

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 15 JUNE, 2017

Page	Application	Location	Item No.	Description
P.107	2016/00946/FUL	Unit 6, Ty Verlon Industrial Estate, Barry	1.	Letter of support from a local resident.
P.156	2017/00082/FUL	332, Holton Road, Barry	2.	Letter of objection relating to parking and access.
P.171	2017/00086/FUL	Tresilian Wood, Dimlands Road, St. Donats	3.	Further comment from applicant sent by Community Council.
P.188	2017/00242/FUL	Windrush, 9, Craig Yr Eos Road, Ogmore By Sea	4.	Further letters of objection from neighbours.

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 June 2017

Application No.: 2016/00946/FUL	Case Officer: Mr. Morgan P. Howell
Location: Unit 6, Ty Verlon Industrial Estate, Barry	
Proposal: Demolition of existing building and erection of a Class A1 Limited Assortment Discount foodstore (1,593 sq m gross, 1,140 sqm net sales) with associated access, parking, landscaping and ancillary works	

From: A member of the public.

Summary of Comments: Support for the proposal is expressed, in terms of the jobs it would bring and the value Aldi provides to customers.

Officer Response: The issue of job generation is dealt with in the officer's report. While the point regarding 'value for money' is evidently one that is of importance to public/customers when considering retail options, it is considered that this does not fundamentally alter the planning merits of the proposal. In addition, any approval of an A1 use would not be restricted to Aldi and the site could be used or sold on to any prospective A1 use.

Action required:



From: Contact OneVale
Sent: 10 June 2017 05:15
To: Planning OneVale
Subject: FW:

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

From: [Redacted]
Sent: 08 June 2017 11:51
To: Contact OneVale
Subject:

Hi, I have heard that there is a possibility of a new Aldi store being built in Barry in Cardiff road. I would like to offer my support for this venture, as it will bring much needed jobs to the area, as well as providing great value to customers at a time when we can all do with a little extra help with our shopping bills Thanks very much Rob Holt

Sent from my iPhone

RECEIVED
12 JUN 2017
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: MPH/IR
NO: 7
ACK:

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 June 2017

Application No.: 2017/00082/FUL	Case Officer: Miss Angharad Hobbs
Location: 332, Holton Road, Barry	
Proposal: Single storey rear extension to serve as family prayer area during funerals with body cleansing facility and construction of a dome and aminaret	

From: Local resident

Summary of Comments: The comments are objections to the proposed development in terms of parking and highway safety.

Officer Response: Matters raised are already addressed in the report.

Action required: No further action



From: Harrison, Paul D (Agency)
Sent: 14 June 2017 08:16
To: 'JULIET chorley'
Subject: RE: PLANNING MEETING FOR BARRY MOSQUE ON 15.6.17 AT 4PM REF: 2017/00082/FUL

Dear Mr Harris

Thank you for your email.

As you are aware the Highway Authority have raised an objection in relation to the proposal and it appears that the issues you have raised relate the the Planning Authority's assessment of the proposals. Therefore, I have forward your email to the case officer for their response.

Regards

Paul Harrison
Highway and Engineering Services
Planning and Transportation Services / Gwasanaethau Cynllunio a Thrafnidiaeth
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
mob / sy [REDACTED]
e-mail / e [REDACTED]

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

From: JULIET chorley [REDACTED]
Sent: 13 June 2017 16:24
To: Harrison, Paul D (Agency)
Subject: PLANNING MEETING FOR BARRY MOSQUE ON 15.6.17 AT 4PM REF: 2017/00082/FUL

Dear Mr Harrison,

I am writing to you regarding a concern myself and most of the residents of Hillary Rise and Holton Road/Weston Hill have regarding highway safety concerning the proposed plans for the Barry Mosque.

I have read your highways report and noted that you have put in an objection on the grounds of highway safety, due to the access to the mosque there would be nowhere for a hearse or private ambulance to turn

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around safely and it would be heading into oncoming traffic. We share these concerns as it's an extremely busy area with road traffic coming in all directions.

