

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 9 JUNE 2016

Page	Application	Location	Item No.	Description
52	2015/01347/FUL	Rear of Windhover, Mount Road, Dinas Powys	1.	Comments from Operational Manager for Waste. The development can accommodate waste collection
			2.	Comments from neighbour objecting to proposal
			3.	Comments in support of proposal
75	2016/00247/FUL	Green Meadow, 10 Ger y Llan, St Nicholas	4.	Comments from neighbour raising concerns

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 9 June 2016

Application No.: 2015/01347/FUL	Case Officer: Mrs. Hayley I Kemp
Location: Rear of Windhover, Mount Road, Dinas Powys	
Proposal: Construction of five new two storey dwellings at rear of Windhover and reconfiguration of car park to the Star Public House. Proposals involve the demolition of a single storey garage	

From: Operational Manager - Waste

Summary of Comments: The Council's waste vehicle would be able to access this area using a 15t RVC and are happy to proceed on a collection basis.

Officer Response: It is noted that this will be an improvement on the existing adopted highway where currently this type of vehicle cannot currently access the properties.

Action required: None

Kemp, Hayley I

From: Smith, Colin C
Sent: 01 June 2016 08:38
To: Kemp, Hayley I
Subject: FW: 2015/01347/FUL - Rear of Windhover, Mount Road, Dinas Powys

Hayley,
We would be able to access this area using a 15t RVC. Happy to proceed on this collection basis....
Any queries let me know,
Regards,
Colin.

Colin Smith
Operational Manager
Director's Office - Visible Services and Housing
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

*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.*

From: Chilcott, Simon
Sent: 01 June 2016 08:04
To: Smith, Colin C
Subject: RE: 2015/01347/FUL - Rear of Windhover, Mount Road, Dinas Powys

Colin

I have taken a look at this road, we could collect with the NEW turning area in place but it would be a 15t RCV.

Simon Chilcott
Cleansing Superintendant
Visible Services and Transport
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

*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.*

From: Smith, Colin C
Sent: 31 May 2016 15:11
To: Chilcott, Simon
Subject: RE: 2015/01347/FUL - Rear of Windhover, Mount Road, Dinas Powys

Any news on this?

Colin Smith
Operational Manager
Director's Office - Visible Services and Housing
Vale of Glamorgan Council / Cyngor Bro Morgannwg
Tel: 01446 888 888

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/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

*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.*

From: Kemp, Hayley I
Sent: 24 May 2016 13:47
To: Smith, Colin C
Subject: 2015/01347/FUL - Rear of Windhover, Mount Road, Dinas Powys

Hi Colin,

Further to our telephone conversation this afternoon regarding the above mentioned site, please find attached the layout plan for the above mentioned scheme and the red hatched area that is the proposed extension of the existing turning area.

Please can you let me know your thoughts with regard to a waste vehicle using the adopted highway to collect refuse from the proposed dwellings.

Many Thanks,

Hayley Kemp
Senior Planner (Development Control - North Team)
Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

*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.*

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 9 June 2016

Application No.: 2015/01347/FUL	Case Officer: Mrs. Hayley I Kemp
Location: Rear of Windhover, Mount Road, Dinas Powys	
Proposal: Construction of five new two storey dwellings at rear of Windhover and reconfiguration of car park to the Star Public House. Proposals involve the demolition of a single storey garage	

From: Eileen Wood, 20, Station Road, Dinas Powys

Summary of Comments:

Objects to the proposal for the following reasons:

- Lack of adequate parking provision for each property
- Additional demands on village and reduction in parking and stopping places for people wanting to use the local shops.
- Pedestrian obstructions – cars parking on the pavement
- Compromised village aesthetics – impact on conservation area.
- Lack of green space – ratio of construction/hard landscaping to green space/soft landscaping is virtually nonexistence.
- Rethink designs, reduce numbers, provide a design that is innovative, aesthetically in character with the village, provides real life green space and excellent environmental water systems.

Officer Response: The above issues raised have all been addressed in the report.

Action required: None

07 JUN 2016

Regeneration
and Planning

Objection to 5 two storey dwellings planning application 2015/01347.

