

Mrs. Vanessa Damiani C/o Agent
Jeremy Peter Associates Mr. Jeremy Peter, 21, Britten Road, Penarth. CF64 3QJ

Post Office, 3, Station Road, Dinas Powys

Change of use of Ground Floor from A1 (Post Office) to C3 (2 bedroom flat)

SITE AND CONTEXT

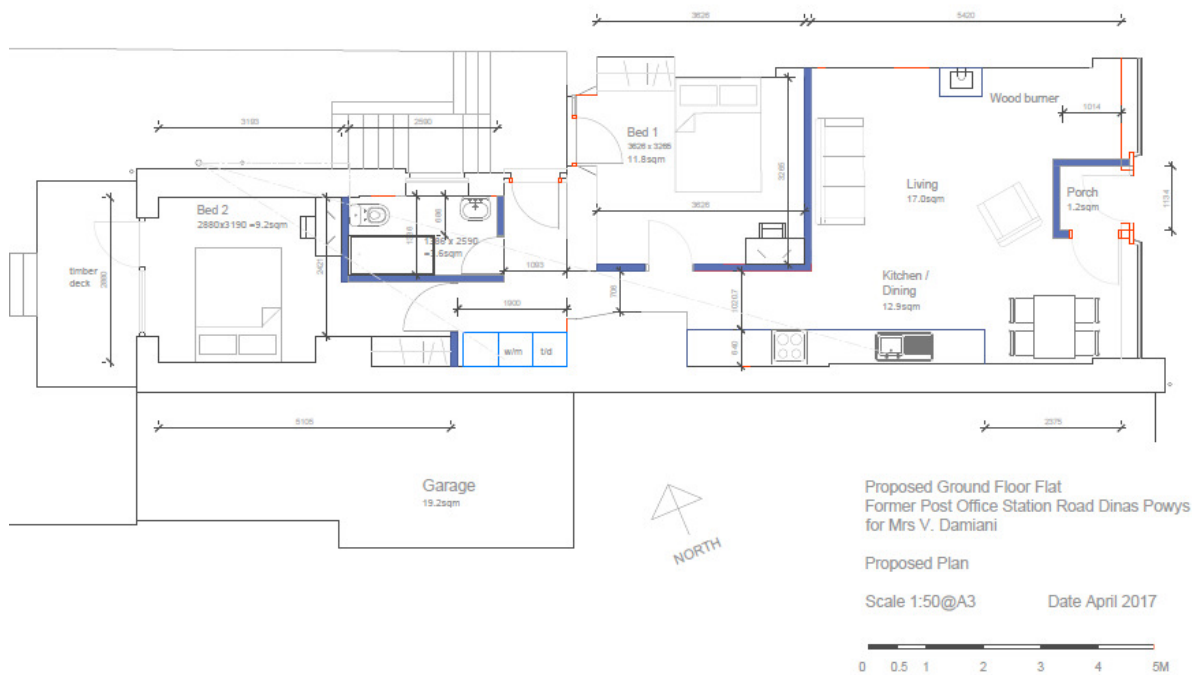
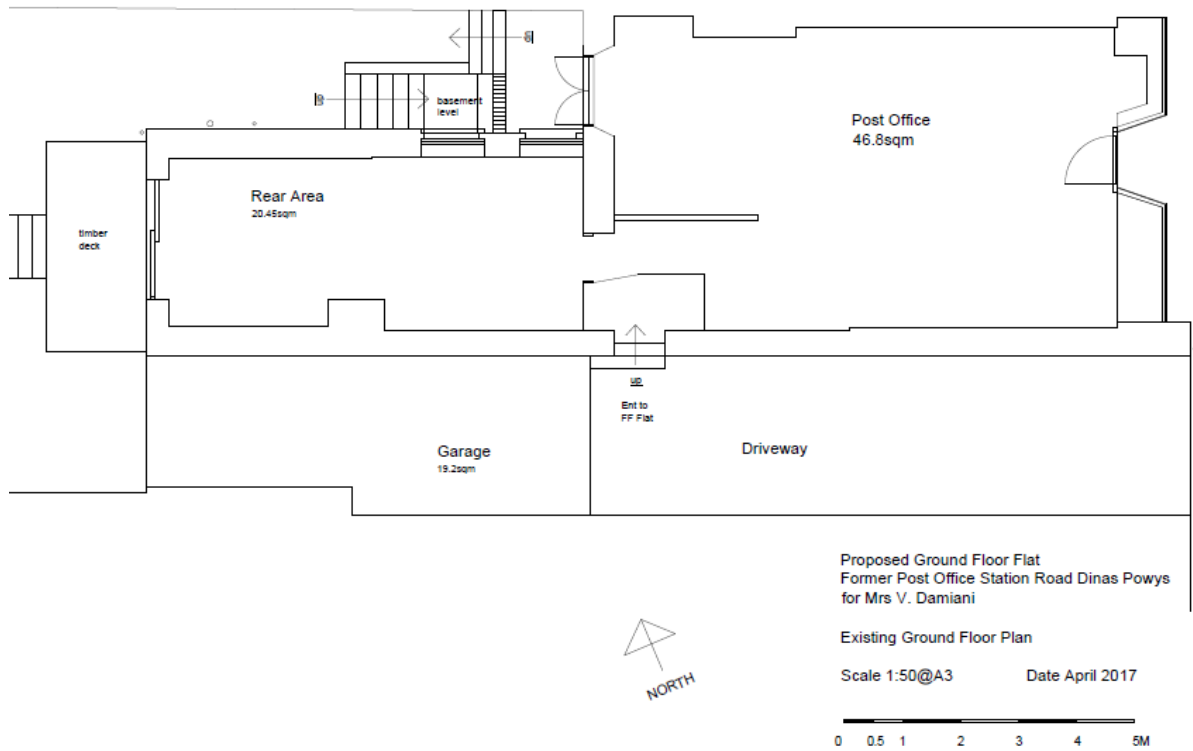
The application site relates to a two storey end of terrace building located within the Dinas Powys settlement boundary. The ground floor unit which is subject to this application is currently vacant but until recently has been occupied as a post office falling within the A1 use class. The first floor is occupied as a residential flat. The site falls within the Dinas Powys Village Centre and is defined as a Local Centre in the Local Development Plan.

