

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 5 JANUARY 2017

Page	Application	Location	Item No.	Description
23	2015/01449/FUL	Northcliffe Lodge, Northcliffe Drive, Penarth	1	Letter of objection from Councillor Lis Burnett.
			2	Comments from the Penarth Civic Society regarding ground stability.
			3	Comments from Plaid Cymru regarding affordable housing viability.
			4	8 letters of objection from local residents.
			5	Comments from Friends of the Earth seeking further information and deferral of application.
72	2016/00219/FUL	United Reform Church, Windsor Road, Barry	6	Email from agent confirming use of basement for storage.
			7	11 letters of representation objecting.
163	2016/01247/FUL	10 Knowbury Avenue, Penarth	8	Further objection from neighbouring property, 8 Knowbury Avenue.

①

Prichard, Yvonne J

From: Robinson, Victoria L
Sent: 03 January 2017 13:32
To: Burnett, Lis (Cllr)
Cc: Prichard, Yvonne J
Subject: RE: 2015/01449/FUL Northcliffe Lodge, Northcliffe Drive, Penarth

Thanks Lis. It will be reported in the late reps.

Yvonne – please note below.

Victoria Robinson
Operational Manager for Development Management / Rheolydd Gweithredol - Rheoli Datblygu
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704661
mob / sym: 07860526606
e-mail / e-bost: VLRobinson@valeofglamorgan.gov.uk

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

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

From: Burnett, Lis (Cllr)
Sent: 03 January 2017 12:40
To: Robinson, Victoria L
Subject: 2015/01449/FUL Northcliffe Lodge, Northcliffe Drive, Penarth

Victoria,

I would be grateful if my objection to the proposed development could be forwarded to the relevant officer for consideration at Planning Committee on the 5th.

2015/01449/FUL Northcliffe Lodge, Northcliffe Drive, Penarth

Having publicly supported local residents in their opposition to this development since 2014 and before being a member of the Planning Committee I am not able to confirm impartiality and will therefore be unable to participate in the committee discussions or decision.

I have a number of major concerns in relation to this application. Material considerations would echo those expressed by Penarth Town Council, that it is an over dominant form of development that could threaten the future of the listed buildings, Custom House and Marine Building and have a damaging impact on the local bat population and a large number of mature trees.

I was surprised that the ecology report down-plays the level of bat activity in the area. Having stood on a balcony in the Northcliffe, on a number of occasions as bats emerged at dusk, the level of activity was far greater than that experienced at a confirmed summer roost for 30 bats. The suggestion that trees are of poor quality if their life

expectancy is of less than 40 years is also questionable. I am specifically concerned that existing parking provision in the Northcliff development appears to be included in the parking allocation for the application. I would therefore ask that the total parking provision on both sites is clarified as the overall deficit in parking may be far higher than indicated

Most planning decisions are made 'on balance' having weighed up a range of factors in relation to planning policy. The report of the planning officer reviews each factor in isolation before coming to an overall recommendation. While respecting the independence and professionalism of the officer I would argue that this application should also be reviewed in its entirety as it is then that it can be seen as an unsustainable development, approval of which would be to the detriment of the town and which appears to contravene the Wellbeing of Future Generations Act.

The proposed development will have a sizeable impact on local facilities and public services. As stated in the planning officer's report the expected S106 contribution for a site of this size to mitigate that impact would be:

- 40% affordable housing on site which equates to 12 dwellings
- Education provision would require the developer to pay a contribution of £299,046.52 towards education facilities.
- Community facilities within the ward require an off-site contribution of £29,655.
- Public Open Space, the Council would usually expect an off-site contribution calculated upon the basis of £2,320 per household not catered for by the Public Open Space delivered on site, equalling £69,600
- Sustainable Transport provision, would usually require a financial contribution which equates to £60,000 to improve sustainable transport provision within the vicinity of the site.

The developer has argued that the economic viability of the development is such that these contributions are not possible and there is a suggestion of only £270,345 for affordable housing which would equate to approximately one house at Penarth property prices and £29,655 for community facilities. I would argue that the deficit in expected S106 contributions places a massive burden on the Local Authority and local Council Tax payers who will be required to fund the deficit in affordable homes and education facilities. Similarly funding would have to be provided by the local authority to provide public open space and sustainable transport if not supported by the development.

There are occasions when flexibility in S106 contributions is reasonable, for instance when the development is preserving an historic building or when it provides 100% affordable housing. I would argue that this is not the case in this application.

Principles of sustainable development include consideration of social, environmental and economic impact. More recently the Wellbeing of Future Generations Act adds to those the consideration of culture.

As outlined in the submission to the District Valuer this development will deliver economically advantageous outcomes for the developer. Conversely it will have substantial negative social and environmental impact yet fails to provide sufficient mitigation to offset that harm.

I would ask the committee to review the application as a whole and vote for refusal.

Regards

Councillor Lis Burnett MSc FRSA
Penarth Town and Vale of Glamorgan Councillor
St Augustines Ward
Vale of Glamorgan Council / Cyngor Bro Morgannwg
mob / sym: 07736771017
e-mail / e-bost: LBurnett@valeofglamorgan.gov.uk
Twitter: @lisburnett

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

2

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 5 January 2017

Application No.: 2015/01449/FUL	Case Officer: Mrs Y J Prichard
Location: Northcliffe Lodge, Northcliffe Drive, Penarth	
Proposal: Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works	

From:

Penarth Civic Society

Summary of Comments:

Penarth Civic Society repeat concerns re: ground stability.

Officer Response:

These concerns are already referred to and addressed in the Committee report.

Action required:

No further action required.



D.E.E.R
RECEIVED
ACTION BY: SOB/HP
NO: 51
ACK:

The Penarth Civic Society
4 Caynham Avenue
Penarth
Vale of Glamorgan
CF64 5RR

RECEIVED
04 JAN 2017
Regeneration and Planning

3rd Jan 2017

The Vale of Glamorgan Council,
 Development Control,
 Dock Office,
 Barry, CF63 4RT

Dear Sirs,

Northcliffe Lodge development: App No. 2015/01449/FUL

It would appear that the letter I wrote dated the 25th October last on behalf of the Penarth Civic Society concerning the above application has not been acknowledged, i.e. the societies submission re stability has not been posted up, nor is any notice taken of the PPW requirement to assess the hazard of landslide (impacting the Custom House)

I attach a copy of the original letter and ask that this is acknowledged as a formal concern of the Penarth Civic Society when the council determine the application.

The society remains concerned that this issue is not properly addressed in the report to Committee. There has appears to be no assessment of the hazard of landslide to neighbouring properties, including listed buildings and under PPW the Planning committee is required to have information on any such hazard prior to decision. Our view is that the issue cannot therefore be covered in the way the officers propose, by a covering condition in the absence of any such hazard assessment.

Yours faithfully,


Geoffrey Cresson, Architect.
 For and on behalf of Penarth Civic Society



THE
PENARTH
SOCIETY

The Penarth Civic Society
4 Caynam Avenue
Penarth
Vale of Glamorgan
CF64 5RR

RECEIVED

04 JAN 2017

Regeneration
and Planning

25th October 2016

COPY

The Vale of Glamorgan Council,
Development Control,
Dock Office,
Barry, CF63 4RT

Dear Sirs,

Northcliffe Lodge development: App No. 2015/01449/FUL

Following our letter dated the 9th September last in connection with the above application I attach an outline of further concerns raised by members of the society and in particular issues relating to the high risk of instability from any development of the Northcliffe Lodge site.

It was agreed that the society would write again to the council expressing their concerns with these issues seeking assurances that consideration of the application would include where appropriate the need for further impact assessments.

Yours faithfully

Geoffrey Cheason. Architect.

For and on behalf of Penarth Civic Society

3

Payne, Adrienne J

From: Anne Greagsby [REDACTED]
Sent: 30 December 2016 15:38
To: Planning & Transportation (Customer Care)
Subject: FAO Mrs. Y. J. Prichard re 2015/01449/FUL

2015/01449/FUL Northcliffe Lodge

The planning report says 'Affordable housing - the viability evidence shows that 40% affordable housing cannot be achieved due to the particular characteristics of the site, which do not allow for this level of on-site affordable housing.'

Please can you explain to me what this means. I do not understand what the 'particular characteristics of the site' are that prevent the provision of affordable housing. Please can you clarify what this means.

