

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 27 APRIL, 2017

Page	Application	Location	Item No.	Description
70	2016/00946/FUL	Unit 6, Ty Verlon Industrial Estate, Barry	1.	Two comments from local residents supporting the establishment of an Aldi store in Barry, which were submitted to Ward Members.
			2.	Comments from Councillor Anne Moore
			3.	Comments from COS Group, who currently occupy the site, including a staff petition.
167	2017/00086/FUL	Tresilian Wood, Dimlands Road, St. Donats	4.	Comments from neighbours.
205	2016/01330/RG3	Cosmeston Medieval Village, Cosmeston Country Park, Lavernock Road, Penarth	5.	Further comments from Councillor Garland from Sully Community Council covering the same issues as dealt with in his original letter and recommended additional condition from Officer in relation to limitation on amplified music.

[Redacted]

From: Moore, Neil (Cllr)
Sent: 25 April 2017 10:53
To: 'Carole Stevenson'
Cc: Howell, Morgan P
Subject: RE: Aldi

Dear Ms Stevenson

I acknowledge receipt of your below email on behalf of Councillor Moore.

Your comments have been referred to the Planning Officer, Morgan Howell (by way of copying him into this email) and will be considered as part of the planning process.

Thank you

Jaci Cilia

Personal Assistant to The Leader and Deputy Leader / Cynorthwydd Personol Performance & Development Services / Gwasanaethau Perfformiad a Datblygu Vale of Glamorgan Council / Cyngor Bro Morgannwg tel / ffôn: 01446

[Redacted] e-mail / e-bost [Redacted]

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

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

From: Carole Stevenson [Redacted]
Sent: 24 April 2017 20:18
To: Moore, Neil (Cllr)
Subject: Aldi

Please allow the Aldi planning application. The people of Barry should be afforded the opportunity to shop at this great value store. It will be an asset to the town. Thank you.

Carole Stevenson

Sent from my iPhone



From: Moore, Neil (Cllr)
Sent: 25 April 2017 10:52
To: 'Andrea Torrance'
Cc: Moore, Neil (Cllr); Howell, Morgan P; Wilkinson, Margaret R (Cllr)
Subject: RE: Aldi Stores

Dear Ms Torrance

I acknowledge receipt of your below email on behalf of Councillor Moore.

Your comments have been referred to the Planning Officer, Morgan Howell (by way of copying him into this email) and will be considered as part of the planning process.

Jaci Cilia

Personal Assistant to The Leader and Deputy Leader / Cynorthwydd Personol Performance & Development Services / Gwasanaethau Perfformiad a Datblygu Vale of Glamorgan Council / Cyngor Bro Morgannwg tel / ffôn: 01446

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

From: Andrea Torrance 
Sent: 22 April 2017 12:42
To: Wilkinson, Margaret R (Cllr)
Cc: Moore, Neil (Cllr)
Subject: Aldi Stores

Reference 2016/00946/FUL

I am emailing you reference the proposed planning application for Aldi Food Stores at Ty Verlon Industrial Estate. I have lived in the Cadoxton area for over 35 years and have seen so many businesses close down in the area over the years, in my opinion I think that having Aldi built in Cadoxton would be good for the people of Cadoxton, as there are not many retail store in the area.

Cadoxton does not have a bank, post office and now only one Pub (Cadoxton Conservative Club) in the area.

Most of the Cadoxton area is industrial businesses of all sizes and of cause a bio mass plant that is now being built, to go along with Dow Corning and the other chemical plants in the area.

We do have Waitrose and a few local stores all of which are quite expensive especially for the pensioners and low income families in the area that do not have transport to get to the larger stores on the outskirts of Barry without using local transport, that for the low income families costs more money.

It feels to me that the residents of the East end of Barry have to put up with all the industrial businesses and anything else will not be allowed in this part of Barry and the residents just have to put up with what the Council want to do in the area.

I would like to know what the reasons are not to allow this to go ahead as the Road is adequate to take the traffic, as it is the same Road that the lorries going to and from the new bio mass plant would be using.
Quite ironically as I am writing this email a leaflet has just been posted through my door outlining Labour's promises delivered and Labour's pledges to you.

Yours sincerely
Andrea Torrance

Andrea Torrance

ACHIEVEMENT
AWARDS 2017

FINALIST 

2

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

From: Anne Moore 
Sent: 26 April 2017 08:37
To: Goldsworthy, Marcus J
Cc: Johnson, Fred T (Cllr); Moore, Neil (Cllr)
Subject: FW: - 2016/00946/FUL proposed Aldi food store at Cardiff Road Ty Verlons Estate

Dear Marcus

Regarding the above Planning Application which I understand will be on the Agenda for tomorrow night's meeting I would wish to make the following comments to Planning Committee as a local Ward member.

When I first became aware of the Planning Application from Lidl to put a store on the COS site, I was concerned about the extra traffic that this would bring to the area, bearing in mind the increased traffic that now uses this part of Cardiff Road since the new Asda Store opened and also the road to Barry Island. I raised my concerns with our Highways Officers who later confirmed to me that there would not be any adverse highway implications. I also wrote to Lidl's with regards to my concerns about the impact on the Gateway to Barry and they sent me a copy of the proposed design, which I have to say I believe would me a marked improvement on the building which is currently on the site.