The building sits within the Dinas Powys Conservation Area.



DESCRIPTION OF DEVELOPMENT

The application proposes the change of use of the ground floor unit from an A1 Post office use to a C3 two bedroom flat.



No external changes to the existing shopfront are proposed.

PLANNING HISTORY

2009/00336/FUL, Address: Post Office, 3, Station Road, Dinas Powys, Proposal: Installation of an external ATM cash machine through glazing on the right hand side of shopfront, Decision: Approved

CONSULTATIONS

Dinas Powys Community Council were consulted on 20 December 2017. A response received on 12 Jan 2018 states THAT Dinas Powys Community Council are extremely disappointed that this results in the loss of another opportunity for local business.

Highway Development were consulted on 20 December 2017. A response received on 21 Dec 2018 confirms no objection to the proposal.

Environmental Health (Pollution) were consulted on 20 December 2017. A response received on 10 Jan 2018 confirms no objection.

Policy Section (Planning) were consulted on 20 December 2017. A response received on 11 Jan 2018 objects to the planning application as the proposal does not meet the requirements of MG15.

Dinas Powys Ward were consulted on 20 December 2017. No response was received at the time of writing this report.

REPRESENTATIONS

The neighbouring properties were consulted on 20 December 2017 and a site notice was also displayed on 11 January 2018. To date 1 letter of representation has been received objecting to the loss of a commercial unit and parking.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – DELIVERING THE STRATEGY

POLICY SP3 – RESIDENTIAL REQUIREMENT

POLICY SP10 – BUILT AND NATURAL ENVIRONMENT

Managing Growth Policies:

POLICY MG1 – HOUSING SUPPLY IN THE VALE OF GLAMORGAN
POLICY MG12 – RETAIL HIERARCHY
POLICY MG15 – NON A1 RETAIL USES WITHIN LOCAL AND
NEIGHBOURHOOD RETAIL CENTRES

Managing Development Policies:

POLICY MD2 - DESIGN OF NEW DEVELOPMENT
POLICY MD5 - DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES
POLICY MD7 - ENVIRONMENTAL PROTECTION
POLICY MD8 - HISTORIC ENVIRONMENT
POLICY MD16 – PROTECTION OF EXISTING EMPLOYMENT SITES AND
PREMISES

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 9, 2016) (PPW) is of relevance to the determination of this application.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 4 – Retailing and Town Centres (1996)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 24 – The Historic Environment (2017)

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Amenity Standards
- Parking Standards (Interactive Parking Standards Zones Map)
- Dinas Powys Conservation Area Appraisal and Management Plan

In addition, the following background evidence to the Local Development Plan is considered relevant to the consideration of this application insofar as it provides a factual analysis and information that is material to the issues addressed in this report:

- Local and Neighbourhood Retail Centre Review updated background paper (2015)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on the Council with respect to any buildings or other land in a conservation area, where *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