1. Lack of adequate parking provision to each property - A minimum of 2 full car parking spaces must be made available to each property with **additional space** for visitor parking. - The provision of a lift within each property would have an appeal to the less able who are most probably car dependant.
2. The village is already congested with overspill from resident parking. Additional demands on the village centre will reduce parking/stopping space for people wanting to use the local shops. Thus eroding an already fragile provision which has the added competition of out of town supermarkets offering easy/convenient parking.
3. Pedestrian obstructions. The demand for parking spaces in the village already sees thoughtless car owners parking up on the pavements causing complete obstruction to the pedestrian and causing them to walk into the road to pass by. Of note the businesses by the Star Pub (Potter's etc.) This will undoubtedly get worse with visitors to the 5 dwellings trying to locate a parking space.
4. I have found this thoughtless parking particularly difficult when walking with young children or pushing a pushchair, or trying to pass with a dog on a lead. Being forced to walk into the road which is already narrow, with on coming traffic keeping tight to the kerb as they travel through the village - It is not satisfactory.
5. Compromised village aesthetics. I understood that we lived in a conservation area, which meant that any planning application should not significantly impact on the character of the village. Think that is a little late given the 3 eyesores in the village...please don't use them as an excuse to continue blighting the village landscape with unsympathetically designed shoe boxes crammed into a space to make maximum profit. They make a huge impact on the village, providing a far bolder village image than the historical buildings within the village. So disappointing - other villages within the UK are respected by there planning department, who understand that it is important to support and enhance their village 'brand'. Not turn it into a ubiquitous city centre meets rural village what a joke!!
6. Green space / Hardlandscaping. The ratio of construction/hardlandscaping to greenspace/softlandscaping is virtually none existence. A few bird boxes mounted on 3 buildings will not do anything to improve the surface water problems that are increasingly blighting our landscapes. SUDS, water collection recycling and plenty of trees are required to address flooding, green house gas problems and our reducing water table problems.

In summary there are too many buildings, not enough real life green space, a huge lack of car parking and aesthetically the design will certainly add to the city urbanisation effect of the village.

As with previous planning applications within the same vicinity, providing an architect environmental tick the box exercise is not good enough. There is always some trumped up award for buildings to make everyone feel better about poor decisions. Please take the opportunity to make the right decisions when a difference can genuinely be made.

Please rethink the designs, reduce the numbers and genuinely provide a design which is innovative, aesthetically in character with the village, provides real life green space and excellent environmental water systems.

Thank you for taking the time to read my objection.

Eileen Wood
Resident 20 Station Road
Dinas Powys

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 9 June 2016

Application No.: 2015/01347/FUL	Case Officer: Mrs. Hayley I Kemp
Location: Rear of Windhover, Mount Road, Dinas Powys	
Proposal: Construction of five new two storey dwellings at rear of Windhover and reconfiguration of car park to the Star Public House. Proposals involve the demolition of a single storey garage	

From: Jacqui Walmsley, Ty Carreg, Old Farm Mews, Dinas Powys

Summary of Comments:

Supports the proposal for the following reasons:

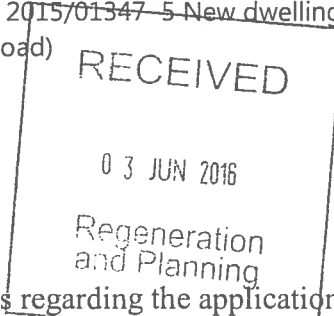
- The proposals are sensitively handled and undertaken with architectural rigour ensuring that each unit protects the privacy of the existing neighbouring properties and that of new occupants.
- The contemporary design of the houses draws on the architecture of the neighbouring Mount housing.
- The proposed new houses nestle into their site and knit with the context.
- Improved turning head will offer betterment and convenience for all the residents of Old Farm Mew especially with regard to the current refuse system (collection from Station Road).
- Old Farm Mews is extremely quiet. It currently serves 10 houses and 2 flats. An additional 5 units will have negligible traffic impact.
- Living in a village so close to the rail and bus services to Cardiff and surrounding areas encourages less car use. Small developments of this size within our existing settlements are appropriate and relieve pressure on other land whilst adding to the much needed supply of quality family homes.
- The design and secluded location offer something better than that provided by the mass house builder where the focus is on larger car reliant sites. It thereby increases choice for those wishing the live in Dinas Powys.
- The local businesses in the village will benefit from the increased footfall from these small high quality infill housing developments. This has been seen since the front of Old Farm Mews was developed with new businesses arriving and bringing an air of regeneration in the heart of the village.
- The new proposal for Old Farm Mews will complete the street scene and make an additional beneficial contribution to the Village.