I also understand that this would bring much needed employment to the area, even though it is different from the type of employment that the site is currently used for. I welcome this potential increase in employment and if the current company expands on a different site, there would be a net gain in employment in the area.

I have also been approached by many residents who would also welcome an Aldi Store in the area and I therefore have no objection to the planning application being approved, albeit against Officers recommendations. I consider that if the traffic issues are satisfactory and there is a gain in employment, this should be the overbearing factor taken in consideration by the Planning Committee.

Regards


Labour Councillor for Cadoc Ward


LATE ITEMS FOR COMMITTEE**COMMITTEE DATE : 27 April 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: Cos Group Ltd and Peter Emery (retired Chairman of COS Group Ltd)

Summary of Comments:

The representations comprise a petition signed by COS group employees, supporting the application, and two letters from Peter Emery outlining their intention to stay in Barry if the application is agreed and his support for the proposed application to be approved.

Officer Response:

No response

Action required:

No action required.



Dear Councillor

Re:- Reference 2016/00946/FUL Proposed Aldi Foodstore at Cardiff Road Ty Verlons Industrial Estate

As employees of the COS Group Ltd., we have formed a petition of support for the forthcoming possible development of an Aldi Foodstore on the site in which we work.

Having been made aware by our directors some three years ago of the possibilities that this development would provide for our futures, we would be extremely disappointed should this opportunity pass us by.

Many of us have been long term employees of the COS Group, and it is our understanding that the Aldi development brings a singular opportunity to enjoy working in a larger, Barry based working environment more fit for purpose, which will provide an opportunity for the expansion of our company and our individual career aspirations.

We would respectfully wish your committee to please take into account all of the positive implications that an acceptance of Aldi's application will bring to COS, to Barry and to the welfare of our families.

NAME	SIGNATURE	DATE
Fraser Hogg	[Redacted]	21 April 2017.
GETHIN DAVIES	[Redacted]	21/04/17
RAY DAVIES	[Redacted]	21/04/17
Dawn Davies	[Redacted]	21.4.17
JULIE ALUNSON	[Redacted]	21.4.17
Emaine King	[Redacted]	21/4/17
Michelle King	[Redacted]	21/4/17
BARRIE DAVIES	[Redacted]	21/4/17
Rachael Davies	[Redacted]	21/04/17.
Emma Humphrys	[Redacted]	21/4/17.
CERI COOPER	[Redacted]	21/4/17.
Andrew Swinburn	[Redacted]	21/4/17
Rob Clob	[Redacted]	21/4/17.





Continuation sheet of petition from staff at The COS Group Ltd

Re:- Reference 2016/00946/FUL Proposed Aldi Foodstore at Cardiff Road Ty Verlons Industrial Estate

NAME	SIGNATURE	DATE
MATTHEW JAMES	[Redacted]	21/4/17
Rebecca Gwilliam	[Redacted]	21/4/17
Cory Reid	[Redacted]	21/4/17
Jan Rowlands	[Redacted]	21/4/17
GARETH GURNER	[Redacted]	21/4/17
Matthew Emery	[Redacted]	21/4/17
ANDREW HINTON	[Redacted]	21/4/17
DAVID EMERY	[Redacted]	21/4/17
Jan S. IAN SALITER	[Redacted]	24/4/17
Dean Brown	[Redacted]	24/4/17
Tracy Davies	[Redacted]	24.4.17.
Rachel Laxton	[Redacted]	24.4.17.
Ray Creeger	[Redacted]	24.4.17
Hannah John	[Redacted]	24.4.17





Date 21/4/17

Dear Councillor

Re:- Reference 2016/00946/FUL Proposed Aldi Foodstore at Cardiff Road Ty Verlon Industrial Estate

You are meeting next Thursday to hear representations in order to determine the refusal or acceptance of Aldi's application to develop a food store on the site of the COS Group, a Barry based company which I formed in 1968.

Having grown up in Barry, it was always my intention to locate the company in my home town and I am pleased that the business has proved to be a successful employer for an unbroken period of almost 50 years.

At the point of my retirement 5 years ago I could have sold the company to a national competitor (as SET have recently done), but chose to pass it on to my sons so that they could continue as long term employers within Barry.

The site at Ty Verlon is owned by the COS Directors pension fund and as such the possible sale to Aldi will not bring individual financial reward. It will, however, provide an opportunity for the business to expand into larger premises, creating financial stability for COS employees and increased employment opportunities.

I would wish to assure the committee that is the preferred intention of an expanded COS Group to remain in Barry where the majority of its employees reside. I know that my sons are sincere in their hope to engage with the Vale of Glamorgan Council to identify suitable sites where a larger premises more fit for purpose can be located.

In my 45 years as Chairman and Chief Executive of the COS Group, an opportunity to expand and stabilise the business, such as the one provided by Aldi's application has never arisen before and will probably never arise again.