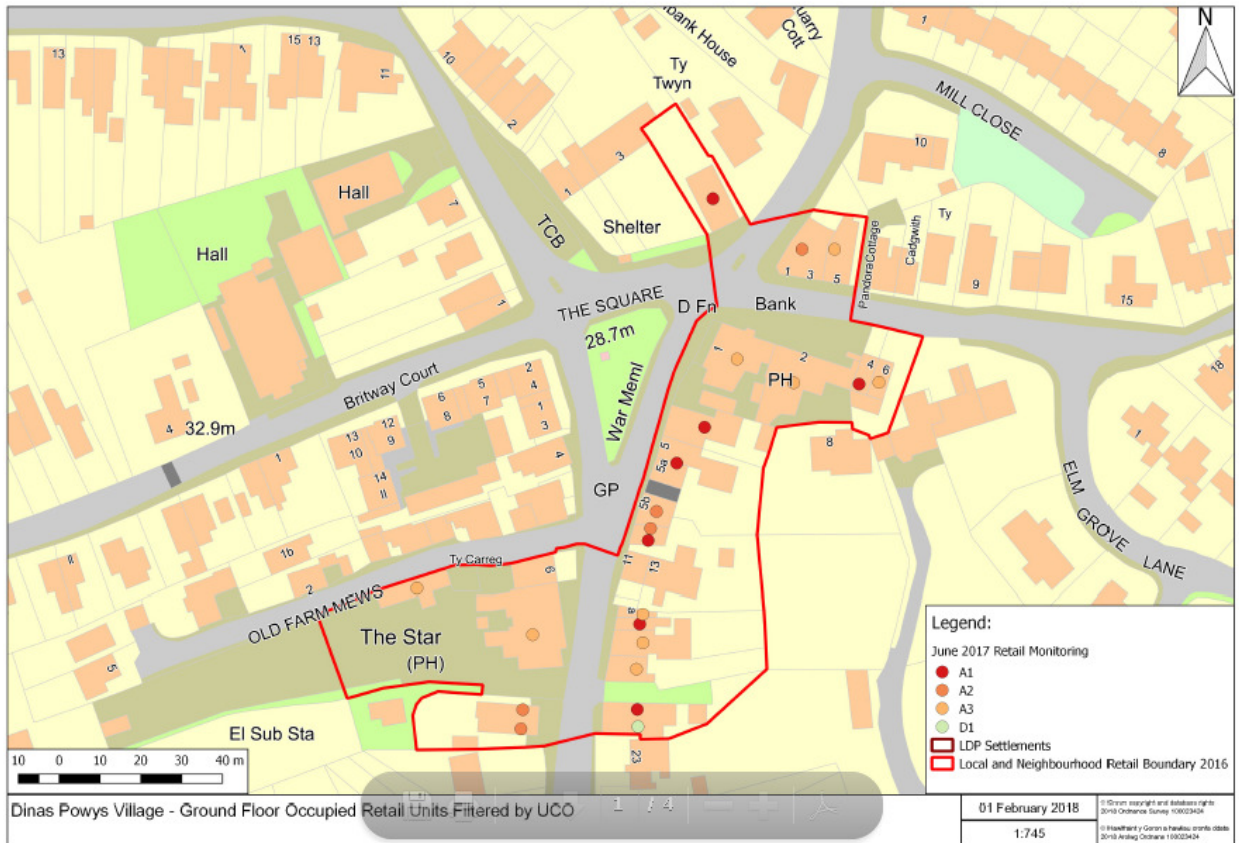
Issues

The application as submitted also proposed a replacement shopfront, following confirmation from the agent, this aspect of the proposal was removed.

As the proposal related to a change of use, the main issue to consider is the acceptability of the loss of an existing A1 retail unit within this Local Centre and whether the proposed use would be appropriate and not harmful to the amenities of the area or nearby residential occupiers, amenity space provision, the impacts of the proposal on the character of the Dinas Powys Conservation Area, parking and access issues and impact on the amenity of adjacent occupiers.

Loss of retail use

As aforementioned, the site falls within the Dinas Powys Village Centre and is defined as a Local Centre in the Local Development Plan. The plan below shows the extent of the Local Centre boundary.



Policy MG15 relates to non A1 retail uses within local & neighbourhood retail centres. This policy only permits non-a1 retail uses in Local Centres where:

1. They would not result in excess of 50% non-a1 retail uses;
2. It is demonstrated through active and appropriate marketing that the existing use is no longer economically viable; and
3. The proposal would not result in an over concentration of non-a1 uses that would be detrimental to the vitality, attractiveness and viability of the local centre.

In respect of the first criterion, from the site inspection and from Council up to date records, the split of uses within the Dinas Powys Village Local Centre is shown below and compared against the split of use classes in the centre as a result of the proposal.