Anne Greagsby
3 Penarth Head Lane
Penarth
CF64 1BB

for

Plaid Cymru St Augustines team

RECEIVED
30 DEC 2016
Regeneration
and Planning

RECEIVED
ACTION BY: YP/SDB
NO: 6

4

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 5 January 2017

Application No.: 2015/01449/FUL	Case Officer: Mrs Y J Prichard
Location: Northcliffe Lodge, Northcliffe Drive, Penarth	
Proposal: Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works	

From:

8 letters of objection from local residents

Summary of Comments:

Objections relating to:-

Overdevelopment.

Destruction of bat roosts.

Ground stability.

Increase traffic.

Lack of suitable parking.

TPO on site and loss of trees.

Question developers view on suitability of site for social housing.

Question accuracy of Tree survey with copy of guide to good practice for TPOs.

Save historic old Northcliffe Lodge and grounds.

Officer Response:

These concerns have already been raised in the representations received and have been addressed in the Committee report.

Action required:

No further action is required.

Payne, Adrienne J

From: Planning
Sent: 31 December 2016 18:07
To: Planning
Subject: New comments for application 2015/01449/FUL

New comments have been received for application 2015/01449/FUL at site address: Northcliffe Lodge, Northcliffe Drive, Penarth

from Mr Philip & Christine Havard [REDACTED]

Address:
6 St Augustines Crescent, Penarth, CF64 1BG

Comments:

Other type details: Penarth Voice .

Comment: We wish to object to the proposed development for various reasons, as already stated by various bodies. We believe this to be gross overdevelopment of a sensitive sight, which it would appear has been allowed despite there being requirements in place, which the project has been given special treatment by the Vale. We would point out the loss of trees, the stability of the site and the creation of suitable parking for the residents.

Case Officer:
Mrs. Y. J. Prichard

RECEIVED
03 JAN 2017
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: YP/SD8
NO: 17
ACK:

Lambert, Fiona

From: Planning
Sent: 03 January 2017 15:47
To: Planning
Subject: New comments for application 2015/01449/FUL

New comments have been received for application 2015/01449/FUL at site address: Northcliffe Lodge, Northcliffe Drive, Penarth

from Miss Emma Perry 

Address:
12 Dyfed, Northcliffe, Penarth, CF64 1DX

Comments:

Other type details: The destruction of the habitation of bat roosting colony and the felling of protected trees..

Comment: The 2008 decision Notice, 2008/00177/TPO for felling trees by the cliff edge of the Northcliffe apartments included the following note: Bats and nesting birds must not be disturbed or destroyed during felling work. a Full visual inspection of the trees to be felled must be carried out prior to felling to check for the presence of bats and nesting birds. Bats may be present in cracks, cavities, under flaps of bark, in dense ivy and so forth. The Ecology report carried out by David Clements Ecology Ltd stated that they had only done a visual inspection from the ground and therefore cannot have come to conclusions based on the requirements in the NOTE, with its requirement for FULL inspection. The Comments of your Ecology officer does not explain why she does not maintain the terms of the 2008 Note.

Case Officer:
Mrs. Y. J. Prichard

Lambert, Fiona

From: Planning
Sent: 03 January 2017 16:10
To: Planning
Subject: New comments for application 2015/01449/FUL

New comments have been received for application 2015/01449/FUL at site address: Northcliffe Lodge, Northcliffe Drive, Penarth

from Miss Emma Perry [REDACTED]

Address:
12 Dyfed, Northcliffe, Penarth, CF64 1DX

Comments:

The law on bats as a protected species has not changed. The Northcliffe Lodge trees are, of course, adjacent to the Northcliffe apartments' trees and in continuity with them. My apartment overlooks the Northcliffe Lodge site and its trees, where I have frequently observed bats. Many of the trees are thick with ivy, as were the trees of the 2008 TPOs.

There is no evidence in the report that any inspection of the trees in the carpark alongside Dyfed or of the trees in front of Dyfed. So in these regards the ecology report does not cover the requirements of a full and comprehensive inspection or documentation thereof.

The ground level inspection mentioned in the Ecology report has not confirmed either way whether there are bats roosting and overwintering in the trees. As such this report cannot be relied on with respect to compliance with Habitats legislation in any planning committee considerations.

Case Officer:
Mrs. Y. J. Prichard

Lambert, Fiona

From: Planning
Sent: 03 January 2017 17:54
To: Planning
Subject: New comments for application 2015/01449/FUL

New comments have been received for application 2015/01449/FUL at site address: Northcliffe Lodge, Northcliffe Drive, Penarth

from Miss Emma Perry [REDACTED]

Address:
12 Dyfed, Northcliffe, Penarth, CF64 1DX

Comments:

Other type details: Undeniable presence of a Bat colony.

Comment: In the course of 2016 Cllr Burnett attended a gathering of concerned owners over the proposed development of Northcliffe Lodge at number 1 Dyfed, Northcliffe. During the course of the meeting where Cllr Burnett listened to the concerns of the owners, doors to the balcony were opened for Cllr Burnett to see for herself the colony of bats feeding on the wing. They swooped and flew in front of her.

On the second visit of Cllr Burnett to number 1 Dyfed, Northcliffe (to update concerned owners and listen again to their concerns) she witnessed the same most amazing sight of these bats again.

If there was any reason for the environmental survey NOT to find evidence of bats they must surely have been at the wrong property.

To accept the environmental survey as it stand would be to condemn the habitat of defenceless and protected animals without substance and must surely be subject of further scrutiny.

Case Officer:
Mrs. Y. J. Prichard

Lambert, Fiona

From: Planning
Sent: 03 January 2017 19:59
To: Planning
Subject: New comments for application 2015/01449/FUL
Attachments: Planning Objection.docx

New comments have been received for application 2015/01449/FUL at site address: Northcliffe Lodge, Northcliffe Drive, Penarth

from Miss Elizabeth Wyatt 

Address:
23 Dyfed, Northcliffe, Penarth, CF64 1DX

Comments:
Please see attached document. Thank you.

The following files have been uploaded:
Planning Objection.docx

Case Officer:
Mrs. Y. J. Prichard

Serious concerns include:

1. The report into the slope stability documents that there have been recent landslides, there is evidence of ground movement and high risk of further ground movement. The report call for further investigation with monitoring of groundwater levels over a prolonged time. With this winter's high rainfall and predicted extreme weather patterns in the future, it is essential that these investigations are carried out as a priority. Not only will the cliff have to withstand an additional thirty apartments but also the significant engineering and building works involved in the construction of the apartments. If, as reported, the council is unwilling to undertake this study, it must be aware that liability will rest with the council for any compensatory costs arising from relocation of residents due to cliff instability.

2. I would also query the predicted number of car journeys to and from the apartments into Penarth town. Though distances are within an accepted level, the report fails to consider that there is a very steep hill between the proposed site and the tow, necessitating the use of a car for those who would find difficulty accessing the town by foot. In addition, the traffic report also states that one car space per apartment would be sufficient. However, with most affluent households having more than one car (the target group of this development), the additional cars would spill out on to Paget Place. Also, as residents of Northcliffe Apartments would have a significant area of their car park used in the construction of an access road, they too would need the road to park. This would add to congestion and further limit what has already become difficult and potentially dangerous access through Paget Place. In addition, the condition of the roads around the area is already very poor with pot holes and uneven surfaces. This would be made worse with construction lorries accessing the site and the subsequent higher volumes of traffic.

3. There is a Tree Preservation Order on that site dated 12th October 2015. I can not understand how the developers or council can simply over-ride this order. To remove these mature trees would also affect groundwater levels and destabilise the cliff further.

4. The property developers have stated that given the 'luxury' nature of the planned apartments, it would be inappropriate to include a proportion for social housing. Not only is this an outrageous comment to make, I was under the impression that this was a statutory requirement. The developers also note that the flats would be unsuitable for families. How do the developers propose that they could refuse access to families with children? At a time when house building is being targeted at creating more affordable housing and family homes, it seems perverse to be considering a development which would exclude both of these groups. Also, isn't this area with Penarth Heights, Penarth Marina and the new developments around the Bay, already reaching saturation point with 'luxury' apartments.

Thank you for your time and consideration.