I've read the case officer's report and they state that even though they accept there is pressure for on street parking from existing residential properties the parking situation will not alter when funerals take place because there is a bus stop outside the mosque and a train station nearby and people will come and go from the service using public transport. We know this will not be the case as there is no direct bus route up to Barry cemetery and people always come by car. There is already a parking issue when the muslim community attend Friday prayers. The cars and taxis are parked all up Hillary Rise and Holton Road/Weston Hill, they park on the end of junctions, even on the pavement where people can't get past and often block people's driveways.

Given that the report states that there will be no parking space for worshippers or visitors to the mosque on the proposed site, due to the size and shape of the development we are concerned that there will still not be enough space for a hearse or ambulance to manoeuvre in and out of the building safely and if that is the case how would the undertakers get the bodies in and out of the building, where would they park. I would be grateful if you would respond to my concerns as quickly as possible as the planning meeting is on Thursday. My telephone number is 07946563172. I have enclosed a few photos of the parking problems we have when the muslim community attend the mosque which will only get worse if funerals are allowed to take place from there.

Yours sincerely,

Mr Adrian Harris



From: Hobbs, Angharad
Sent: 14 June 2017 10:16
To: [Redacted]
Subject: PLANNING MEETING FOR BARRY MOSQUE ON 15.6.17 AT 4PM REF: 2017/00082/FUL

Dear Mr Harris,

Thank you very much for your email, which will be included as a late representation for the planning committee meeting tomorrow evening.

As you have stated, the Highways department have raised concerns with regards to the highways safety of the site, in particular that the proposal does not comply with the Council's parking standards and that vehicle access to the site and lack of manoeuvring facilities would cause a detriment to highway safety. The concerns of both the Highways department and those of local residents have been taken into consideration and can be seen in greater detail within the report to Committee.

Notwithstanding the concerns raised, it is considered on balance by officers that the concerns could not justify the refusal of the application, given the sustainable location of the site and the thrust of planning policy in this respect. I appreciate there is local concern regarding parking provision and the access and that has been fully considered, but national policy now seeks lower levels of parking in areas where there are realistic and genuine alternatives, and this location is considered to be such.

With regards to the parking provision, an option to stop-up the existing access has been considered. However, this was not considered feasible given that access is needed for under takers. Given that this is an existing access and that the proposed development would limit its use, it is considered that the alterations would not be so harmful to highway safety as to warrant the refusal of the application.

As referenced above, the concerns have been explored in greater detail within the report to committee. Nevertheless, your comments will be included as a late representation to be considered at tomorrow's meeting.

Regards,

Angharad

Angharad Hobbs
Assistant Planner / Cynllunydd Cynorthwyol
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg



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2iv

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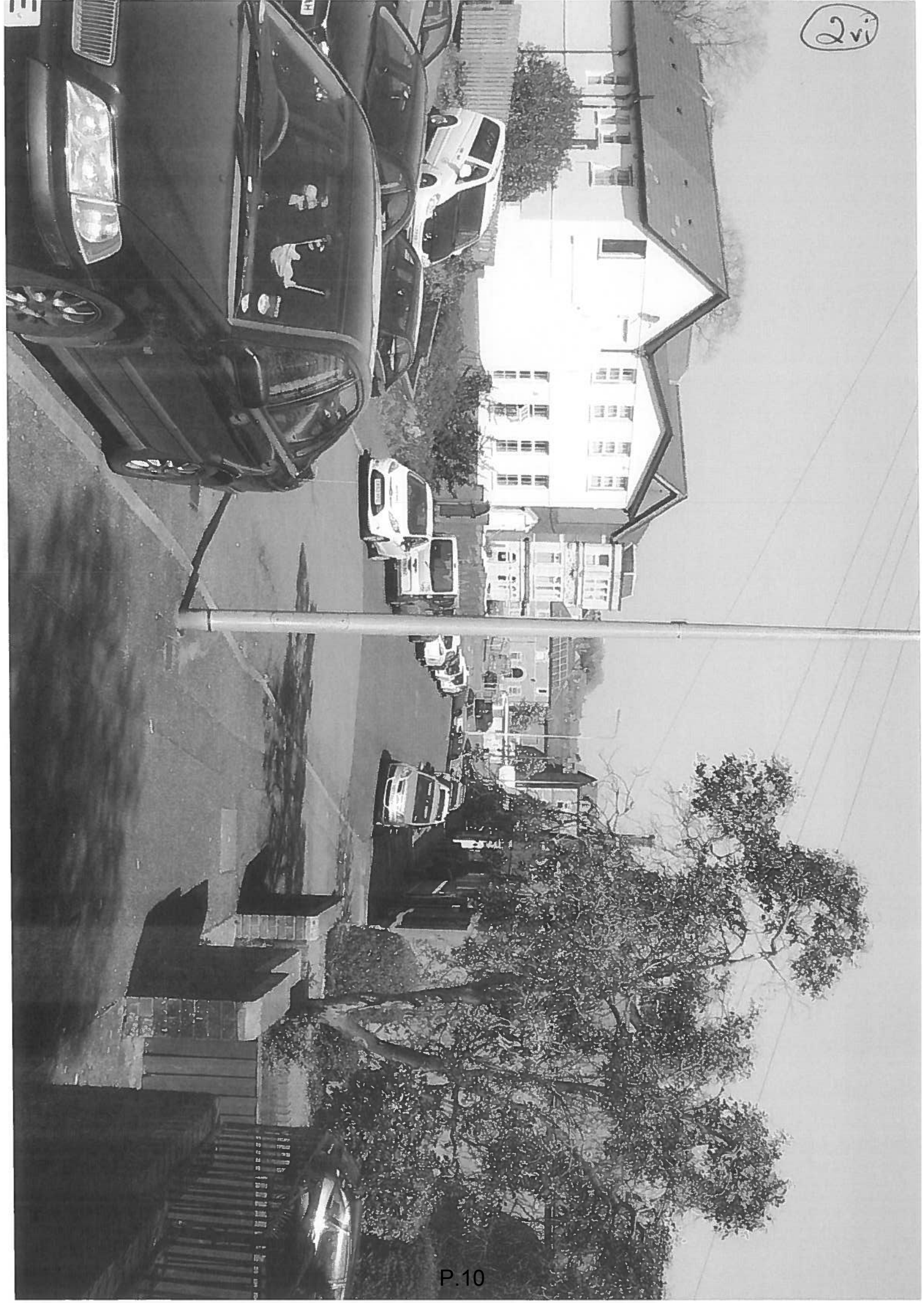
Mr Adrian Harris

2v.