Use Class	Current 2018 split	% of use in relation to total	Including application proposal	% of new use in relation to total
A1	7	31.8	6	27.2
A2	5	22.7	5	22.7
A3	9	40.9	9	40.9
D1	1	4.5	1	4.5
C3			1	4.6
Total	22		22	

The centre already falls below the 50% of non-a1 retail uses (31.8%), of which there are only 7 units out of a total of 22 units within the defined centre. Therefore the loss of an A1 unit would only result in 6 units within the centre and would result in only 27.2% A1 units remaining. Whilst it may be argued that the change in percentage is only some 4.6% in real terms the reduction in the already limited number of A1 units from 7 to 6 would impact on the role and function of Dinas Powys Village Local Centre. The proposal would therefore be contrary to criterion 1 of Policy MG15.

Criterion 2 requires that it has been demonstrated through active and appropriate marketing that the existing use is no longer economically viable.

The written justification to this policy under paragraph 6.84 states that:

“Therefore, in order to protect the vitality, attractiveness and viability of local retail centres, changes of use to non-A1 uses will only be permitted where appropriate marketing efforts have been undertaken for at least 6 months to demonstrate that there is no demand for A1 uses. Information from the agent or applicant regarding demand could take the form of a marketing report or correspondence from the relevant property agent. The type of information could include the following:

- Details of the existing use or previous use if vacant;
- The length of time the unit has been vacant, if applicable;
- The type of use which the unit has been marketed for, what the marketing strategy involved and its duration;
- The amount of interest in the unit during the marketing period – this should detail the number of queries, the type of uses sought, and if known, the reason for not pursuing any initial enquiries.

In regards to the submitted application, the applicant has supplied two supporting documents which relate to the marketing of the property, the first is the initial Marketing Report and the second marketing document is in the form of an email correspondence which updates the initial report.

The initial Marketing Report appears to address the principles set out in the LDP’s Policy MG15 under the supporting text at para.6.84. Firstly the report states the property has been marketed “for a period of 19 months” (Marketing Report, page 1) which greatly exceeds the minimum requirement of 6 months under the policy. Regarding the details of the property and its existing/previous use(s) the report gives the following details; “The end of terrace, two storey premises comprises a ground floor retail unit, with ancillary accommodation, which extends to the following areas:

- Open plan sales: 43.60 sq m (470 sq ft)
- Rear offices: 21.54 sq m (230 sq ft)
- Basement storage: 27.80 sq m (300 sq ft)
- Rear yard with 2 storey annex, extending to 32.34 sq m (350 sq ft)

Following the closure of the post office, the retail element has been vacant and marketed with vacant possession.

At first floor level, the property comprises a 2 bedroom, self-contained flat which has been occupied consistently under an Assured Shorthold Tenancy (AST)” (Marketing Report, page 1). The detail regarding the property is brief but is considered to be sufficient to adequately describe the property and its previous uses although the UCO is not mentioned in this section of the report, in the following section it states “in addition to its current use which falls within A1 (retail), as defined in the Town and Country Planning (Use Classes) Order 1987” (Marketing Report, page 1).

The property was marketed by Burnett Davies with Easton which advertised the property in three of their offices in Dinas Powys, Barry and Cardiff. Using a joined up approach between the three offices the following initiatives were undertaken:

- “A 5’ x 4’ marketing board was erected on the gable end of the building and a further, 5’ x 4’ board was placed in the shop window.
- A set of comprehensive property particulars were produced setting out detailed information including areas, rates and planning guidance together with colour photography and full floor plans
- Extensive, targeted mailing exercises were undertaken by email and post.

Recipients included the following:

- The local authority and other public sector enablers
- Commercial agents active in the Cardiff and Vale area who might potentially be representing clients seeking similar premises in the area
- Relevant applicants held on our in-house databases seeking retail premises / office space
- Parties who made enquiries about the property
- Advertising was also undertaken at a local and regional level within the property pages of the Barry Gem and Western Mail.
- Website coverage including Rightmove, Zoopla, OnTheMarket.com and our own website.
- Window cards also promoted the availability of the property within Burnett Davies with Easton’s Dinas Powys and Barry shopfronts.” (Marketing Report, page 2). This is considered to be an adequate marketing strategy as it wasn’t limited to the immediate area and covered neighbouring areas which might have interest in the property, furthermore, the marketing strategy utilised the internet using well known providers increasing the coverage of the property.

The property was marketed for an A1 but also having the potential for a number of alternative uses which included “A2 (financial services), A3 (restaurant & café), B1 (office) and D1 (clinic or consulting rooms).” (Marketing Report, page 2) This suggests the property was marketed for a variety of uses showing flexibility within the marketing strategy. The report states it’s been marketed over a 19 month period which is substantial enough to meet the minimum requirement of 6 months.

In terms of interest, the Marketing report addresses this under the section named Demand (Marketing Report, page 3 refers). The report states 11 people have shown interest in the property between 05/05/15 to 07/11/16 for a variety of uses ranging from a deli/coffee shop (A3) to fertility clinic (D1). This resulted in a single offer which the report deemed unrealistic based on the following “The interested party requested annual break options in their favour, a reduced rent and 3 month rent free commencing from their date of occupation. In addition, they didn’t want to make a contribution towards the service charge (in respect of the upkeep and maintenance of the building, common / shared parts and buildings insurance etc.). Furthermore, they required a change of use to a clinic (D1).”(Marketing Report, page 3).