Prichard, Yvonne J

From: Lis Burnett <lisburnett@hotmail.com>
Sent: 04 January 2017 08:09
To: Prichard, Yvonne J
Cc: Robinson, Victoria L
Subject: Fwd: Tree Survey at Northcliffe Lodge
Attachments: PastedGraphic-1.tiff; ATT00001.htm; Tree Preservation Orders - A Guide to the Law and Good Practice (Blue Book) 2005.pdf; ATT00002.htm

Yvonne,
I've just received the objection below but am not sure if it has been forwarded to the planning department. I would be grateful if it could be added to late representations.
Regards
Lis

Cllr Lis Burnett
M. 07736 771017

Begin forwarded message:

From: "rita davies" [REDACTED]
To: "lisburnett@valeofglamorgan.gov.uk" <lisburnett@valeofglamorgan.gov.uk>
Subject: Fwd: Tree Survey at Northcliffe Lodge

Sent from my iPad

Begin forwarded message:

From: "Alison Maher" [REDACTED]
To: "rita davies" [REDACTED]
Cc: [REDACTED]
Subject: Tree Survey at Northcliffe Lodge

To whom it may concern,

I am writing to you in opposition of the planning application received from Celtic Developments regarding Northcliffe lodge.

As a professionally qualified arborist, and resident of Northcliffe, I have seen first hand the quality of the trees surrounding this area as well as the TPO's attached to a number of trees in this area.

It is of my professional opinion that the tree survey that was undertaken by Treescene Ltd. has mistakenly categorised many trees as

"Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm"

However, many of these trees have an expected life expectancy of more than 20 years and of up to 40 years. Many of which are a protected species such as

the Yew (*Taxus bachata*) or trees of historical value such as the Oak (*Quercus robber*) and certain fruit trees.

There are over 64 trees and 11 groups of trees in this area, some of which I agree should be removed due to poor health and by doing so will increase the quality and health of the surrounding trees.

I believe that the removal of trees from this site would be detrimental to the ecological, historical and visual value of the land.

I wish to refer you to the official British Standards documents BS3998 for Tree work recommendations and BS5837 for trees in relation to construction recommendations that all professionals in Arboriculture should adhere to and of which the Vale of Glamorgan should have copies of and should carry out all works in accordance with these British Standards.

I enclose a guide to the law and good practice for tree preservation orders.

I trust that this information will be well received and taken into consideration in this very important decision.

Walmost Regards,

Alison

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

From: David Long [REDACTED]

Sent: 03 January 2017 23:06

To: Bowen, Karen; Davies, Gareth J; Mills, Louise (Democratic Services); Nel, Pamela J; Rees, Jeff E; Rudman, Amy; Westall, Paula; Wyatt, Jeff R

Subject: Please save Northcliffe Lodge

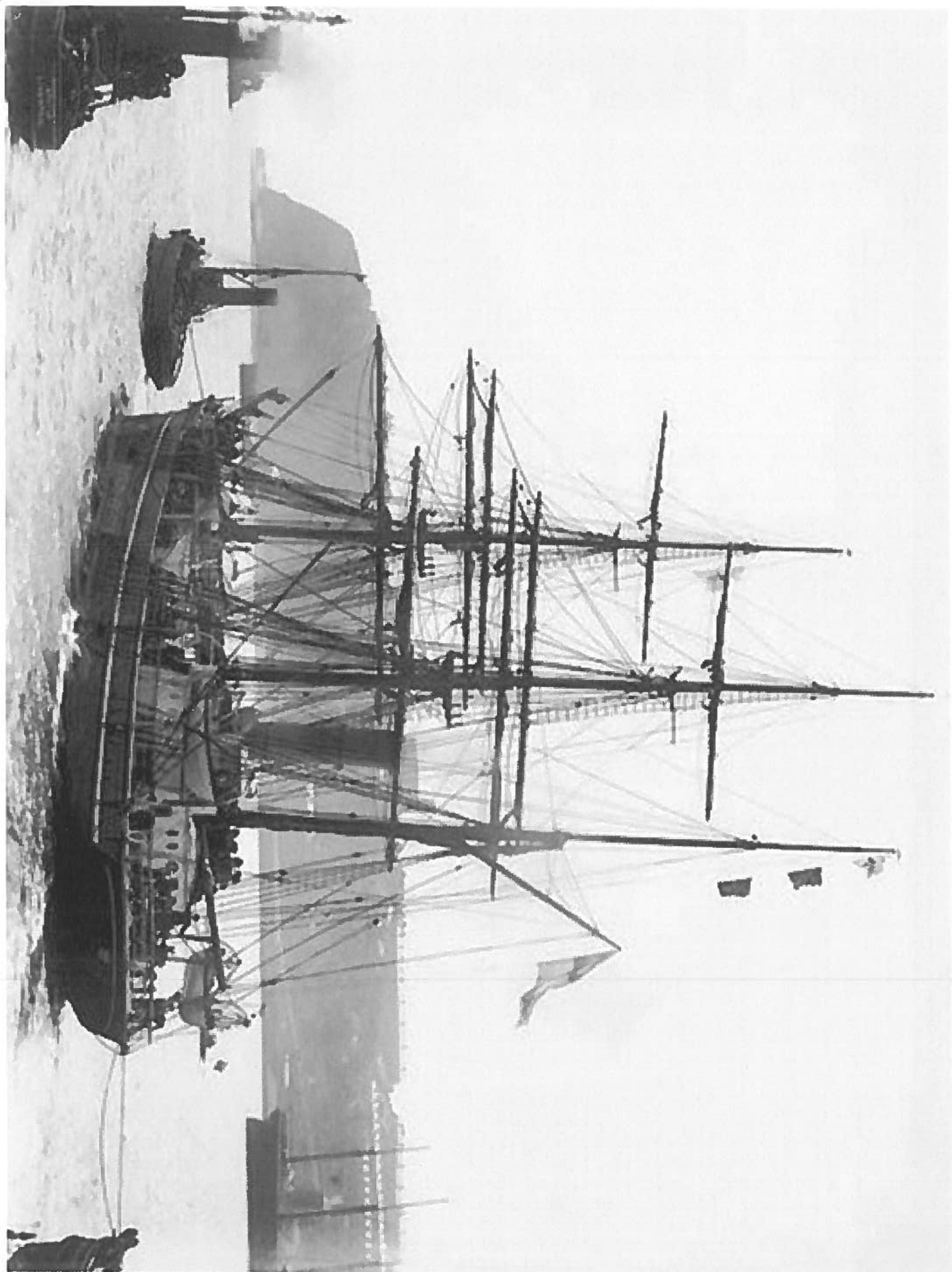
Dear Councillors

I'm writing to ask if you will please you do what you can to save the old Northcliffe Lodge and grounds from being built on. It is an iconic part of the headland and Penarth Head will never again look like the traditional town it does if this goes ahead. Not to mention the destruction of trees and wildlife.

I do not think that anyone who has the interests of residents, or visitors to Penarth at heart could approve of this destruction of the town's history and natural environment. I believe the Lodge was there 70 years or so before Captain Scott's Terra Nova Sailed past the headland in the attached picture. To think that it's destruction and that of all the surrounding nature may be approved on Thursday is so sad. I do not think that we have a democratic system to let private gain trump public good in this way.

thank you very much for anything you can do.

Dave



From: Anne Crowley [REDACTED]
Sent: 04 January 2017 11:45
To: Planning
Subject: FAO Yvonne Roberts - Planning application 2015/01449/FUL. Northcliffe Lodge, Northcliffe Drive Penarth

Further to submitting objections to the planning application on two occasions in 2016, I am extremely disappointed to read the report and recommendations of the Vale of Glamorgan's Planning Officer which recommends to Councillors the approval of planning application 2015/01449/FUL, subject to a number of conditions.

I do not feel the Planning Officer's report adequately presents the concerns that I and a number of other local residents/neighbours have raised about the proposed development and its impact on the Conservation Area in which we live. This short note details the main issues that I wish to bring to the attention of the members of the Planning Committee when they consider the planning application on Thursday, 5th January.

