollution Found at Atlantic College

Importance: High

FYI

Ceiri Rowlands
Assistant Planner / Cynllunyydd Cynorthwyol
Planning and Transportation Services / Gwasanaethau Cynllunio a Thrafnidiaeth
Vale of Glamorgan Council / Cyngor Bro Morgannwg

*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.*

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

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

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

From: Keith Davies [REDACTED]
Sent: 01 November 2016 15:51
To: Rowlands, Ceiri
Subject: App No - 2016/00645/FUL - Pollution Found at Atlantic College
Importance: High

Hi Ceiri,

I refer to email below and the attached documents.

I have serious concerns about the human waste found on our land which appears to be coming from Ty Broc Farm. This also raises serious concerns about the septic tank report carried out for the planning application for the holiday lets 2016/00645/FUL.

Can you please confirm if the septic tank report can be challenged by your officers?

Thanks

Keith

Keith Davies
Director of Estates



UWC Atlantic College
Atlantic College

St Donat's Castle
LLANTWIT MAJOR,
CF61 1WF

Registered in England No. 673076 Charity no. 525761



From: Keith Davies
Sent: 01 November 2016 15:19
To: 'byroncole2001@yahoo.co.uk' [redacted]
Cc: Sarah Savage [redacted] Teague, Gwyn W' [redacted]
Subject: Pollution Found at Atlantic College

Dear Byron,

I refer to the attached report which has been passed to me by your neighbours, Parc Farm.

I've marked up an OS Map where the samples have been taken, it would appear the human waste pollution comes from your property boundary and is polluting the area.

The pollution also covers the rights of way across our land which is used by the public and our students. Therefore I've had to report this immediately to Natural Resources Wales as I have a duty of care to all who use this footpath. I've also made the Rights of Way Officer at the Vale of Glamorgan Council know as he may want to close down the footpath until the issue is resolved.

I believe you recently had a septic tank report carried out for a current planning application, I refer to the attached which is taken from the planning portal. I have concerns the report is not thorough and will have to make contact with the Planning Department to discuss my concerns.

Can you please confirm you will investigate the issue further and come back to me with a suitable way forward.

Regards

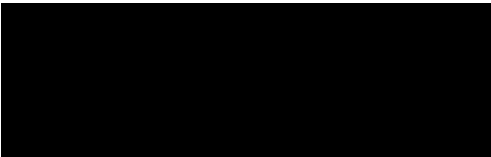
Keith

Keith Davies
Director of Estates



UWC Atlantic College
Atlantic College
St Donat's Castle
LLANTWIT MAJOR,
CF61 1WF

Registered in England No. 673076 Charity no. 525761



Notes