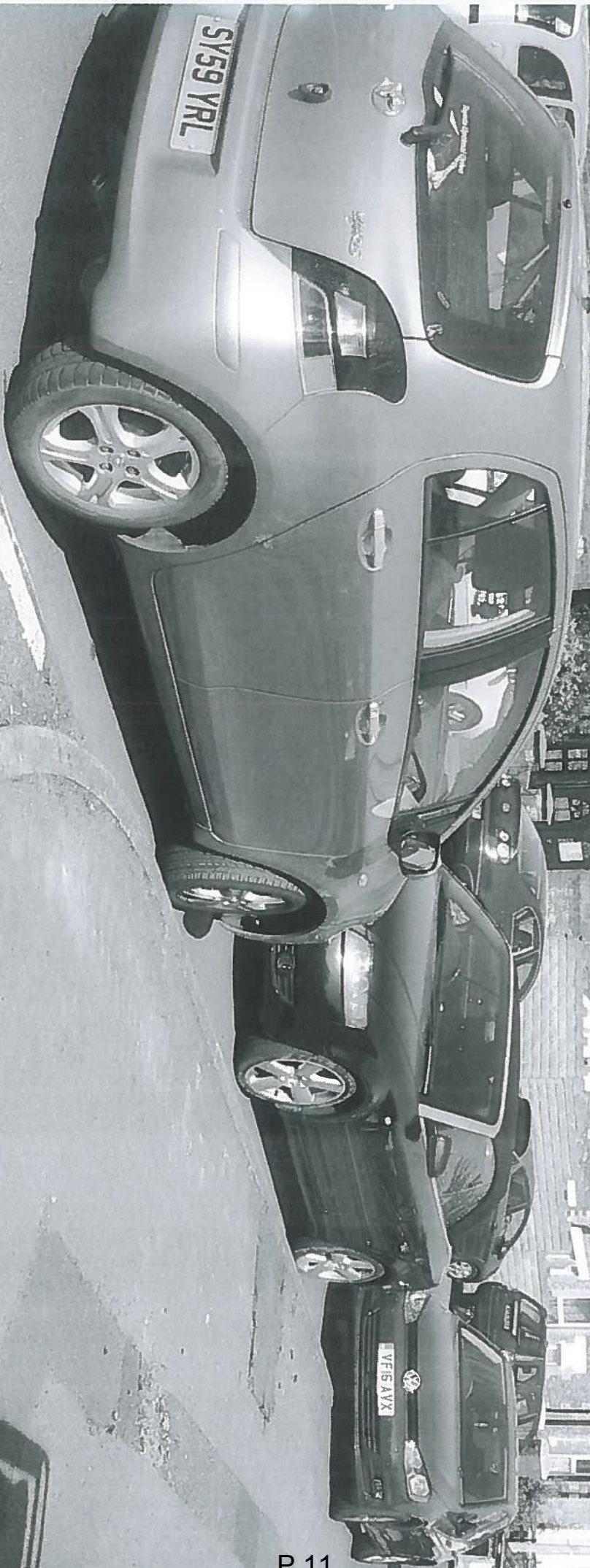


P19

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Dix



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LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 June 2017

Application No.: 2017/00086/FUL	Case Officer: Mr. Morgan P. Howell
<p>Location: Tresilian Wood, Dimlands Road, St. Donats</p> <p>Proposal: Proposed change in height to 3 lodges and conversion of 2 Cabans to proposed Shepherds Huts tourist accommodation with self contained kitchen and bathroom facilities. Proposed extension of operating season to cover the whole year for Cabans and Shepherds Huts</p>	

From:

The St. Donats Community Council

Summary of Comments:

The contents include a letter from the applicants to the Community Council outlining their position on the planning application and its benefits to the community as well as some on-going issues with some vandalism that have occurred at the site.

The late representation also includes a statement from the Community Council who are making the committee aware of the contents of the applicant's letter and the fact that they had not displayed it as requested. They also express concerns that they felt the letter had a threatening undertone.

Officer Response:

No response.

Action required:

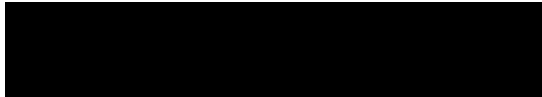
No action required

St. Donats
Community Council



Cyngor Cymuned
Sain Dunwyd

Mrs Ann C Knight
21 Monmouth Way
Boverton
Llantwit Major
CF61 2GT



3rd June 2017

Dear Ms Robinson

Planning application 2017/00086/Ful Tresilian Woods

The Community Council received the enclosed letter from the owners of Tresilian Woods. This was an agenda item for the meeting held on Wednesday 31st May, asking for it to be displayed noticeboards and website so that the residents could see it. It was unanimously decided that this would be inappropriate for the Community Council to do it, furthermore the Councillors were very concerned at the tone of part the letter which comes across as a threat. The Community Council felt that you should be made aware of this letter and the ongoing concerns of the Community Council, regarding this planning application.

Cllr Eddie Williams has also been given a copy of this letter as he is our local Vale Councillor on the planning committee.

Regards



Ann Knight
Clerk to the Community Council

Hide at St Donats
Tresilian Wood

Dear neighbours

We are aware of some local objection to our tourist accommodation business that is based at Tresilian Wood. From a planning point of view, the objections raised are considered in the Council Planning Department report that responds to our recent planning application. The report details that there will be fewer guests and therefore a reduced impact on the village compared with the original approved planning permission. By offering a higher 'quality' service, our business will be able to operate with a lower 'quantity' of guests. We believe that the business has had little to no detrimental impact so far, and will continue to operate in this way. The business has, and will continue to bring, significant employment and economic benefit to the Vale of Glamorgan. We have had coverage in newspapers as far away as 'The New York Times' and received bookings from many international guests. We were recently awarded a gold standard by Visit Wales, one of only 4 in Wales.