1. My objection to the application is to the proposals for the new access route off Paget Place which will involve the **clearing and felling of a significant number of mature trees and the removal of a habitat that supports a range of wildlife**. I live nearly opposite where the new access road will enter Paget Place – the side of the street where I live is in the Penarth Conservation Area. The creation of the proposed access road and the destruction **of this wooded natural habitat will have a big impact on the boundary of the Conservation Area – where I live. The Planning Officer's report states that the development will not have an impact on the Conservation Area – that is a matter of opinion, an opinion that has not taken into account the views of the people that live in the Conservation Area as I do. I do not feel my views have been adequately considered by the Planning Officer's report.**
2. I am incredulous that the Planning Officer recommends approval of the planning application before a 'comprehensive geotechnical assessment' as recommended in the *Slope Stability Desk Study Report* Prepared by Terra Firma (December 2015) and the subsequent *Preliminary Slope Stability Analysis* (November 2016) – is completed. If the application is approved by Councillors on the 5th January 2017, the developer will be allowed to demolish the existing dwelling and remove the trees before establishing the viability of the site which previous reports describes as highly unstable and liable to landslides! This is madness. **Planning approval should be withheld until such time as the site is confirmed as viable (having been subjected to a comprehensive geotechnical assessment). Otherwise we can end up in a situation where the trees and habitat are destroyed – needlessly – because on further investigation, the instability of the site means that the housing development is not viable.**
3. The Planning Officer's report makes it clear that the Vale of Glamorgan has been busy in recent months negotiating with the developer. It is clear from the report that many of the Vale of Glamorgan (and indeed, national) standards on Planning have been set aside to allow the development to go ahead. I am outraged that the Planning Officer recommends that the developer should be allowed to sidestep their obligations to provide Affordable Housing and to make suitable Section 106 Contributions based on a report provided by the developer on 'economic viability' that we, the residents living in close proximity to the proposed development are not allowed to see! I hope members of the Planning Committee will study this report in detail. The number of conditions attached to the recommendation for approval indicates that the cost of monitoring compliance will be significant and will in terms of staff hours cost much, much, more than the £6,000 the developer is being asked to contribute as an administrative fee. **Monitoring compliance will be a huge, resource intensive task. The Planning Officer's report proposes too many compromises on important planning standards. Compromises on: Affordable Housing; Section 106 contributions; Parking provision (which is wholly inadequate); and Tree Removal. It is too big a price to pay for a small number of luxury apartments.**

I hope the Planning Committee will reject the recommendations of the Planning Officer's report and not approve application 2015/01449/FUL.

Yours sincerely

Anne Crowley
5 Paget Place
Penarth
CF64 1DP

5

Lambert, Fiona

From: max wallis [REDACTED]
Sent: 04 January 2017 11:54
To: Planning & Transportation (Customer Care)
Cc: green keith
Subject: Re: Northcliffe Lodge development: App No. 2015/01449/FUL

Please accept the following as "late reps"

The Report has been too hastily prepared and fails to cover points FoE have raised in several letters. The site on Penarth Head is very sensitive in landscape terms as well as the setting of individual listed buildings.

We asked for further documents and clarification early on 3rd January, but have received no answers. Doubtless the holiday provides a reason for no reply as yet. The officers scheduling the application over the holiday has meant that the requirement for documents 3-days pre-meeting has not been met.

We therefore ask for deferral while the information and documentation are provided.

The Conservation Officer has reported only very late; there are quotations from his report, not his full report in the on-line file as required.

His comments quoted do not cover the policy in the adopted Conservation Area plan, that ***development proposals should conserve and enhance the appearance of Penarth Head.*** A truthful assessment would have to say the modernist design and removal of tree cover detract from the appearance of the Head. If considered in due time (we pointed out the policy in August) the officers could have sought to amend the proposals to mitigate the damage.

The Tree Officer's consent to removal of the mature trees is invalid, in that she failed to comply with British Standards 5837:2012, which require regard to:

"1 arboricultural grounds; 2 Mainly landscape values and 3 Mainly cultural values, including conservation."

The VoG Tree officer (who has quit, no qualified replacement) and Treescene consultants did not consider aspects 2 and 3.

A late view of the Ecology Officer is quoted, again without the full document in the e-file necessary for context and verification. The quotation "*The Council's Ecologist has made an assessment of the likely impact of the development on protected species and habitats in full accordance with Council policy and national guidance*" implies a specific assessment that is not supplied or even evidenced in the papers. The required survey of trees for bat-roosts was never completed, as it omitted the parts of the site alongside the Northcliffe Apartments. The ecological status of the site as Lowland mixed deciduous woodland means it is a Wales *priority habitat* in the Section 7 list under the Environment Act and under the Biodiversity Action Plans; the officers' report fails to mention this.

The report accepts "high risk" of landslide and potential "acceleration" due to the development. The officers' excuse for not requiring further investigation "This is considered

unreasonable in planning terms" is contrary to Planning Policy Wales (13.9.1; development on unstable land), which prescribes a specialist investigation to determine the stability plus remedial measures, and that the planning decision take into account the consequential hazard.

PPW says the hazard of a landslide has to be assessed; landslip of surface material is covered in the recent stability report, but not eg. the consequences of a landslide of 30-100cm layers. Without further information, such a substantial landslide – known in the past on the Penarth Headland – has to be considered by the Committee. Would it result in damage to the listed buildings? Would it destabilize adjacent built-on sections (Northcliffe Apartments and Northcliffe Drive)? Would an insurer place some responsibility on the Vale Council for not following PPW in deciding to permit the development?

The Historical 1840 Summerhouse was mentioned in the original report as "derelict and in need of repair". Amending the site perimeter to leave this out would cut off access to this building, except by permission of the developer who claims not to own it. The officers report fails to mention this 'orphan' building and access to it, despite FoE asking for access to be secured and responsibility determined. The cultural-historical interest in repairs to this building and access to a unique viewing point should take precedence in spending S.106 funds, rather than the officers' choice of public art and community facilities remote from the site.

Max Wallis

Barry & Vale FoE, planning manager.

On 14 November 2016 at 14:46, max wallis <[REDACTED]> wrote:

Planning Case Officer, Mrs. Y. J. Prichard

Vale of Glamorgan Council

Northcliffe Lodge development: App No. 2015/01449/FUL

Further Objection and Information requests

Please find our attached letter dated 12 November 2016. We seek clarification of site areas and ownership, on the future of the derelict historic building and future public foot-access.

We note that Mr Martinez as adjacent landowner writes that he did submit an objection when Mrs Crofts was case-officer. This may be in the pre-application file, could you please supply a copy or post it up in the current file?

We also entered a request for information on 9th October. Could you please confirm this is being dealt with?

With thanks,

Max Wallis

3 Penarth Head Lane, Penarth CF64 1BB

Friends of the Earth, Barry & Vale

On 9 October 2016 at 11:52, max wallis <[REDACTED]> wrote:

case officer Mrs. Y. J. Prichard

Disclosure of records of Inspection for Bats on the Northcliff Lodge site

The high potential for bats roosting in the on-site trees and structures is of course accepted by the applicant's consultants David Clements Ecology Ltd. The June 2015 report from the tree consultants Treescene recommendations included further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat. They reported much obscuring by ivy and other vegetation. By 'habitat' in 'suspected defects', it is presumed that they included bat roosts.

The DCE report of Dec. 2015 says "all the trees within the site boundary are mature specimens and were subject to a ground level inspection for their potential to support roosting bats following the BCT Guidelines (2012)". It reported the results as "No trees within the site were felt to be more than a category 2 tree (BCT guidelines, Appendix 5) with only a few limited features suitable for bats."

DCE's *Additional Biodiversity Strategy* of June 2016 states that nearby gardens are well used by foraging pipistrelle bats (as residents know) but offers no data on this. Curiously it does not report what residents know well, that the Lodge grounds are also well used by foraging bats (which may be pipistrelles). It does not say how the bats were identified as pipistrelles and not rarer species, as could readily be determined by normal bat detectors.

This document further reports "visual inspection for (*should read 'from'*) the ground for their potential to support roosting bats. No trees within the site were felt to be more than a category 2 tree (BCT guidelines, Appendix 1). No data are provided on this.

The BCT guidelines (3rd Edn, issued January 2016, endorsed by the Chartered Institute CIEEM) describe 'preliminary ground level roost assessment' as a

detailed inspection of the exterior of the tree from ground level to look for features that bats could use for roosting. It prescribes systematic inspection around all parts of a tree and recording results in standard format. All trees surveyed should be numbered and marked on a map or plan of the site...should at least record the location (grid reference) and tree species....enable ecologists to locate the tree on subsequent visits...marking individual trees with a tag or some tape may be essential.

Could you therefore obtain from the applicant DCW's records of their 'ground level inspection' of Dec. 2015 and their 'visual inspection' of June 2016? Also please ask for records that show the bats were pipistrelles and did not include other species.

We would welcome a copy of the records as soon as you receive them. If you post them on the website, please let me know when you do so.

With thanks,

Max Wallis 

3 Penarth Head Lane, Penarth CF64 1BB

Friends of the Earth, Barry & Vale

6

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 5 January 2017

Application No.: 2016/00219/FUL	Case Officer: Mr. Morgan P. Howell
Location: United Reformed Church, Windsor Road, Barry	
Proposal: Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works	

From:

White Young Green – Planning Agents for application

Summary of Comments:

An email to confirm that the small basement area would be too small for any additional office space and will be used as storage use in association with the ground floor office use

Officer Response:

No response

Action required:

No action required

Howell, Morgan P

From: jon.hurley <jon.hurley@wyg.com>
Sent: 04 January 2017 10:03
To: Howell, Morgan P
Subject: RE: United reformed church

Hi Morgan

Thank you for the email.