The email correspondence updates the report which appears to include the sale of the ancillary residential flat rather than just the retail unit. It reiterates the previous marketing strategy but is limited to the areas of Barry and Dinas Powys estate agent offices. This was over an additional 12 month period. It should be noted the property’s advert on the internet on the website rightmove states the property was added on 22/05/2017 which contradicts the marketing report and the email update which states it has been advertised on the internet for the entire marketing period of 30 plus months. This raise concerns over the appropriateness of the marketing strategy and whether it was undertaken as stated. In any case, the property would have been advertised for the minimum requirement of 6 months.

Overall the marketing report and the update appear to be adequate in terms of criterion 2 of LDP policy MG15.

In terms of criterion 3 of MG15, if permitted the proposal would result in an over concentration of non A1 uses in the centre. The application would also result in a dead window frontage, this together with the loss of a commercial unit is considered to be detrimental to the vitality, attractiveness and viability of the local centre. Given this, the proposal would not satisfy criterion 3 of MG15.

All 3 criteria of MG15 need to be met for the proposal to be permitted under Policy MG15. The proposal, for the reasons set out above is contrary to criterion 1 and 3. Therefore in failing compliance with two of the three criteria, the proposal would be contrary to Policy MG15.

Principle of additional residential accommodation

The property falls within the settlement boundary of Dinas Powys, where Policy MD5 (Development within Settlement Boundaries) of the LDP supports additional residential development, subject to the proposal satisfying the criteria set out within Policy MD5.

The proposal relates to the conversion of a retail unit to residential use. Notwithstanding the objection to the loss of the retail use, no extensions are proposed. However criterion 3 requires that proposed development, amongst other things, should "...not unacceptably impact on the character and appearance of the locality". As stated above, the loss of an A1 unit and the creation of an inactive retail frontage may well impact on the character of Dinas Powys Village Local Centre.

Impact upon Conservation Area

In terms of character of the Conservation Area, Policy MD8 is particularly relevant and states that '...Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, Specifically...within Conservation Areas, development proposals must preserve or enhance the character or appearance of the area...'

The application as submitted proposed the removal of the shopfront and replacement with a PVC replacement. Following officer concerns, the agent confirmed that the existing shopfront would be retained. As such no external changes would be proposed and the proposal would not harm the wider character of the Dinas Powys conservation area.

Parking

The application indicates that the proposals will be served by two off road parking spaces and it is noted that the Council's highway engineer has not objected to the proposal. Given this, the proposal raises no objection in relation to parking.

Amenity Space

The Amenity Standards SPG states that new residential developments should be served by adequate and useable provision of amenity space. For flatted developments, the standards require 20 sq. m per person, which is based on the internal layout and the number of people that could be occupied. The proposal includes the use of the ground floor garden which is considered sufficient to serve the proposed flat.

Impact upon amenity of neighbouring residential properties

As detailed the proposals would not amount to the provision of additional windows within the external fabric of the building. Whilst it is noted that the nature of the use of the openings would change, it is considered that the proposed change of use would not harm the amenities or privacy of neighbouring properties.

Other Matters

Neighbour objections have been noted and concerns raised have been addressed in the body of the report.

REASON FOR RECOMMENDATION

The decision to refuse planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

The proposal would result in the loss of an existing retail unit, which would result in an excess of 50% of non A1 retail uses and an over concentration of non A1 uses in Dinas Powys Village Local Centre, detrimental to the vitality, attractiveness and viability of the local centre. The principle of the development is therefore considered unacceptable and detrimental to the local community, failing to comply with Policies SP1- Delivering the Strategy, MG15- Non A1 Retail Uses within Local and Neighbourhood Retail Centres, and MD2- Design of New Development of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the advice and guidance set out in Planning Policy Wales, (Edition 9) and Technical Advice Note 4 – Retailing and Town Centres (1996)

REFUSE (W.R.)

1. The proposal would result in the loss of an existing retail unit, which would result in an excess of 50% of non A1 retail uses and an over concentration of non A1 uses in Dinas Powys Village Local Centre, detrimental to the vitality, attractiveness and viability of the local centre. The principle of the development is therefore considered unacceptable and detrimental to the local community, failing to comply with Policies SP1- Delivering the Strategy, MG15- Non A1 Retail Uses within Local and Neighbourhood Retail Centres, and MD2- Design of New Development of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the advice and guidance set out in Planning Policy Wales, (Edition 9) and Technical Advice Note 4 – Retailing and Town Centres (1996).