I would therefore respectfully ask all councillors to please consider the numerous and considerable benefits to the town of Barry, its residents, the future of the COS Group together with the enhanced employment opportunities for the town that a positive conclusion to Aldi's development application would achieve.

Thank you for your considerations

Peter Emery

Retired Chairman (The COS Group Ltd)

Great House

Llanmaes, Nr Llantwit Major, Vale of Glamorgan CF61 2XR

Telephone: [REDACTED]

Email: [REDACTED]



21st April 2017

To all Vale of Glamorgan planning committee councillors

Dear Councillor

Re Reference 2016/00946/FUL proposed Aldi Food Store at Cardiff Road Ty Verlons Estate

As a loyal employer in Barry during the past 49 years I would like to share with you my frustrations and concerns that you have been recommended by the Vale's planning authority to refuse Aldi's planning application to build a prestigious store on Cardiff Road.

I have recently written to you offering assurances that the COS Group intend to liaise with the planners, in the event of the application being successful, to identify potential sites for a larger bespoke premises in which COS can expand its Barry operation.

The following observations are personal and, I hope you will find, considered.

The Planners recommendation to refuse.

I believe is based upon:-

*The site has been historically earmarked for industrial use.

Comment

A number of precedents have been set insomuch as McDonalds occupy a site that was previously a tyre recycling depot.

COS' nearest neighbours are a retail, used car dealer.

A veterinary surgery now occupies a building in close proximity.

*There is sufficient retail floor space in Barry

Comment

The LDP plan envisages the building of many hundreds of new homes and the increased population may soon demand additional floor space? It is also very likely that shoppers from Sully, Dinas Powis, Penarth, Rhoose and Llantwit Major will visit a new Aldi store.

The new regular visitors to Barry would hopefully use other shopping and café facilities as Aldi is not a one stop shop.

A visually improved entrance to Barry.

A prestigious Aldi store development will greatly enhance the appearance of the area. At present the COS building is an unattractive historic WDA building with accompanying recycling skips permanently on site.

Employment opportunities within the town of Barry.

Last week we heard that 150 jobs have been lost when a specialist scaffolding company went into liquidation.

Barry is not blessed with a plethora of meaningful employers with the majority of its residents needing to travel to Cardiff or beyond for work.

Aldi will create 40+ part time jobs which should not be diminished, given that they will be created within an area where there are many single parents.

Many within our less well off communities would welcome part time employment, allowing them to also care for their children.

COS intend to expand within Barry, securing 26 full time jobs and creating a further 10 full time jobs.

There would be a large number of construction jobs for the redevelopment of the site on Cardiff Road.

Summary

Aldi are a prestigious company and the fact that they have already invested a considerable sum of money arriving at this juncture should be applauded and regarded as a 'feather in the cap' for the town of Barry.

The planning authority have not in my view put the best interests of the residents of Barry first. Life is not always black and white.

An Aldi store will offer choice to the Barry public, giving them an opportunity to reduce their weekly spend on family shopping. This, I suggest is very important given the uncertainty that the future holds.

I thank you very much for reading this letter and hope that next week's meeting will give consideration to the 'grey' areas and not just the 'black and white' version of the planners' recommendation.

Yours faithfully

Peter Emery

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 27 April 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: 2 residents, Mr. D. Williams and Mrs. C. Cowie

Summary of Comments:

The comments are objections to the proposed development and to highlight that some of the works being considered under this current application have been erected on site. e.g partial construction of lodges and shepherd huts

Officer Response:

The objections raised have been addressed within the committee report. With respect to the unauthorised works carried out, this would be a matter for the enforcement department to investigate and pursue if they consider it expedient.

Action required:

No further action

(41)



From: Planning
Sent: 21 April 2017 18:33
To: Planning
Subject: New comments for application 2017/00086/FUL
Attachments: Tresilian wood objection 20 Apr 17.docx; Tresilian wood 20 Apr 17.jpg

New comments have been received for application 2017/00086/FUL at site address: Tresilian Wood, Dimlands Road, St. Donats

from Mr Delfryn Williams 

Address:
 Llysmaen, St Donats, Llantwit Major, CF611ZB

Comments:
 Please see attachment and photo

The following files have been uploaded:
 Tresilian wood objection 20 Apr 17.docx
 Tresilian wood 20 Apr 17.jpg

Case Officer:
 Mr. Morgan P. Howell

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 24 APR 2017
 Regeneration
 and Planning

D.E.E.R
RECEIVED
ACTION BY: MPHIR
NO: 7
ACK:

I represent a significant number of the Residents of St Donat's and it's neighbours. In the 22 years I have lived in St Donat's this is the first time that so many have collectively expressed their opposition to a planning application.