I can confirm that the existing basement will not be used as an office – it is an unusable space other than for storage purposes.

If there is anything else please let me know

Jon

Jon Hurley
Associate Director

WYG
5th Floor, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
Tel: +44 2920 320 789
Fax: +44 2920 455 321
Mob: +44 7867 142 150

www.wyg.com

.....

WYG Environment Planning Transport Limited. Registered in England number: 3050297. Registered Office: Arndale Court, Otley Road, Headingley, Leeds, West Yorkshire LS6 2UJ VAT No: 431-0326-08



From: Howell, Morgan P [<mailto:MPHowell@valeofglamorgan.gov.uk>]
Sent: 04 January 2017 09:39
To: jon.hurley
Subject: United reformed church

Dear Jon,

A quick query regarding the church application. There is a small basement area of the church shown on the existing plans that is not identified as office use on the proposed plans. Can you confirm what the existing basement area of the church is proposed to be used for? Will this be office space or storage for the office etc?

If you could come back to me as soon as possible on this I can include your response as a late representation.

Kind regards

Morgan Howell
Senior Planner (Development Control) / Uwch Gynllunydd
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704743
mob / sym:
e-mail / e-bost: MPHowell@valeofglamorgan.gov.uk

*Consider the environment. Please don't print this e-mail unless you really need to.
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

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

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

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

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LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 5 January 2017

Application No.: 2016/00219/FUL	Case Officer: Mr. Morgan P. Howell
Location: United Reformed Church, Windsor Road, Barry	
Proposal: Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works	

From:

No. 11 letters of representations from residents.

Summary of Comments:

Objections to the scheme due to the lack of parking and despite the evidence submitted.

Officer Response:

All matters raised have been addressed in the updated committee report

Action required:

No action required

Edgerton, Tayla (Agency)

From: Planning
Sent: 29 December 2016 12:48
To: Planning
Subject: New comments for application 2016/00219/FUL
Attachments: URC number 2.doc

New comments have been received for application 2016/00219/FUL at site address: United Reformed Church, Windsor Road, Barry

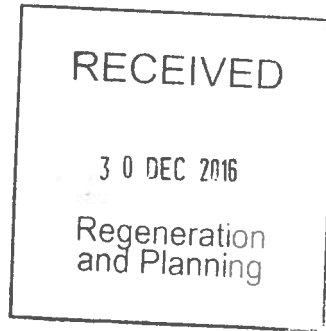
from Mr Adrian Taylor [REDACTED]

Address:
FFF ,18 Romilly Road ,Barry,,CF62 6AZ

Comments:
See Word file attached

The following files have been uploaded:
URC number 2.doc

Case Officer:
Mr. Morgan P. Howell



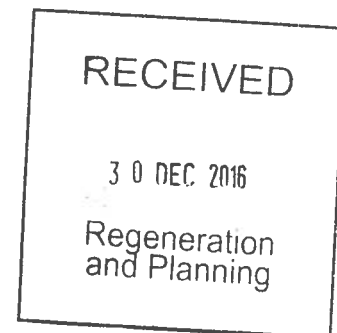
D.E.E.R
RECEIVED
ACTION BY: MPA/IR
NO: 5
ACK:

I wish to strongly object to the overdevelopment of the URC yet again as the developer has not proposed any on-site parking at all ,because it would not be financially viable.

Another developer has indicated that he would be able to develop the church including on-site parking and still be profitable. This would be because ,presumably he would not have to include office space. The Sunday school buildings could be removed and the space made available used for on-site parking. The whole of the main body of the church could then be used for housing units of a lower number and higher saleability so generating a profit on lower numbers. While DS Properties have developed a design for this they say it is not financially viable. While one developer can and another can't, must be due to the office space demanded.

So we see it is possible for on-site parking to be achieved and profitability maintained but the non profitable office space required would have to be dropped from the equation.

It is widely recognised by both the VOG Highways and South Wales Police , that there is no spare capacity for on street parking at peak times. With the return to service of the former Mount Sorrel hotel as well as the other developments without on-site parking ,the on street parking demand will increase yet again with the main question now being "WHERE WILL THEY PARK"



Edgerton, Tayla (Agency)

From: Planning
Sent: 30 December 2016 11:11
To: Planning
Subject: New comments for application 2016/00219/FUL

New comments have been received for application 2016/00219/FUL at site address: United Reformed Church, Windsor Road, Barry

from Ms Jane Ellis-Hughes [REDACTED]

Address:
GFF,18 Romilly Road,Barry,CF62 6AZ

Comments:
I object to the proposal as before as nothing has been done to deal with the parking and safety issues.

Case Officer:
Mr. Morgan P. Howell

RECEIVED
30 DEC 2016
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: MPH/IR
NO: 101
ACK:

Payne, Adrienne J

From: Planning
Sent: 04 December 2016 17:39
To: Planning
Subject: New comments for application 2016/00219/FUL

New comments have been received for application 2016/00219/FUL at site address: United Reformed Church, Windsor Road, Barry

from Mr Robert Bell [REDACTED]

Address:
24 Porthkerry Road, CF627AX

Comments:

In light of the developers recent refusal to amend his plans for off road parking after the Planning Committee's request to do so, and the subsequent letter of interest from developers Brownfield Green. I would again like to write this second objection to the development due to lack of off street parking.

Case Officer:
Mr. Morgan P. Howell

RECEIVED
05 DEC 2016
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: MPHIR
NO: 12
ACK:

Payne, Adrienne J

From: Planning
Sent: 04 December 2016 17:45
To: Planning
Subject: New comments for application 2016/00219/FUL

New comments have been received for application 2016/00219/FUL at site address: United Reformed Church, Windsor Road, Barry

from Mr Gareth Thomas [REDACTED]

Address:
5 Porthkerry Road ,Cf62 7ax

Comments:

I still feel unsatisfied that the developer insists on continuing with no onsite parking. How is this even got to this? The highway officer has said that during peak times there are no spaces. Where exactly are you planning on putting the extra cars? This will have a terrible impact on local businesses in this location plus the safety aspect will be even more horrendous, Why aren't you considering the developer who did the Romilly Quarter who has said he WILL provide off road parking?

Case Officer:
Mr. Morgan P. Howell

RECEIVED
05 DEC 2016
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: M.P.H.I.R
NO: 13
ACK:

Comment for planning application 2016/00219/FUL

Application Number	2016/00219/FUL
Location	United Reformed Church, Windsor Road, Barry
Proposal	Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works
Case Officer	Mr. Morgan P. Howell
Name	Mr Stephen Collins
Address	26 Harbour Road,,CF62 5RZ
Type of Comment	Objection
Type	Neighbour
Comments	Still no on-site parking. Please reject this unsuitable application.
Received Date	02/01/2017 13:48:09
Attachments	

Comment for planning application 2016/00219/FUL

Application Number	<input type="text" value="2016/00219/FUL"/>
Location	<input type="text" value="United Reformed Church, Windsor Road, Barry"/>
Proposal	<input type="text" value="Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Name	<input type="text" value="Mr wa vowles"/>
Address	<input type="text" value="34 romilly rd. barry,cf626lf"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="I wish to make another objection to the above application. This is because the applicant who has been asked at a previous council meeting to make changes in regards to not creating and car parking spaces has refused to do so.This application contravenes your own planning rules and creates a dangerous precedent for the whole of this authority. I object most strongly to this proposal."/>
Received Date	<input type="text" value="02/01/2017 19:40:18"/>
Attachments	

Comment for planning application 2016/00219/FUL

Application Number 2016/00219/FUL

Location United Reformed Church, Windsor Road, Barry

Proposal Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works

Case Officer Mr. Morgan P. Howell

Name Ms Leanne Sokolski

Address Chair of Governing Body of Romilly Primary School, Romilly Road, Barry, CF626LF

Type of Comment Objection

Type Neighbour

Comments The Governing Body repeats its previous comments lodged in relation to the original planning application. Whilst we have no objection to the development, we do have concerns about the impact of the development in relation to parking issues and road safety near the school. The school is attended by over 700 pupils. The Governing Body has recently raised existing concerns about parking and road safety with the Council and police.