Full Address

BANK OF FLOWERS, RADIAN GARAGE, CARDIFF ROAD, DINAS POWYS, CF64 4JS

POST OFFICE, 3 STATION ROAD, DINAS POWYS, CF64 4DE

SIG AND VIV'S PET FOOD SHOP, 4A ELM GROVE ROAD, DINAS POWYS, CF64 4AA

STUDIO AND GIFT BOUTIQUE, 13 CAMMS CORNER, PLAS ESSYLLT, DINAS POWYS, CF64 4QY

WHITE GECKO, 19 CAMMS CORNER, PLAS ESSYLLT, DINAS POWYS, CF64 4QY

MARK GRIFFITH FAMILY BUTCHER, 5 CAMMS CORNER, PLAS ESSYLLT, DINAS POWYS, CF64 4QY

WWW.HAPPYEMBROIDERY.COM, THE OLD BANK, 6 THE SQUARE, DINAS POWYS, CF64 4BS

MIRRORS HAIR STYLISTS, 15 STATION ROAD, DINAS POWYS, CF64 4DE

COMMUNITY CARE AGENCY, 4 CAMMS CORNER, PLAS ESSYLLT, DINAS POWYS, CF64 4QY

THE TIMES VILLAGE STORES, 9 STATION ROAD, DINAS POWYS, CF64 4DE

PARKMAN FUNERAL DIRECTORS, 14 CAMMS CORNER, PLAS ESSYLLT, DINAS POWYS, CF64 4QY

SHUTTER HIRE, 8 CAMMS CORNER, PLAS ESSYLLT, DINAS POWYS, CF64 4QY

A CLASS APART, 9 THE PARADE, CASTLE DRIVE, DINAS POWYS, CF64 4NR

SPAR, 65 CARDIFF ROAD, DINAS POWYS, CF64 4JS

THE BUSINESS BARBERS HAIR SALON AND JEWELLERS, 19A CAMMS CORNER, PLAS ESSYLLT, DINAS POWYS, CF

NISA LOCAL, 36 CARDIFF ROAD, DINAS POWYS, CF64 4JS

T H AND L JONES LTD PHARMACY, 26 CARDIFF ROAD, DINAS POWYS, CF64 4JS

ARBOUR VALE, 7 STATION ROAD, DINAS POWYS, CF64 4DE

CRAFT FOLK EVENT MANAGEMENT, 10 STATION ROAD, DINAS POWYS, CF64 4DF

THE PLUG, 13A STATION ROAD, DINAS POWYS, CF64 4DE

HAPPY GARDEN TAKE AWAY, 16 CARDIFF ROAD, DINAS POWYS, CF64 4JS

THE WILD BLACKBERRY, 5 ELM GROVE ROAD, DINAS POWYS, CF64 4AA

MIAHS, 28 CARDIFF ROAD, DINAS POWYS, CF64 4JS

WEST LAKE CHOP SUEY HOUSE, 4 ELM GROVE ROAD, DINAS POWYS, CF64 4AA

LA DOLCE VITA, 67 CARDIFF ROAD, DINAS POWYS, CF64 4JT

THE BALTI TANDOORI, 17 STATION ROAD, DINAS POWYS, CF64 4DE

SUE HOLMES MARINE TAX CONSULTANT LTD, 38 CARDIFF ROAD, DINAS POWYS, CF64 4JS

PETER ALLAN ESTATE AGENTS, 14 CARDIFF ROAD, DINAS POWYS, CF64 4JS

DINAS FISH BAR, 19 STATION ROAD, DINAS POWYS, CF64 4DE

THREE HORSESHOES, 1 STATION ROAD, DINAS POWYS, CF64 4DE

CROSS KEYS INN, ELM GROVE ROAD, DINAS POWYS, CF64 4AA

STAR INN, STATION ROAD, DINAS POWYS, CF64 4DE

VALLEY VIEW FRUIT STORES, 7 THE PARADE, CASTLE DRIVE, DINAS POWYS, CF64 4NR

TESCO EXPRESS, THE PARADE, CASTLE DRIVE, DINAS POWYS, CF64 4NR

HEAD 2 HEAD BARBERS, 5A STATION ROAD, DINAS POWYS, CF64 4DE

GREEN WILLOW, 21A STATION ROAD, DINAS POWYS, CF64 4DE

VACANT, 11 THE PARADE, CASTLE DRIVE, DINAS POWYS, CF64 4NR

MCCOLLS, 1 THE PARADE, CASTLE DRIVE, DINAS POWYS, CF64 4NR

HUNTSMAN RESTAURANT, STATION ROAD, DINAS POWYS, CF64 4DE

POTTER AND CO, 10 STATION ROAD, DINAS POWYS, CF64 4DF

JOES CHIPPY, 5 THE PARADE, CASTLE DRIVE, DINAS POWYS, CF64 4NR

BURNETT DAVIES ESTATE AGENTS, 5B STATION ROAD, DINAS POWYS, CF64 4DE

PETER MULCAHY ESTATE AGENTS, 30 CARDIFF ROAD, DINAS POWYS, CF64 4JS

NATWEST, 1 ELM GROVE ROAD, DINAS POWYS, CF64 4BB

HUNG HOUSE, 3 THE PARADE, CASTLE DRIVE, DINAS POWYS, CF64 4NR

CARSTON CHARTERED ACCOUNTANTS, 24 CARDIFF ROAD, DINAS POWYS, CF64 4JS

THE HAVEN CLINIC, 21B STATION ROAD, DINAS POWYS, CF64 4DE

CASTLE COURT DENTAL PRACTICE, 1 CASTLE COURT, CASTLE DRIVE, DINAS POWYS, CF64 4NS

ACTIVE HEALTH CHIROPRACTIC CLINIC, 32 CARDIFF ROAD, DINAS POWYS, CF64 4JS

DINAS VETS, 47-49 CARDIFF ROAD, DINAS POWYS, CF64 4JS