Officer Response: Comments noted

Action required: None

Payne, Adrienne J

From: Jacqui Walmsley [REDACTED]
Sent: 03 June 2016 16:05
To: Planning & Transportation (Customer Care) [REDACTED] Franks, Chris (Cllr) (Home)
Cc: Johnson, Fred T (Cllr)
Subject: Planning Application 2015/01347 - 5 New dwellings at Old Farm Mews (Rear of Windhover, Mount Road)
Attachments: img03936.pdf



Dear Planning & Planning Committee

I received today a communication from Councillors regarding the application for 5 houses to the rear of Windhover, inviting residents to express our views prior to committee on 9th June.

I am writing in support of the proposed new housing and provision of a turning head at Old Farm Mews, Dinas Powys. The proposals are sensitively handled and undertaken with architectural rigour ensuring that each unit protects the privacy of the existing neighbouring properties and that of new occupants. The contemporary design of the houses draws on the architecture of the neighbouring Mount housing by Graham Brookes (as do the two recently Approved off Mount Road by the same architect). The proposed new houses nestle into their site and knit with the context.

Old Farm Mews was recently formally adopted by VOG Highways following completion of the four house to the front; whilst this ought to trigger doorstep refuse collection, it is impractical without an improved turning head that the proposed new housing provides, offering betterment and convenience for all the residents of Old Farm Mews. Currently refuse for Monday collection from Old Farm Mews is deposited en-mass on a Sunday evening on Station Road in the centre of the village. This could cease with provision of the turning head to the betterment of the village centre. I live and work from home on Old Farm Mews and therefore know that Old Farm Mews is extremely quiet. It currently serves 10 houses and 2 flats. An additional 5 units will have negligible traffic impact. It is a shared surface home-zone and drivers of vehicles are well mannered and give priority to pedestrians.

Living in a village so close to the rail and bus services to Cardiff and surrounding areas encourages less car use. Small developments of this size within our existing settlements are appropriate and relieve pressure on other land whilst adding to the much needed supply of quality family homes. The design and secluded location offer something better than that provided by the mass house builder where the focus is on larger car reliant sites. It thereby increases choice for those wishing to live in Dinas Powys.

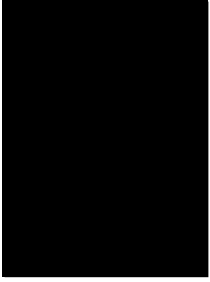
The local businesses in the village will benefit from the increased footfall from these small high quality infill housing developments. This has been seen since the front of Old Farm Mews was developed with new businesses arriving and bringing an air of regeneration in the heart of the village. The housing to the front of Old Farm Mews has been very well received since its completion, and the regularity by which I am congratulated on it is testament to this, despite a few initial dissenting voices. It was recognised by a number of awards including a Civic Trust Commendation (see attached). This is testimony to what small housing developments can contribute to a village and its community. The new proposal for Old Farm Mews will complete the street scene and make an additional beneficial contribution to the Village.

Yours sincerely

Jacqui Walmsley

DEER
RECEIVED
ACTION BY: HKIJMC
NO: B7
ACK:

studio walmsley
hoole & walmsley ARCHITECTS



N
01901 536095
T
019 2051 5350

RIBA Regional Award Winners Welsh Architecture Award 2014
Wales Emerging Practice Award 2014

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 9 June 2016

Application No.: 2015/01347/FUL	Case Officer: Mrs. Hayley I Kemp
<p>Location: Rear of Windhover, Mount Road, Dinas Powys</p> <p>Proposal: Construction of five new two storey dwellings at rear of Windhover and reconfiguration of car park to the Star Public House. Proposals involve the demolition of a single storey garage</p>	

From: John Evans, Formerly partner of Poil Developments West Ltd.