We believe that the natural beauty and ecological diversity of the site are intrinsic to the success of this business, and that these qualities have been, and will continue to be improved. We have already decided against several requests to host wedding parties. Instead we favour the more quiet, retreat style of business marketed on our website. In relation to our alcohol license application, many in the local community have had understandable concerns about the potential noise and increased risk of anti-social or criminal behaviour in the community. We hope that we have adequately reassured people that these types of issue will not be a problem with the type of business we will be operating. It is however ironic that we have had to report several incidents to the police and the County Councils noise abatement department, that relate to the noise, loud music, antisocial behaviour and criminal damage we have been experiencing on the site. These incidents threaten the peaceful, beautiful and relaxed environment we wish to offer our guests. This in turn threatens the style of business we wish to run. Conceivably, if these problems persist, a different business model would have to be pursued where the benefits of peace and tranquillity are not favoured so highly and promoted. The police have been informed that the padlocks on our gates were superglued on the morning of the Alcohol Licence committee hearing. The locks had to be cut off with grinding machinery, this was inconvenient and costly. Any recurrence could threaten the safety of our guests or staff if an emergency vehicle needed to gain access to the site. The other incident, which the police have taken very seriously, was ripping the 'Rural Watch' sign that was securely fixed to the gate post and placing it in front of our 'Tresilian Wood' sign. Given that we are aware of some of the vitriol expressed about us in emails that we have seen being circulated in the village over the last few months, it is difficult not to perceive this as anything other than a calculated, threatening and intimidating act. The police have suggested we install CCTV and have increased their vigilance of the site.

We would like to invite those that wish to in the local community to come up to the site and see what we are doing. We feel confident that this will reassure those with any concerns so that we can move on from the bad feelings that we think may have encouraged someone to feel that the criminal behaviour described is in some way fitting or acceptable.

We have both been upset by the reaction, especially as we thought we were working to create a really special site and beneficial business that would be seen as an asset to the area. Local people could potentially enjoy the venue and we have thought about holding a summer event to benefit local charitable needs such as the Marcross Church roof. We are also open to ideas about ways in which the venue can be used to support the local community.

We understand that change can be uncomfortable, and not knowing the individuals involved or their long term plans probably doesn't help. To this end we hope that you will take up our invitation to visit.

Regards
Tom and Paula

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 15 June 2017

Application No.: 2017/00242/FUL	Case Officer: Mr. Morgan P. Howell
Location: Windrush, 9, Craig yr Eos Road, Ogmored by Sea Proposal: Extension to bedroom on ground floor. Extension to accommodate ground floor and first floor bedroom at rear of property	

From:

Mr Evans and Mrs. Evans (2 letters and 2 attached images) from No. 16 Marine Walk, Ogmored by Sea and Mr. and Mrs. Whittle from 7, Craig Yr Eos Road, Ogmored By Sea.

Summary of Comments:

Mr and Mrs. Evans are unable to attend the planning committee and wanted to outline their reasons for objecting to the planning application. The representation reiterates the initial representation.

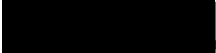
Mr. and Mrs. Whittle - Further concerns are raised in respect of the design/scale of the extension, the impact on residential amenity and loss of view. Two photographs have also been provided, with the proposed extension indicated on one of the photographs by the neighbour.

Officer Response:

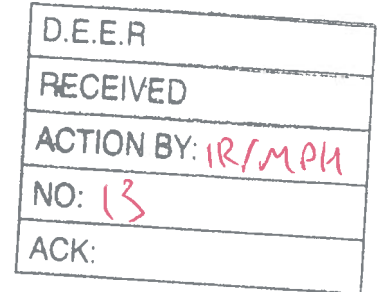
The concerns expressed by this neighbour have been addressed within the report to committee. There are no new issues raised that have not been covered by the report.

Action required:

No action required.



From: linda evans <[redacted]>
Sent: 08 June 2017 22:51
To: Planning
Subject: FW: Planning Application for 9 Craig Yr Eos Road, Ogmore By Sea



Mr Morgan Howell
 Planning Officer
 Vale of Glamorgan Council
 Barry Docks
 CF63 4RT

Dear Sir,

Letter from Mr and Mrs Evans

Regarding Application Ref: 2017/00242/FUL 9 Craig Yr Eos Road

We live at 16 Marine Walk, Ogmore by Sea. The boundary of our property abuts Windrush, the property which is seeking planning permission for a large two-storey rear extension.