Received Date 02/01/2017 16:51:57

Attachments

Comment for planning application 2016/00219/FUL

Application Number	<input type="text" value="2016/00219/FUL"/>
Location	<input type="text" value="United Reformed Church, Windsor Road, Barry"/>
Proposal	<input type="text" value="Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Name	<input type="text" value="Miss Sally Rhys"/>
Address	<input type="text" value="17 Welford street,CF62 7RJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="We can't park as it is. Make our street permit parking"/>
Received Date	<input type="text" value="02/01/2017 14:39:00"/>
Attachments	

Comment for planning application 2016/00219/FUL

Application Number	2016/00219/FUL
Location	United Reformed Church, Windsor Road, Barry
Proposal	Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works
Case Officer	Mr. Morgan P. Howell
Name	Mr Daniel Overton
Address	17 welford street,CF62 6NT
Type of Comment	Objection
Type	Neighbour
Comments	We have no parking outside as it is. Make all the streets permit parking if you are going to go ahead with this
Received Date	02/01/2017 14:33:42
Attachments	

Comment for planning application 2016/00219/FUL

Application Number	2016/00219/FUL
Location	United Reformed Church, Windsor Road, Barry
Proposal	Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works
Case Officer	Mr. Morgan P. Howell
Name	Mr James Blight
Address	20 Welford Street,CF627RJ
Type of Comment	Objection
Type	Neighbour
Comments	<p>I continue to object to the plans on the grounds of no on site parking provision. I cannot understand how it is reasonable that the council have just spent 100,000s of our money on parking enhancements to High Street, for the developer of URC to add more on-street parking demand than the newly created capacity and have to pay nearly nothing to do so. On Welford street there is already a nightly ballet of cars trying to squeeze into the overstuffed streets for the local residents who already live here. The police have recently distributed warnings about anti-social parking. The knock-on effect of further demand around on the streets near URC will make our situation even more difficult.</p>
Received Date	02/01/2017 14:27:35
Attachments	

Comment for planning application 2016/00219/FUL

Application Number	2016/00219/FUL
Location	United Reformed Church, Windsor Road, Barry
Proposal	Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works
Case Officer	Mr. Morgan P. Howell
Name	Mr MICHAEL MALLAM
Address	16,,Windsor Road,,CF62 7AW
Type of Comment	Objection
Type	Neighbour
Comments	The developer has not improved his application in any material way from the original proposition. My objections still remain, the lack of any car parking provision on the site, and road safety hazards which result.
Received Date	02/01/2017 13:26:57
Attachments	

8

LATE ITEMS FOR COMMITTEE

COMMITTEE DATE : 5 January 2017

Application No.: 2016/01247/FUL	Case Officer: Mr. Harri Aston
Location: 10, Knowbury Avenue, Penarth	
Proposal: Proposed entrance porch and two storey side and rear extension. New raised deck to rear. Proposed timber boarding to existing front gable and replacement windows	

From: The occupiers of no 8 Knowbury Avenue

Summary of Comments:

The occupiers of no 8 Knowbury Avenue are objecting to the development.

Officer Response:

Having received the comments above, it is considered that the issues raised have already been assessed thoroughly under the Visual Impacts and Impact to neighbouring amenities section of the Committee Report.

Action required: No further action is required.

Aston, Harri

From: Barbara Jarvis [REDACTED]
Sent: 03 January 2017 09:38
To: Aston, Harri
Subject: Re: Planning Application 2016/01247/FUL 10 Knowbury Avenue

Dear Mr Aston,

re :- Proposed extension works to 10 Knowbury Avenue Penarth.

Planning Application ref:- 2016 /01247/FUL With reference to our recently submitted suggested amendments to the revised drawings submitted by the Applicants, we wish to emphasise that any amendments DO NOT indicate any approval/s or agreement on our part to these revised proposals.

It is our intention to maintain our Objections to this Application, which will be discussed at the Vale Planning Committee meeting this Thursday 5th January 2017.

Yours sincerely

Barbara and Michael Jarvis

On Thu, Dec 29, 2016 at 9:13 AM, Aston, Harri <haston@valeofglamorgan.gov.uk> wrote:

> Mrs Jarvis,

>

> I have received you're comments.

>

>

> Harri Aston

> Planner / Cyllunydd

> Regeneration and Planning / Adfywio a Chynllunio Vale of Glamorgan

> Council / Cyngor Bro Morgannwg tel / ffôn: 01446 704694 mob / sym:

> e-mail / e-bost: haston@valeofglamorgan.gov.uk

>

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

> www.bromorgannwg.gov.uk

>

>

> -----Original Message-----

> From: Barbara Jarvis [REDACTED]

> Sent: 28 December 2016 22:19

> To: Aston, Harri

> Cc: Planning

> Subject: Fwd: Planning Application 2016/01247/FUL 10 Knowbury Avenue

>

> Hello Mr Aston,

> re 2016/01247/FUL

> Can you please confirm that you have received the below detailed comments sent on 17th December, including the 2 suggested revised plans/drawings ?

> Can you please confirm these plans/comments will be made available to members of the Planning Committee on 5th January , in case this information is not entered on to the webpage by then ?

> Thank you and regards

> Barbara and Michael Jarvis

>

>

> ----- Forwarded message -----

> From: Barbara Jarvis [REDACTED]

> Date: Sat, Dec 17, 2016 at 8:38 PM

> Subject: Fwd: Planning Application 2016/01247/FUL 10 Knowbury Avenue

> To: haston@valeofglamorgan.gov.uk
> Cc: Planning@valeofglamorgan.gov.uk
>
>
> re Application 2016/01247/FUL 10 Knowbury Avenue Please see below
> including suggested revised drawings Thank you
>

> ----- Forwarded message -----

> From: Barbara Jarvis [REDACTED]
> Date: Sat, Dec 17, 2016 at 8:27 PM
> Subject: Planning Application 2016/01247/FUL 10 Knowbury Avenue
> To: clive wiliams [REDACTED],
> eboylan@penarthtowncouncil.gov.uk
>
>

> Hello again Clive,

> Thank you very much for your further e-mail and also for contacting Ms

> Emma Boylan at Penarth Town Council to update her regarding this

> Planning Application Whilst the revised plans represent some

> improvement to the first plans submitted, we wish to emphasise the

> following points:-

> 1) The revised proposed extension is still an over development, oppressive and disproportionate in scale to the original house.

> 2) We feel that any extension to the side should have a minimum distance of 1.3 metres from our boundary wall , rather than the 1 metre currently planned.

> This 1.3 metres distance would equate with the distance between number

> 10 and number 12 Knowbury Avenue, giving a far more pleasing view from the road and preserving the quality of the "streetscape". It should also adequately allow for the necessary scaffolding , particularly as we will not allow any scaffolding, including side protrusions/ledgers, on or above our side of the boundary wall.

> 3) We welcome the alteration to single storey at the side /ground level in the kitchen/dining room area. However we consider that at first floor/bedroom 5 level a distance set back of 2 metres at the side is insufficient to prevent significant loss of daylight/sunlight in this southward-facing direction from our perspective at number 8.

> We feel this distance at this upper floor level should be set back

> 2.660 metres from our boundary wall, to be in line with the outer side wall of the original house.

> 4) The gable ends of the planned rear extension roof should be built as a "hipped" construction. This would greatly improve the visual aspect and help minimise the overbearing nature of this substantial proposed 2 storey development.

> We attach suggested revised drawings for this extension, which take all the above points into account.

> Thank you again and regards

> Barbara and Michael Jarvis

Planning Application 2016/01247/FUL 10 Knowbury Avenue

Barbara Jarvis [REDACTED]
Draft To: haston@valeofglamorgan.gov.uk

Sat, Dec 17, 2016 at 8:55 PM

Hello Mr Aston,
Please find attached a copy of the e-mail sent on 17/12/16 to both Councillor Clive Williams MBE and also to Ms Emma Boylan, Town Clerk at Penarth Town Council.
We also attach "hard copies " of the suggested revised drawings for the above referenced planned extension which take into account the further concerns we have raised.
Thank you and regards
Barbara and Michael Jarvis



17/12/16
17/12/16

D.E.E.R
RECEIVED
ACTION BY: SDB/HIA
NO:
ACK:

RECEIVED
21 DEC. 2016
Regeneration
and Planning

Planning Application 2016/01247/FUL 10 Knowbury Avenue

Barbara Jarvis

Sat, Dec 17, 2016 at 8:27 PM

To: clive.williams <clivewilliamsbe@hotmail.co.uk>, eboylan@penarthtowncouncil.gov.uk

Hello again Clive,

Thank you very much for your further e-mail and also for contacting Ms Emma Boylan at Penarth Town Council to update her regarding this Planning Application

Whilst the revised plans represent some improvement to the first plans submitted, we wish to emphasise the following points:-

- 1) The revised proposed extension is still an over development, oppressive and disproportionate in scale to the original house.
- 2) We feel that any extension to the side should have a minimum distance of 1.3 metres from our boundary wall , rather than the 1 metre currently planned.