This application is the latest in a series of applications submitted over the past 24 months. What started out as a summertime only campsite with a few cabans and tents and a modest central building has now developed into a far more significant project with Lodges that currently have a twelve month occupation licence, a Pavilion that has trebled in size and now with a 12 month alcohol licence. This has been achieved by at least four previous separate planning applications each incrementally increasing the scope of the development in both size, time of occupation and facilities. This current application, to increase the height of 3 lodges and the introduction of Shephard Huts permanently connected to a waste system and other utilities will result in a significant number of Lodges and Huts that are, in all but name, permanent residences which incidentally were called "tiny houses" in an earlier Wales on Line article this year. The attached photographs of a lodge, which I presume is to the original specification and not the enlarged version referred to in this application, indicates the significant size of a lodge compared with the cabans and they are indeed tiny houses with all the facilities that one would expect in a residential property. The Lodge in the photograph is already far too large for what is a rural campsite and the planned five will be overwhelming. To allow a significant increase on three of the lodges thus increasing the volume even more is surely inappropriate and merits a site visit before any additional planning requests are granted.

I should point out that this is not the last application as there is yet another application for a further building. Will it ever stop?

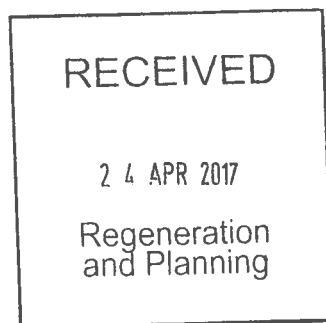
There are, to date, two enforcement orders on this site. I note that there is already a Shephard's Hut on the site, a facility that has yet to be approved and is part of this latest application. One has to ask what this says about the attitude of the developer to planning rules and regulations

Permanent residences in a green field existing under the guise of a campsite are totally out of keeping with the rural location and clearly conflict with the Vale Development Plan which does not include St Donat's as an area for development. This is evidenced by the continual refusal of planning applications for development within the confines of St Donats let alone the surrounding fields.

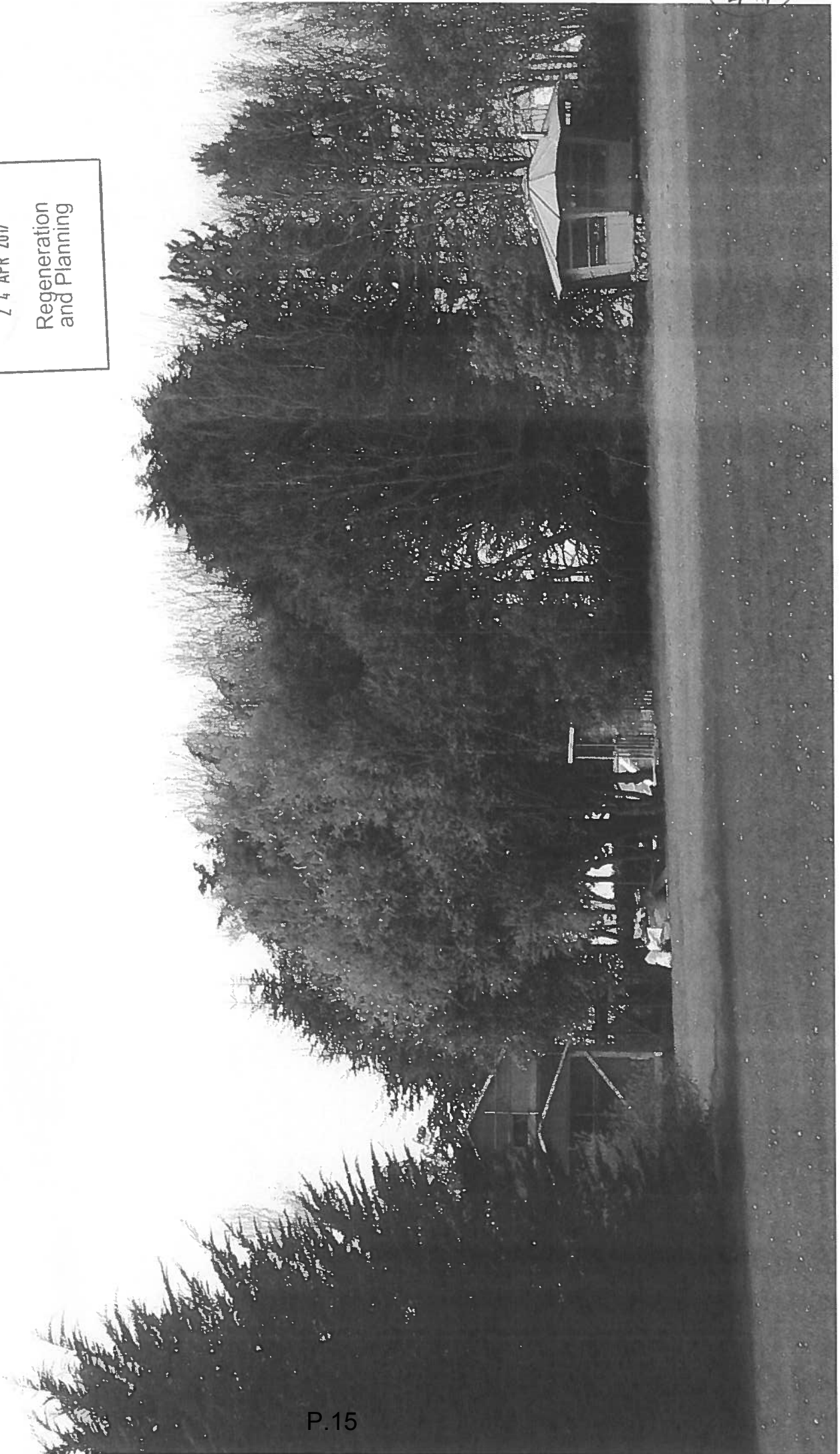
Previous recent planning applications at St Donat's and Waterpark House off Dimlands Road Llantwit Major were rejected on the grounds of Sustainability and the unsuitability of road access to the nearest available amenities. The same objections clearly apply to what could become a major residential park. Whilst one understands that one of the aims of the Vale Council is to develop tourism it must surely not be at the cost of increasing commercialisation of the rural nature of the Vale. There are far more suitable areas for such developments in areas such as Llandow Industrial estate where there are already established recreational sites.