We object to the planning application. We submitted a letter dated 8 April 2017 setting out our reasons for objecting to the application. We are unable to attend the Planning Committee which is considering the application, and therefore provide a summary of our concerns for circulation to Members of the Committee.

1. Overdevelopment of the site. The proposal would substantially change Windrush from a bungalow into a two-storey property and overdevelop the plot.
2. Out of character with the neighbourhood. The adjacent properties are all bungalows, and if planning permission is granted, the bungalow would no longer be in keeping with the street scene and character of the Craig yr Eos Road.
3. Loss of visual amenity of 7 Craig yr Eos Road. The proposals would negatively impact on the visual amenity of the adjacent property.
4. Overlooking. The Juliet Balcony would overlook 18 Marine Walk and directly impact their residential amenity and privacy.
5. Potential overlooking of 7 Craig yr Eos Road from the proposed skylights on the first floor of the extension.
6. Overshadowing of 16 and 18 Marine Walk. This would adversely affect residential amenity.
7. The two-storey extension is only 1.5 metres from the boundary wall of properties 16 and 18 Marine Walk and would be overbearing, resulting in loss of residential amenity.
8. The proposal is contrary to Planning Policy Hous 8 of the adopted Local Plan. The scale, form and character of the proposal does not accord with planning policy. The proposal's impact on amenity and the character of existing neighbouring environments is against planning policy.

Ogmore by Sea has grown into a village with views of the Glamorgan Heritage Coast. New development has been accommodated in the village with a mutual respect for the cherished views that homes have of the sea. This proposal would upset this careful balance which has so far been preserved by understanding homeowners and developers.

The applicant would like to extend the bungalow to provide a larger living space. We consider that a more appropriate proposal could be designed. A single storey extension extending towards the sides of the bungalow, rather than the rear boundary, would be more in keeping whilst providing extra space, with less detrimental impact on adjacent properties.

4 ii

We respectfully ask Members of the Planning Committee to refuse this application.

Yours faithfully,

Robert and Linda Evans



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From: Robert Evans [redacted]
Sent: 08 June 2017 16:21
To: Planning
Subject: Application number 2017/00252/FUL
Attachments: image1.jpeg; image1with ext.jpg

Mr Morgan Howell
 Planning Officer, The Vale of Glamorgan Council, Barry Docks, CF63 4RT.

Dear Sir,

I am unable to attend the Planning Committee meeting on 15/06/2017, but would like the committee to be aware of my concerns regarding the proposed rear extension of Windrush, 9 Craig yr Eos Road, which backs onto our property, 16 marine Walk CF32 0PQ.

I have concerns regarding this development because of its impact on the locality. As the proposal stands I believe it is

1. Overdevelopment of the property, putting a 2 storey rear extension on a bungalow, as high as the main roof and higher than the roof it extends from.
2. Out of character with the neighbourhood; adjacent properties are all bungalows.
3. Causes loss of visual amenity of 7 Craig yr Eos Rd.
4. Overlooking 18 Marine Walk from the Juliet Balcony. Potentially overlooking 7 Craig yr Eos Rd from the skylights.
5. Overshadowing 16 and 18 Marine Walk; the high 2 storey extension is only 1.6m from the boundary wall of these properties.

I understand the desire to extend the property to give a larger living space. I believe a single storey extension extending towards the sides rather than the rear boundary would be more in keeping with the original bungalow

and give the extra space, with far less impact on adjacent properties.

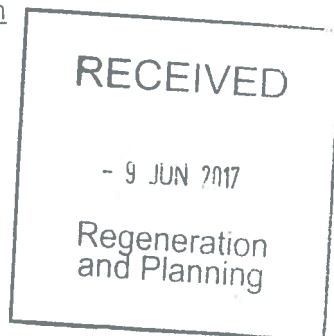
Please could you include these attached images showing the existing aspect from 7 Craig yr eos road and how we believe it will look after the development?

Yours faithfully, Robert Evans

D.E.E.R
RECEIVED
ACTION BY: IR/MPH
NO: 6
ACK:



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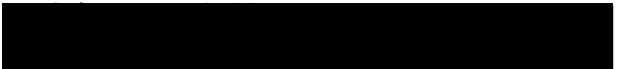




From: Bird, Jonathan (Cllr)
Sent: 12 June 2017 17:54
To: Robinson, Victoria L
Subject: FW: planning application 2017/00242/FUL Thursday meeting.