TEXACO SERVICE STATION, 65 CARDIFF ROAD, DINAS POWYS, CF64 4JS

IRONING 4 U, 1 CAMMS CORNER, PLAS ESSYLLT, DINAS POWYS, CF64 4QY

ANDREW WILLIAMS MOTORS, RADIANT GARAGE, CARDIFF ROAD, DINAS POWYS, CF64 4JS

Street	LLPG Usage	Status
CARDIFF ROAD	Commercial, Retail, Shop / Showroom	Approved
STATION ROAD	Commercial, Retail, Banks/financial services	Approved
ELM GROVE ROAD	Commercial, Retail, Other Licensed Premise / Vendor	Approved
PLAS ESSYLLT	Commercial, Retail, Shop / Showroom	Approved
PLAS ESSYLLT	Commercial, Retail, Shop / Showroom	Approved
PLAS ESSYLLT	Commercial, Retail, Shop / Showroom	Approved
THE SQUARE	Commercial, Retail, Shop / Showroom	Approved
STATION ROAD	Commercial, Retail, Shop / Showroom	Approved
PLAS ESSYLLT	Commercial, Offices, Offices and work studios	Approved
STATION ROAD	Commercial, Retail, Shop / Showroom	Approved
PLAS ESSYLLT	Commercial, Retail, Retail Service Agent	Approved
PLAS ESSYLLT	Commercial, Retail, Shop / Showroom	Approved
CASTLE DRIVE	Commercial, Retail, Shop / Showroom	Approved
CARDIFF ROAD	Commercial, Retail	Approved
PLAS ESSYLLT	Commercial, Retail, Shop / Showroom	Approved
CARDIFF ROAD	Commercial, Retail, Shop / Showroom	Approved
CARDIFF ROAD	Commercial, Retail, Shop / Showroom	Approved
STATION ROAD	Commercial, Retail, Shop / Showroom	Approved
STATION ROAD	Commercial, Offices	Approved
STATION ROAD	Commercial, Retail, Shop / Showroom	Approved
CARDIFF ROAD	Commercial, Retail, Restaurant / Cafeteria	Approved
ELM GROVE ROAD	Commercial, Retail, Restaurant / Cafeteria	Approved
CARDIFF ROAD	Commercial, Retail, Restaurant / Cafeteria	Approved
ELM GROVE ROAD	Commercial, Retail, Restaurant / Cafeteria	Approved
CARDIFF ROAD	Commercial, Retail, Shop / Showroom	Approved
STATION ROAD	Commercial, Retail, Restaurant / Cafeteria	Approved
CARDIFF ROAD	Commercial, Offices, Offices and work studios	Approved
CARDIFF ROAD	Commercial, Retail, Retail Service Agent	Approved
STATION ROAD	Commercial, Retail, Restaurant / Cafeteria	Approved
STATION ROAD	Commercial, Retail, Public House / Bar / Nightclub	Approved
ELM GROVE ROAD	Commercial, Retail, Public House / Bar / Nightclub	Approved
STATION ROAD	Commercial, Retail, Public House / Bar / Nightclub	Approved
CASTLE DRIVE	Commercial, Retail, Shop / Showroom	Approved
CASTLE DRIVE	Commercial, Retail, Shop / Showroom	Approved
STATION ROAD	Commercial, Retail, Shop / Showroom	Approved
STATION ROAD	Commercial, Retail, Retail Service Agent	Approved
CASTLE DRIVE	Commercial, Retail, Shop / Showroom	Approved
CASTLE DRIVE	Commercial, Retail, Shop / Showroom	Approved
STATION ROAD	Commercial, Retail, Restaurant / Cafeteria	Approved
STATION ROAD	Commercial, Offices	Approved
CASTLE DRIVE	Commercial, Retail, Fast food outlets / takeaways (hot and cold)	Approved
STATION ROAD	Commercial, Retail, Retail Service Agent	Approved
CARDIFF ROAD	Commercial, Retail, Retail Service Agent	Approved
ELM GROVE ROAD	Commercial, Retail, Banks/financial services	Approved
CASTLE DRIVE	Commercial, Retail, Restaurant / Cafeteria	Approved
CARDIFF ROAD	Commercial, Offices, Offices and work studios	Approved
STATION ROAD	Commercial, Offices, Offices and work studios	Approved
CASTLE DRIVE	Commercial, Medical, Dentist	Approved
CARDIFF ROAD	Commercial, Medical, Professional medical services	Approved