This 1.3 metres distance would equate with the distance between number 10 and number 12 Knowbury Avenue, giving a far more pleasing view from the road and preserving the quality of the "streetscape". It should also adequately allow for the necessary scaffolding ,particularly as we will not allow any scaffolding, including side protrusions/ledgers, on or above our side of the boundary wall.

3) We welcome the alteration to single storey at the side /ground level in the kitchen/dining room area. However we consider that at first floor/bedroom 5 level a distance set back of 2 metres at the side is insufficient to prevent significant loss of daylight/sunlight in this southward-facing direction from our perspective at number 8. We feel this distance at this upper floor level should be set back 2.660 metres from our boundary wall, to be in line with the outer side wall of the original house.

4) The gable ends of the planned rear extension roof should be built as a "hipped" construction. This would greatly improve the visual aspect and help minimise the overbearing nature of this substantial proposed 2 storey development.

We attach suggested revised drawings for this extension, which take all the above points into account.

Thank you again and regards
Barbara and Michael Jarvis

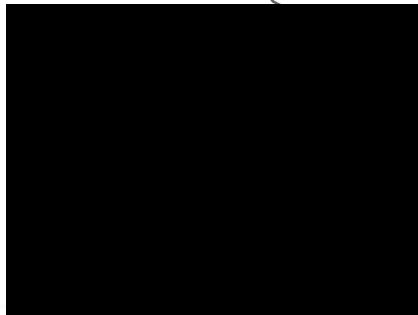
2 attachments



IMG.jpg
3036K

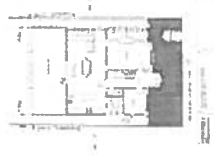
IMG_0001.jpg
2629K

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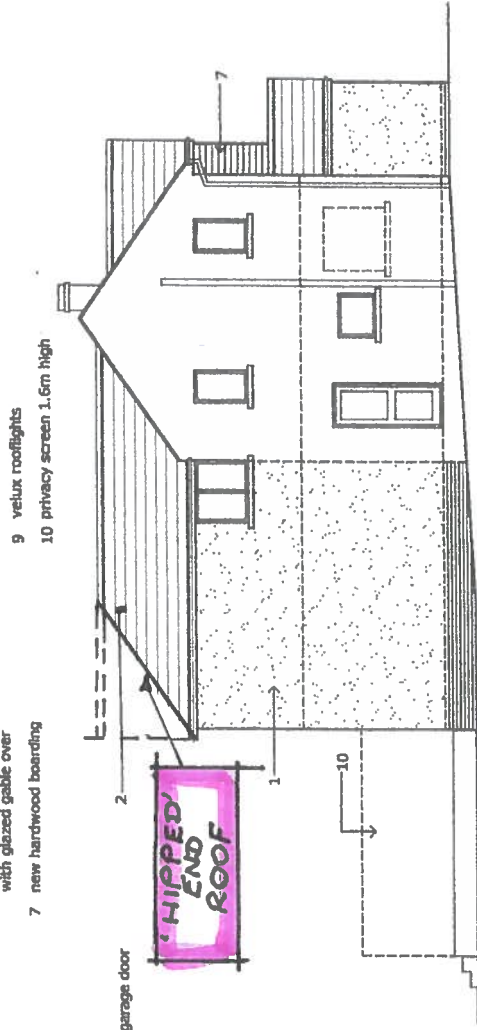
17/12/16
17/12/16





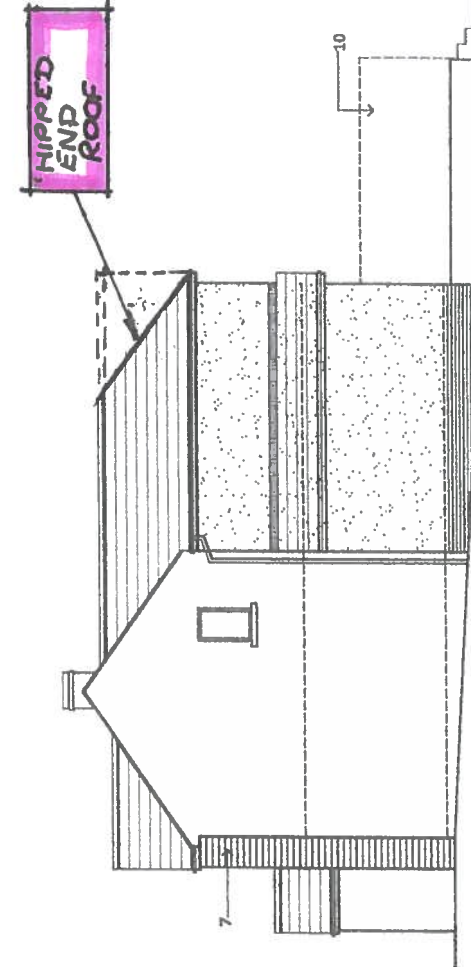
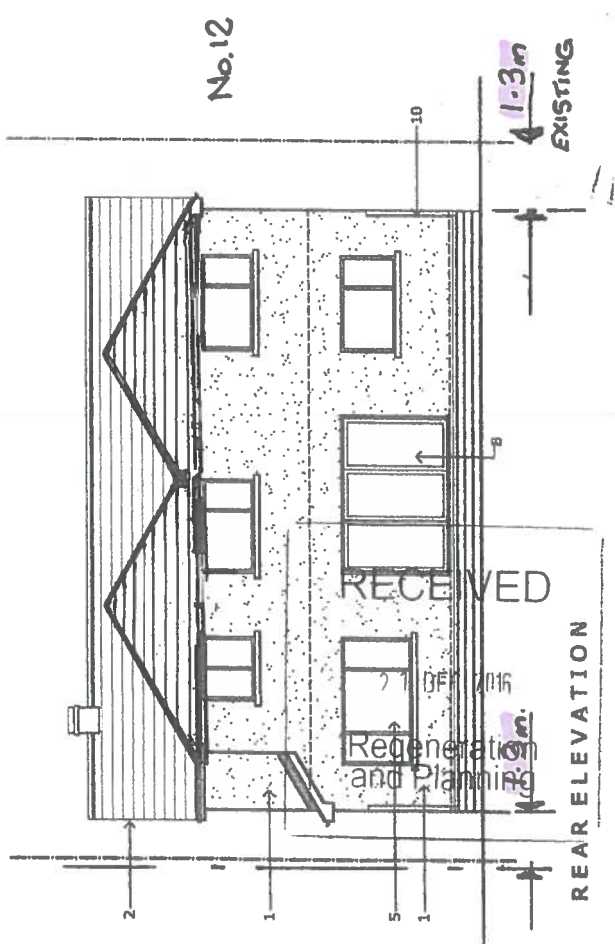
EXTERNAL FINISHES

- 1 render finish to match existing
- 2 concrete tiles to match existing
- 3 upvc fascias to match existing
- 4 hardwood boarded garage door
- 5 upvc windows to match existing
- 6 new hardwood entrance door + screen with glazed gable over
- 7 new hardwood boarding
- 8 powder coated aluminium doors
- 9 velux rooflights
- 10 privacy screen 1.6m high



FRONT ELEVATION

SIDE ELEVATION FACING 12



REAR ELEVATION

SIDE ELEVATION FACING 8

This drawing must not be used for any other purpose without the written consent of the architect. Any alterations must be made to the original drawing and must be made to the original drawing.