Summary of Comments:

Supports the proposal for the following reasons:

- The current application by Julian Phillips was put through a very stringent pre application as it had to be approved by Poil Developments because it required access from Old Farm Mews and this was my responsibility.
- The conditions set out that the development had to be modern and materials would have to be carefully selected to be in harmony with the earlier and latest housing in Old Farm Mews .Hard and soft landscaping was required.
- The turning area at the head of OFM was to be increased to improve refuse collection and avoid congestion at station road .The houses were to be sited to allow for new tree planting and to be set back In the site as far as possible.
- In particular adjacent to no 5 OFM the proposed house on this site was to be even further into the site and retain the large tree which is subject to a TPO.
- Another stipulation agreed was that there would be no access for construction traffic to protect the existing residents and also avoid congestion at station road These were the main conditions applied by me and have been agreed. Following this of course the application requires to satisfy the planning and highways requirements.
- Regarding the increase in traffic that the new development will generate, this will only be equivalent to about 5 minutes of traffic on station road at peak times.
- The proposed development is exactly the way a village should grow and could be a further example of the wisdom the planning committee and vale planners have shown in the approval of a number of small developments within the Dinas Powys area recently.
- This small group of houses would integrate into and add to the social and business life of the village

- In conclusion you can see that the proposal meets high standards. It is an excellent scheme in integration, site usage and design.

Officer Response: Comments Noted

Action required: None

Kemp, Hayley I

From: Robinson, Victoria L
Sent: 06 June 2016 17:23
To: Kemp, Hayley I
Subject: FW: 5 houses at rear of Windhover, Dinas Powys

See below – please do late rep for it?

Thanks,

Victoria Robinson
Operational Manager for Development Management
Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

*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.*

From: Fred [mailto: [REDACTED]]
Sent: 06 June 2016 12:57
To: Robinson, Victoria L
Cc: Goldsworthy, Marcus]
Subject: FW: 5 houses at rear of Windhover, Dinas Powys

From: Santa Nadena [mailto: [REDACTED]]
Sent: 05 June 2016 19:52
To: [REDACTED]
Subject: Fwd: 5 houses at rear of Windhover, Dinas Powys

Begin forwarded message:

From: Santa Nadena <[REDACTED]>
Date: 4 June 2016 at 1[REDACTED]
To: [REDACTED]

Subject: 5 houses at rear of Windhover, Dinas Powys

Dear Val Hartrey,

Thank you for your letter asking for any comments on the above development proposals. I was surprised as I thought the 21 days had long elapsed from the date of submission. Anyway here are my views. The current application by Julian Phillips was put through a very stringent pre application as it had to be approved by Poil Developments because it required access from Old Farm Mews and this was my responsibility. The conditions set out that the development had to be modern and contemporary in the best interpretation of those words. Materials would have to be carefully selected to be in harmony with the earlier and latest housing in Old Farm Mews. Hard and soft landscaping was required. The turning area at the head of OFM was to be increased to improve refuse collection and avoid congestion at station road. The houses were to be sited to allow for new tree planting and to be set back in the site as far as possible. In particular adjacent to no 5 OFM the proposed house on this site was to be even further into the site and retain the large tree which is subject to a TPO. Another stipulation agreed was that there would be no access for construction traffic to protect the existing residents and also avoid congestion at station road. These were the main conditions applied by me and have been agreed. Following this of course the application requires to satisfy the planning and highways requirements.

Regarding the increase in traffic that the new development will generate, this will only be equivalent to about 5 minutes of traffic on station road at peak times. It is probably an appropriate time to suggest that you and your fellow councillors give some consideration to means of reducing through traffic on station road. The proposed development is exactly the way a village should grow and could be a further example of the wisdom the planning committee and vale planners have shown in the approval of a number of small developments within the Dinas Powys area recently. This small group of houses would integrate into and add to the social and business life of the village.

My qualification for setting out the pre application conditions is based upon my architects practice with T Glyn Jones for approximately 50 years in which we carried out work in England Wales and Scotland and won many awards. Locally in Dinas Powys we were responsible for the now listed Little Orchard housing. Also by the efforts of Glyn and myself Old Court on the corner of OFM was preserved and has subsequently been listed.