Hi Victoria
Please can you put this in the late reps bundle so all members can see

Jonathan Bird
Councillor
Resources
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn:



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

From: mike whittle [Redacted]
Sent: 12 June 2017 5:21 PM
To: Bird, Jonathan (Cllr) [Redacted]
Subject: planning application 2017/00242/FUL Thursday meeting.

Dear Jonathan Bird,

We are Teresa and Michael Whittle and we live at 7 Craig yr eos road, Ogmores by Sea, next door to the application at Wndrush 9 Craig yr eos Road. You were kind enough to call in Planning Application 2017/00242/FUL at the request of local member Audrey Preston which is to be discussed by the Planning Committee on this Thursday June 15th.

We were intending to attend this meeting to put our points of view forward as to why we think the application should be refused, but unfortunately we will be unable to attend.

I wonder if it is possible to explain to you our concerns and for you to bring them to the attention of other committee members? Please excuse us if this is not the correct procedure

(4+V)

as this is all new to us and we don't know what is allowed and what is not. If this is not allowed please could you advise us as to who we should send this to?

We know it is going to be a busy meeting by looking at the agenda , but if you could help us we would be very grateful.

We refer to the Planning Officers Report

On Page 188

Quote from Report

The Officer's recommendation for the application is for approval as the development is considered acceptable in respect of the design, scale and impact on the existing property, the wider visual amenities of the street scene and neighbouring amenities.

How can scale be considered acceptable in a row of bungalows and length of extension? A nearly 10m long extension at one and a half storeys is totally out of scale. The extension sits uneasily with the existing bungalow and has an awkward roof scape. The case officer says it's a narrow extension but that is not significant when viewed from our vantage point.

Page 189

Quote from report

St. Brides Major Community Council- Objection to the proposed development. The observations indicate that the extension would be an over development of the site and not in keeping with the street scene. The extension would also result in an unacceptable loss of amenity space as well as an impact upon neighbours privacy from the Juliet balcony when looking west.

This is the view of our local Council, should that be ignored?

Page 190

Quote

Policy ENV27 of the UDP relates to all new forms of development and requires proposals to be of a high standard of design, to have regard to the context of the environment within which they are proposed and minimise any detrimental impact on adjacent areas.

You can say that the development does not comply with Policy ENV 27 as it is patently not in context and has significant impacts on neighbours due to its scale.

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Quote from Report referring to our property

The depth and height of the extension are such that there would be a degree of impact to this neighbour; most notably the neighbour's outlook would be affected as the extension would partially obstruct views of the coast from garden and conservatory. Nevertheless, private views are not a material consideration of a planning application and this would not be a reason to warrant refusal of the proposed extension. It is considered that the overall scale and height of the extension (and its relationship to this neighbour) are acceptable and when coupled with the distance from the garden and side elevation of this neighbour, the extension would not be unduly overbearing or result in an unacceptable overshadowing impact.

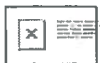
The extension would have three velux roof lights in the roof plane facing this neighbour. One of the velux roof lights would serve a shower room while the other two would serve a bedroom at first floor. The extension would be approximately 8.5m from the neighbour's boundary and the bottom of the rooflights would be approximately 9.5m from the boundary. Given the distance it is considered that the roof lights would not unreasonably overlook the neighbouring property, both in terms of their garden and any windows.

The case officer recognises that there will be an impact . Our assessment differs from the case officer in that the extension would seriously damage the character of the area and unreasonably overlook the garden at 7 Craig Y Eos. The use of the word "partially" is misleading as it would totally obstruct views of the coast, sea and some sky from the patio, conservatory and kitchen.

I know in terms of planning "there is no right to a view". Whilst this is correct in strictly legal terms, it does not mean that the loss of a view is necessarily irrelevant to planning. The enjoyment of a view has been an important part of our residential amenity, and its loss would have an adverse impact on the residential amenity of this property which it has had for the last 114 years."

I have also attached two photographs for you to see what difference we believe it will make to our outlook.

Yours sincerely Mike and Terrie Whittle.



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