side of extension set in from boundary with no. 8. 28.11.2016

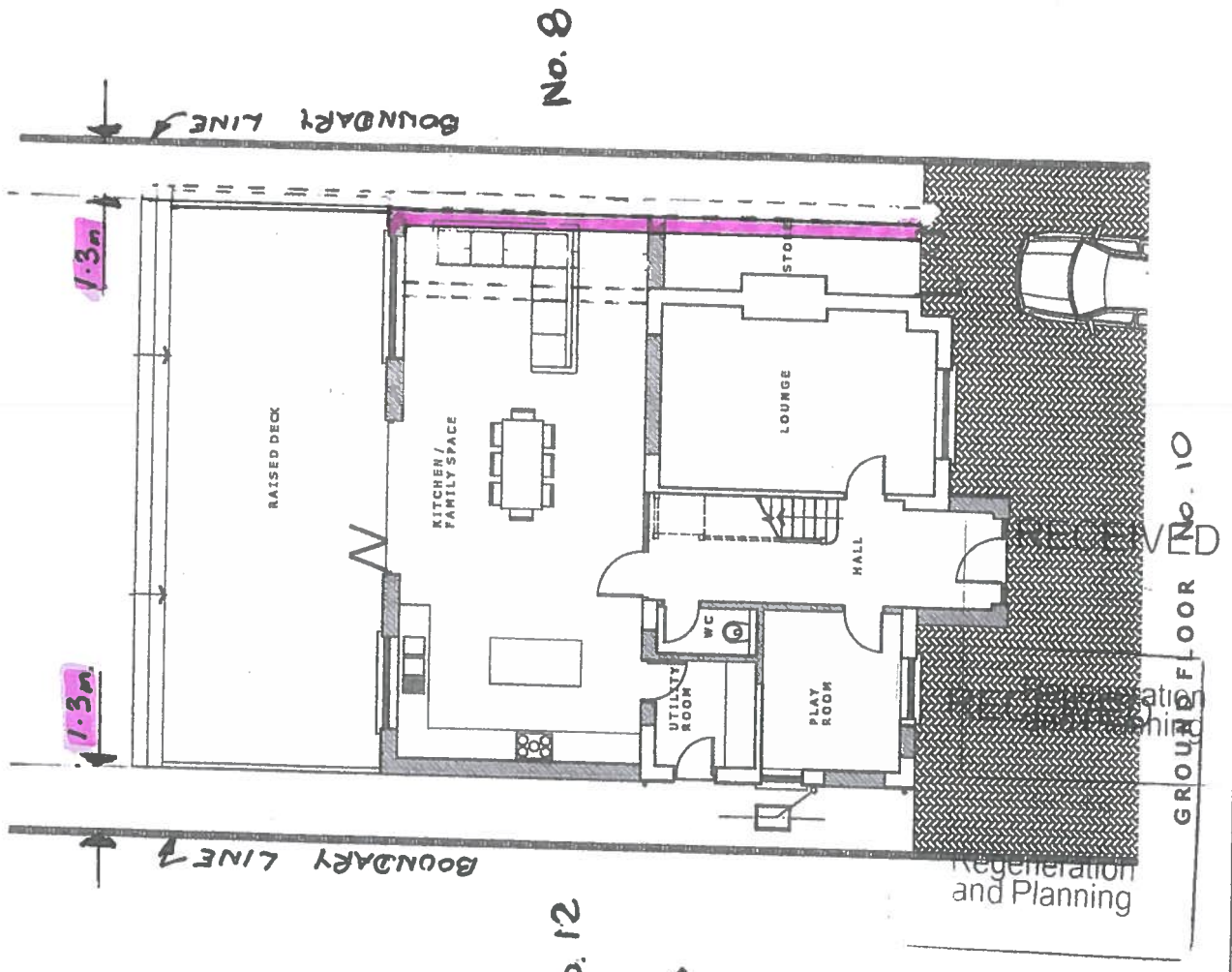
REGENERATION AND PLANNING

PROFESSIONAL PLANNING

LEGUILCHER ARCHITECTURE

PROPOSED AMENDMENTS TO ARCHITECTS DRAWING NO. 1655 / PLO6 Rev. 'A'

Drawing No. 1655 / PLO6 Rev. 'A'

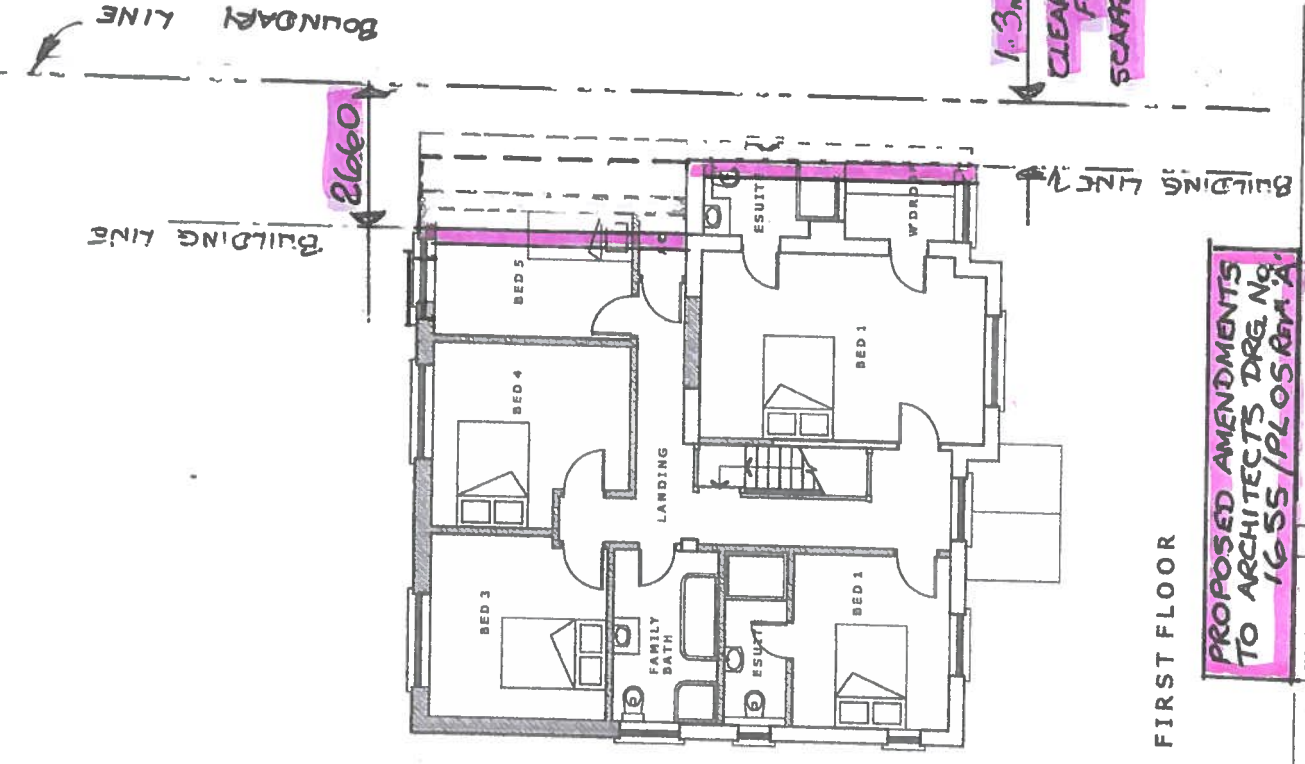


No. 8

o. 12

GROUND FLOOR No. 10

Regeneration and Planning



FIRST FLOOR

PROPOSED AMENDMENTS TO ARCHITECTS DRG. NO. 1655 / PLOSRGM 'A'

PRELIMINARY	✓
PLANNING	✓
DATE	
NO.	
BY	
FOR	
PROJECT NO.	1655 / PLOSRGM 'A'
CLIENT	LEGUILCHER ARCHITECTURE
SCALE	1:500 / PLUS A

A side of extension set in from boundary with no. 8. 28.11.2016

This drawing shall not be used for any other purpose without the written consent of the architect. The client shall be responsible for all planning and building regulations applications and for any other charges. The architect shall not be liable for any errors or omissions.

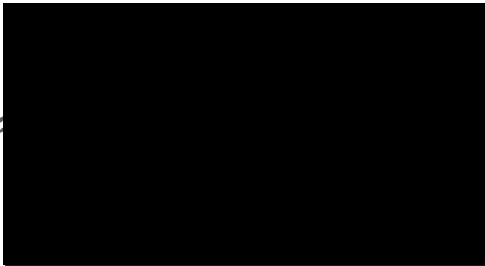
Planning Application 2016/01247/FUL 10 Knowbury Avenue

Barbara Jarvis
To: "Aston, Harri" <haston@valeofglamorgan.gov.uk>

Tue, Jan 3, 2017 at 9:37 AM

Dear Mr Aston,
re :- Proposed extension works to 10 Knowbury Avenue Penarth.
Planning Application ref:- 2016 /01247/FUL
With reference to our recently submitted suggested amendments to the revised drawings submitted by the Applicants, we wish to emphasise that any amendments DO NOT indicate any approval/s or agreement on our part to these revised proposals.
It is our intention to maintain our Objections to this Application, which will be discussed at the Vale Planning Committee meeting this Thursday 5th January 2017.

Yours sincerely
Barbara and Michael Jarvis
[Quoted text hidden]



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Regeneration and Planning