In conclusion you can see that the proposal meets high standards. It is an excellent scheme in integration, site usage and design. I hope this will convince your open mind to support the application

Yours sincerely,
John Evans

Formerly partner T G Jones and J R Evans
and Poil Developments West Ltd

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 9 June 2016

Application No.: 2016/00247/FUL	Case Officer: Mrs. Hayley I Kemp
Location: Green Meadow, 10, Ger y Llan, St Nicholas	
Proposal: Alterations to existing detached dwelling to comprise single, two storey extension and rebuild, extension of existing garage. replacement windows and doors. Existing vehicular access to be widened	

From: Tim Knowles, Cae Ffynnon, 12, Ger Y Llan, St Nicholas

Summary of Comments:

Expresses continuing concerns regarding the following issues:

1. Size of the new garage and car port and the parking of commercial vehicles, the number of parking spaces to be provided (including hard standing to the front of the house) is wholly out of proportion to the size of the property. No explanation given for the excessive number of parking spaces and no justification or necessity for the hard standing to provide the additional parking spaces in front of the house.
2. Broken wooden fence on top of stone wall facing 11 and 12 Ger y Llan. Broken fence is unsightly and a request was made to replace it by raising the height of the wall. This issue was not addressed in the report.

Officer Response:

1. This matter has been addressed in the report and therefore there are no changes and no objections to parking.
2. In relation to point 2, this is not a requirement of this application and the fence does not appear to visually detract from the area.

Action required: None

Payne, Adrienne J

From: Tim Knowles [REDACTED]
Sent: 04 June 2016 12:53
To: Planning
Subject: Planning Application - 2016/00247/FUL - 10 Ger-y-Llan, St Nicholas, CF5 6SY
Attachments: 160604 - Letter ex TK to VoGC.pdf

For the attention of Mrs Hayley I Kemp

Dear Mrs Kemp

I am attaching a copy of a letter which I am sending to you today concerning the above planning application.

Regards

Tim Knowles

RECEIVED
06 JUN 2016
Regeneration and Planning

D.E.E.R
RECEIVED
ACTION BY: HZ/TMC
NO: 18
ACK:

CAE FFYNNON, 12 GER-y-LLAN, St NICHOLAS, CARDIFF, CF5 6SY

Telephone: [REDACTED]

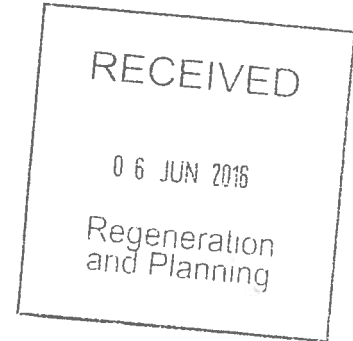
E-mail: [REDACTED]

COPY BY E-MAIL - Planning@valeofglamorgan.gov.uk

Your ref.: P/DC/HIK/2016/00247/FUL

4 June 2016

Mrs Hayley I Kemp
Planning Department
The Vale of Glamorgan Council
Dock Office
Barry
CF63 4RT



Dear Mrs Kemp

Planning Application by Mr James Rolling - 2016/00247/FUL - 10 Ger-y-Llan, St Nicholas, CF5 6SY

I refer to my letter dated 29 March 2016 regarding the above planning application.

I have read on your website the Report to be considered at the next meeting of the Planning Committee of the Council to be held on 9 June 2016. I wish to express my continuing concerns on the following issues which, in my view, have not been adequately addressed in the Report:

1. While I have noted and accept the comments in the Report regarding the parking of commercial vehicles, the number of parking spaces to be provided (including hard standing to the front of the house) is wholly out of proportion to the size of the property. It appears that the new garage and car port will accommodate four substantial cars and the hard standing (the size of which is not clear) another two or four cars. No explanation has been given for this excessive number of parking spaces. There appears to be no necessity or justification for the hard standing to provide the additional parking spaces in front of the house.
2. My letter dated 29 March 2016 referred to the broken wooden fence on top of the stone garden wall facing 11 & 12 Ger-y-Llan. I requested the replacement of the broken fence by raising the height of the wall. This issue has not been dealt with in the Report. On their visit to the site, members of the Committee will see that the broken fence is very unsightly and out of keeping with the existing property and with the proposed extended property.

Please bring these further comments to the attention of the members of the Committee in advance of the site visit.

Yours sincerely

[REDACTED]
T Knowles

Photograph taken on 16th March 2016
showing fence & wall in relation to point 2 raised.