To conclude It is now time to call a halt to this continual piecemeal development before it gets too large and irrevocably changes the character of St Donat's and its environs. These further enhancements of the Camp Site should not be approved.

5 mins



RECEIVED
24 APR 2017
Regeneration
and Planning



(411)

414

From: Planning
Sent: 25 April 2017 14:41
To: Planning
Subject: New comments for application 2017/00086/FUL
Attachments: IMG_0054.JPG; IMG_0053.JPG

New comments have been received for application 2017/00086/FUL at site address: Tresilian Wood, Dimlands Road, St. Donats

from Mrs Christine Cowie [REDACTED]

Address:
The Retreat,,St Donats,,CF611ZB,CF611ZB

Comments:

Please accept these photographs as an additional objection to those submitted by Mr & Mrs Cowie 13/03/17.
I believe they show a lodge of a size yet to be approved.

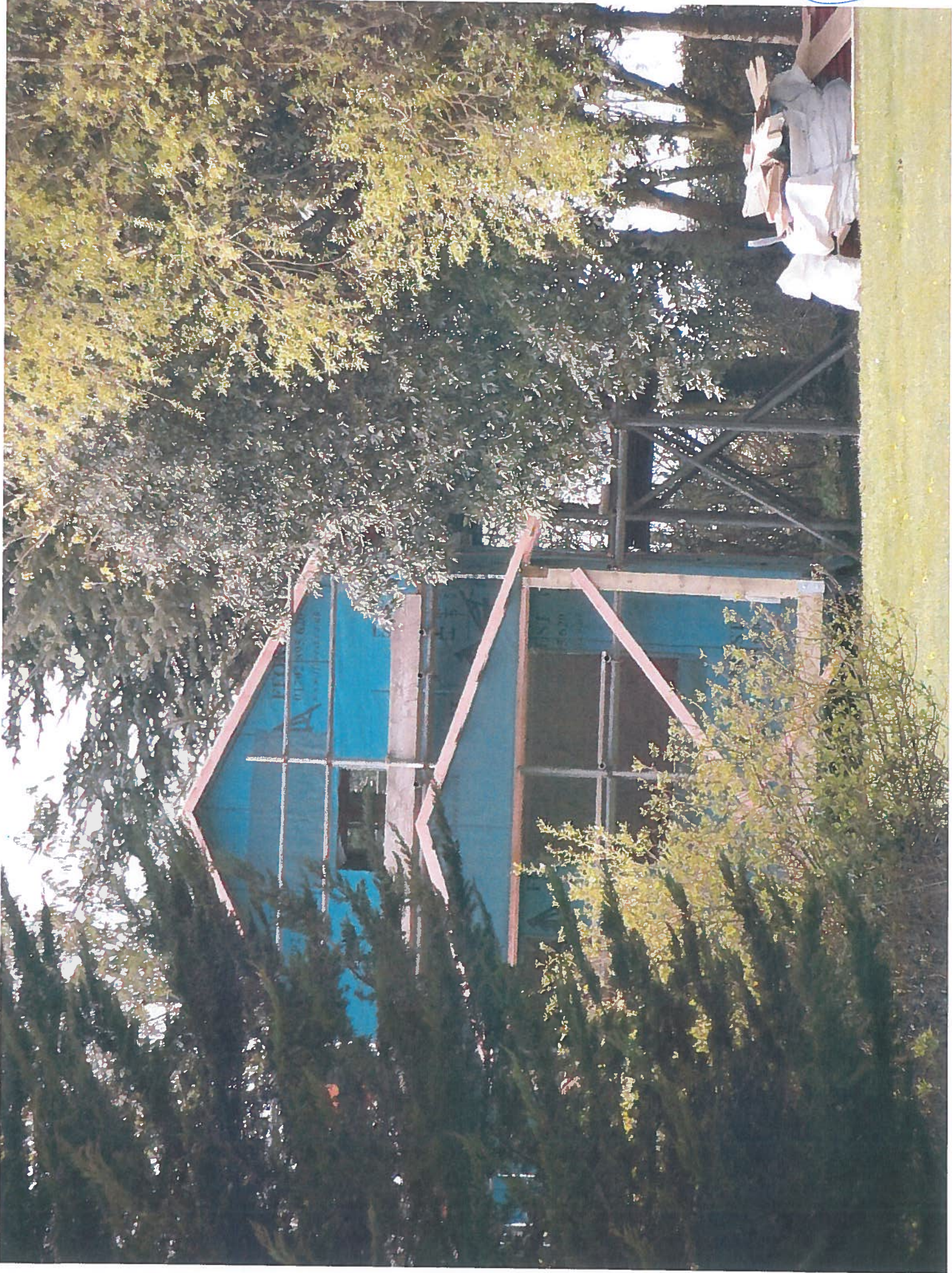
The following files have been uploaded:

IMG_0054.JPG
IMG_0053.JPG

Case Officer:
Mr. Morgan P. Howell



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LATE ITEMS FOR COMMITTEE

COMMITTEE DATE: 27 April 2017

Application No. 2016/01330/RG3	Case Officer: Mrs Y J Prichard
<p>Location: Cosmeston Medieval Village, Cosmeston Country Park, Lavernock Road, Penarth</p> <p>Proposal: Change of use of two barn buildings (Tithe Barn and Reeves Barn), forming part of Cosmeston Medieval Village, to allow civil marriages and wedding events</p>	

From: Cllr Michael Garland, Sully and Lavernock Community Council

Summary of Comments:

Further objections relating to:-

1. Detrimental to intended use of the Medieval village as historical visitor attraction.
2. Highway safety risk.
3. Vehicle parking at venue and wider Country Park is unsustainable.
4. Noise and nuisance generated by wedding events.
5. Future developments in vicinity will compromise parking and increase traffic to detriment of highway safety.

Officer Response:

1. As the Committee report indicates, the limited use of the barns for civil marriages will both complement and enhance the existing facilities. This should serve to maintain the viability of the park into the future, thereby serving to safeguard an existing recreational facility in line with policy REC1 of the UDP.
2. Although the Council's Highway Development team had some concerns over the initial submission they have since confirmed that there is no objection. It has been accepted that the use of the adjacent fields for events, including associated wedding receptions/parties, is permitted development for a period of up to 28 days per year. In addition, it is noted that improvements to the existing access adjacent to the medieval village are proposed, i.e. localised widening of the access and trimming adjacent hedgerows in order to provide and maintain visibility along the adjacent highway.
3. The Council's Highway section acknowledge that there is existing high demand for on-site parking, particularly at Bank holidays. However, it is noted that the applicant has indicated that weddings will not take place during peak periods such as Bank Holidays. Notwithstanding this a condition is recommended to ensure that no weddings or civil marriages take place during public or bank holidays (see Condition 3).
4. As the Committee report indicates, the associated use of the field, which may involve music at a wedding reception, (and currently holds events with the potential for amplified music to be played), has been omitted from the description of

development in the current application, as the use is permitted development for the specified 28 days. The Council's Environmental Health section has commented on the initial submission which referenced the use of the adjoining fields for associated receptions (now omitted), and noted some concern regarding the potential for disturbance to nearby properties, and recommended that a condition be imposed on any consent that no amplified music be played. The Committee report notes that the proposed additional use of the barns for civil marriages would not serve to increase the general levels of any noise or disturbance associated with the use of the park. However, further consideration could be given to an additional condition restricting any amplified noise in the buildings.

5. The likely impact of any future proposals will be considered at the time of the submission of the relevant applications, and cannot be used to justify the refusal of the current application.

Action required:

Additional condition:-

No amplified music shall be played within the two buildings, the subject of this application, at any time.

Reason:

To safeguard the amenities of nearby residential properties in accordance with policy ENV29-Protection of Environmental Quality of the Unitary Development Plan.



From: Michael Philip Garland [Redacted]
Sent: 18 April 2017 13:23
To: Planning & Transportation (Customer Care)
Cc: Mahoney, Kevin (Cllr) (Home)
Subject: 2016-01330-RG3 Cosmeston Medieval Village - Late Representation
Attachments: 2016-01330-RG3 Cosmeston Medieval Village - Late Representation.pdf

For the attention of:- Mrs. Y. J. Prichard (Planning Department, Vale of Glamorgan Council).

Dear Mrs Pritchard,

Please find attached a further representation in regards to 2016/01330/RG3 - Cosmeston Medieval Village

Regards Councillor Michael Garland

RECEIVED
 18 APR 2017
 Regeneration
 and Planning

D.E.E.R
 RECEIVED
 ACTION BY: YPISDB
 NO: 56
 ACK:

Mrs. Y. J. Prichard
Planning Department,
Vale of Glamorgan Council,
Docks Offices,
Barry Docks,
Barry.
CF63 4RT
18th April 2017

Councillor Michael Garland
3 Plover Way,
Lavernock Park,
Lavernock
CF64 5FU



Dear Mrs. Y. J. Prichard,

Re: 2016/01330/RG3 Cosmeston Medieval Village,
Cosmeston Country Park, Lavernock Road, Lavernock.

Change of use of two barn buildings (Tithe Barn and Reeves Barn) and associated land, forming part of Cosmeston Medieval Village, to allow civil marriages and wedding events

Cosmeston Medieval Village is situated is located within the Lavernock Ward of Sully and Lavernock Community Council.

1. The application is detrimental to the intended use of the Medieval Village as a historical visitor attraction,

Cosmeston Medieval Village is a full-scale reconstruction/restoration on the original fourteenth century site and foundations and forms a heritage attraction that is unique in Britain and is of historical, educational and recreational importance.

The Vale of Glamorgan Council has listed Cosmeston Medieval Village as a County Treasure (Sully), No 864.

Cosmeston Medieval Village together with the Country Park is not only visited and used by local residents but by residents throughout the Vale of Glamorgan and surrounding areas and forms a major tourist attraction for visitors from far and wide in the United Kingdom as well as overseas when visiting this area.

Imagine these visitors/tourists disappointment when arriving at the Country Park finding that the Medieval Village is closed due to the holding of a wedding event and thus spoiling their visit to the area.

I am sure that their disappointment will be vented via the many media sites available and eventually no one will bother to plan a visit to the Medieval Village or the Country Park in case the day they choose will be the day that a wedding event takes place.

Then there will be the schools planning an educational trip to the Medieval Village. Weeks if not months of preparation, cost of coach hire all wasted when they arrive at the Medieval Village to find it is closed for a wedding event.

Local children looking forward to a Saturday visit to the Medieval Village only to end in disappointment because it is closed.

Holding wedding events in the Medieval Village does not comply with the intended use of the Medieval Village as an educational, recreational, visitor attraction.

Initial information states that wedding events could be held Monday to Sunday, seven days a week including bank holidays. Then it is stated that wedding events will not be held on Bank Holidays, but elsewhere in the various reports it states that wedding events will be held on the Saturdays of Bank Holiday weekends.

The Medieval Village has visitors seven days a week, with a higher number of visitors at weekends and Bank Holiday Periods especially Saturdays, when if this proposal is approved the Medieval Village will be closed to visitors.

Closing the Medieval Village to hold wedding events here will deter visitors coming here, not knowing whether the Medieval Village will be open or not when they arrive. This will dramatically reduce visitor numbers and the Village will lose its intended use as a historical, recreational visitor attraction

The application is therefore detrimental to the intended use of the Medieval Village as a historical visitor attraction,

2. Highway Safety put at risk.

The Vale of Glamorgan Council Highways Department states that the two access points off Lavernock Road are grossly substandard in terms of visibility along the adjacent highway.

Both Access Points are located between two bends on B4267 Lavernock Road and are not wide enough to allow vehicles to pass side by side when entering or exiting the site, and the resulting intensification of their use plus the high traffic speed along Lavernock Road, and lack of street lighting at night, will be to the detriment of highway safety.

Visibility of these Access Points, especially Access Point A, for vehicles travelling along Lavernock Road is severely compromised.

Access Point A is totally invisible to traffic travelling along Lavernock Road

Visibility for vehicles exiting these two Access Points is also compromised and widening the access points and cutting back the adjacent hedgerows may not overcome the visibility issues.

Access Point A (opposite Fort Road) - event organisers and drop-off zone, and Access Point B (Opposite Lower Cosmeston Farm) - drop-off zone / parking for event guests], are both located on the B6267 Lavernock Road,

Both Access Points are located close to bends on Lavernock Road. Access Point A is approximately 460 metres from a bend to its right hand side, while Access Point B is 95 metres from a bend to its left hand side.

The speed limit along this section of road is 40mph but many vehicles travel in excess of this

Highway safety will also be compromised by vehicles accessing both Access Points from Lavernock Road due to the high volumes of traffic using this road and the speed that it travels at.

3. Vehicle parking at the Venue and at the Cosmeston Lakes Country Park car-park is unsustainable.

The parking area at Access Point A, for event organisers and drop-off zone, is a soft ground, grassed area and would not be suitable for vehicles to access this area in wet weather or following wet weather conditions, especially large vans, lorries, etc, providing furniture, equipment, etc, to the venue.

Part of the parking area at Access Point B consists of a gravelled/grassed area, while the rest of this area comprises of a grassed soft ground area not suitable for use during or after wet weather.

Vehicle parking at Cosmeston Lakes Country Park car-park will also be severely compromised.

In the documentation car parking spaces at the Cosmeston Lakes Country Park car-park is stated as 700 including overflow car-parks.

In reality the main car-park at the Country Park contains approximately 220 car parking spaces, but this is severely reduced due to present day larger sized motor cars, vans, mini-buses and camper vans using the car-park.

Individual spaces are not indicated and mostly vehicles park 'over-spaced' between each other.

Allocating 50 spaces for Wedding Event guests here will further reduce the number of car parking spaces available to Country Park visitors by 25%.

Both overflow car-parks are located alongside Sully Brook in a C2 flood zone and are 25% susceptible to groundwater flooding (LDP Flooding Background Paper) and therefore cannot be relied on for use during (and after) periods of wet weather.

- e.g.
1. May Day Bank Holiday 2016 - the overflow car parks could not be used for the May Day Bank Holiday and for a period of 3 weeks after.
 2. Sunday 2nd April 2017 - overflow car parks not available.

An undue strain on the limited car parking facilities at the Cosmeston Lakes Country Park leads to off-site car parking on the nearby residential roads on the nearby Lavernock Park and Upper Cosmeston Farm estates causing, nuisance, traffic congestion and accessibility problems for residents and emergency services.

4. Noise and Nuisance generated by Wedding Events at the Medieval Village.

The venue may cause a nuisance through noise to the nearby residents of nearby residents at Lower Cosmeston Farm, Upper Cosmeston Drive, Lavernock Park Estate and Lavernock Road.

The venue is only located approximately 20 metres from the B2467 and will be available for wedding events from 9am to 1am the following day, although clearing up operations could be taking place later than this time.

Noise from the venue in these late evening and early morning hours (loud music and organisers clearing up) will cause a nuisance to nearby residents. There will also be noise from guests and vehicles leaving the site at these times which will also cause a nuisance to nearby residents.

5. Future developments at Cosmeston, the Country Park and Sully.

The Vale of Glamorgan Council have plans for future developments in the locality, which have been placed in the Vale of Glamorgan Council Local Development Plan 2011-2026.

1. A 500 space Bus Park and Ride development within the Country.
2. The development of 576 houses on land at Lower Cosmeston Farm, opposite the Medieval Village.
3. The development of 590 house at Swanbridge Road, Sully

The development of the Bus Park and Ride facility will severely compromise parking at the Country Park and Medieval Village which will cause serious disruption due to parking on the nearby housing estate.

Traffic from these developments will increase traffic volumes on the B4267 Lavernock Road further comprising Highway Safety along Lavernock Road and the Access Points proposed to be used for the Wedding Events.

I ask you to refuse this proposed application.

Councillor Michael Garland
(Sully and Lavernock Community Council - Lavernock Ward)

3 Plover Way, Lavernock Park, Lavernock. CF64 5FU

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 27 APRIL, 2017

Page	Application	Location	Item No.	Description
70	2016/00946/FUL	Unit 6, Ty Verlon Industrial Estate, Barry	1.	Two comments from local residents supporting the establishment of an Aldi store in Barry, which were submitted to Ward Members.
			2.	Comments from Councillor Anne Moore
			3.	Comments from COS Group, who currently occupy the site, including a staff petition.
167	2017/00086/FUL	Tresilian Wood, Dimlands Road, St. Donats	4.	Comments from neighbours.
205	2016/01330/RG3	Cosmeston Medieval Village, Cosmeston Country Park, Lavernock Road, Penarth	5.	Further comments from Councillor Garland from Sully Community Council covering the same issues as dealt with in his original letter and recommended additional condition from Officer in relation to limitation on amplified music.

ADDITIONAL ITEM TO LATE REPRESENTATIONS

70	2016/00946/FUL	Unit 6, Ty Verlon Industrial Estate, Barry	6.	Comments from Cllr Neil Moore
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I want to make it clear that I am doing so as one of the Local Ward Councillors in whose area this application is sited. I would therefore be grateful if this could be presented to the Committee as a late representation;

I would like to confirm that although I do understand the concerns that are raised in the report, I think that this matter needs further consideration and would ask that the matter is deferred and a site visit is carried out before the committee makes any decision.

I would also request that further discussions are held with COS as they imply that they will be moving to a larger site, thereby ensuring that the current 26 full time jobs are retained and that by moving they will create a further 10 full time jobs. If this is the case presumably they have a site for the new premises in mind and surely this should be explored and form part of the decision making process.

I make this point because the recommendation for refusal states that: 'The proposed development would result in the loss of a needed and occupied existing employment site, contrary to the policy presumption in favour of the retention of such uses on defined employment sites and would, therefore, adversely impact upon the supply and range employment land/accommodation within the Vale of Glamorgan.'

Also as Aldi will create 40+ part time jobs this will increase the number of jobs and retain the 26 (+10) employees that COS will retain. This would mean there is a net gain in employment within the area, which can only be seen as a good thing and I would argue counters the recommendation for refusal.

I would confirm that I support Aldi coming to the Town and as officers know I have had personally had meetings with Aldi and was disappointed that they did not consider others sites in the Town. As I made it clear at the time the main reason that I had concerns about the site was that I believed that it would create severe traffic problems on an already busy gateway to the town. However, it is clear from the report that Highways have not objected and on that basis, my objections falls and that my concerns were unfounded.

In summary, although I have no objections to the application I believe that the application should be deferred , that a site visit should be made to look at the site itself, along with the traffic configuration that is being proposed. Such a deferral would also allow further discussions with COS to confirm that there would not be a loss of jobs, but an increase, albeit not on this particular site.

Regards

Cllr Neil Moore

Councillor for Cadoc Ward

Vale of Glamorgan Council / Cyngor Bro Morgannwg

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