CARDIFF ROAD	Commercial, Animal Centre, Vet / Animal Medical Treatment	Approved
CARDIFF ROAD	Commercial, Retail, Shop / Showroom	Approved
PLAS ESSYLLT	Commercial, Retail, Retail Service Agent	Approved
CARDIFF ROAD	Commercial, Retail	Approved

Postcode	Ward	Type of Centre	Retail Centre	UCO
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A1
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A1
CF64 4AA	Dinas Powys	Local Centre	Dinas Powys Village	A1
CF64 4QY	Dinas Powys	Neighbourhood Centre	Camms Corner, Dinas Powys	A1
CF64 4QY	Dinas Powys	Neighbourhood Centre	Camms Corner, Dinas Powys	A1
CF64 4QY	Dinas Powys	Neighbourhood Centre	Camms Corner, Dinas Powys	A1
CF64 4BS	Dinas Powys	Local Centre	Dinas Powys Village	A1
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A1
CF64 4QY	Dinas Powys	Neighbourhood Centre	Camms Corner, Dinas Powys	A2
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A1
CF64 4QY	Dinas Powys	Neighbourhood Centre	Camms Corner, Dinas Powys	A1
CF64 4QY	Dinas Powys	Neighbourhood Centre	Camms Corner, Dinas Powys	A1
CF64 4NR	Dinas Powys	Neighbourhood Centre	Castle Court, Dinas Powys	A1
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A1
CF64 4QY	Dinas Powys	Neighbourhood Centre	Camms Corner, Dinas Powys	A1
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A1
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A1
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A2
CF64 4DF	Dinas Powys	Local Centre	Dinas Powys Village	A2
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A3
CF64 4AA	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A3
CF64 4AA	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4JT	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A1
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A2
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A2
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4AA	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4NR	Dinas Powys	Neighbourhood Centre	Castle Court, Dinas Powys	A1
CF64 4NR	Dinas Powys	Neighbourhood Centre	Castle Court, Dinas Powys	A1
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A1
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A1
CF64 4NR	Dinas Powys	Neighbourhood Centre	Castle Court, Dinas Powys	A1
CF64 4NR	Dinas Powys	Neighbourhood Centre	Castle Court, Dinas Powys	A1
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A3
CF64 4DF	Dinas Powys	Local Centre	Dinas Powys Village	A2
CF64 4NR	Dinas Powys	Neighbourhood Centre	Castle Court, Dinas Powys	A3
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	A2
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A2
CF64 4BB	Dinas Powys	Local Centre	Dinas Powys Village	A2
CF64 4NR	Dinas Powys	Neighbourhood Centre	Castle Court, Dinas Powys	A3
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	A2
CF64 4DE	Dinas Powys	Local Centre	Dinas Powys Village	D1
CF64 4NS	Dinas Powys	Neighbourhood Centre	Castle Court, Dinas Powys	D1
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	D1

CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	Sui Generis
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	Sui Generis
CF64 4QY	Dinas Powys	Neighbourhood Centre	Camms Corner, Dinas Powys	Sui Generis
CF64 4JS	Dinas Powys	Local Centre	Cardiff Rd Dinas Powys	Sui Generis

Description	Occupied/Vacant	Product Category	Shop Classification
Florist	Occupied	Other	Comparison
Vacant	Vacant	Vacant	Vacant
Pet Food Shop	Occupied	Other	Comparison
Gift Shop	Occupied	Other	Comparison
Fabric Shop	Occupied	Other	Comparison
Butchers	Occupied	Food	Convenience
Clothes/Embroidery Shop	Occupied	Other	Comparison
Vacant	Vacant	Vacant	Vacant
Domicillary Care Agents	Occupied	Other	Non-Retail
Newsagents	Occupied	Other	Convenience
Funeral Home	Occupied	Other	Service
Photography Shop	Occupied	Other	Service
Clothes Shop	Occupied	Clothing/Footwear	Comparison
Small Supermarket	Occupied	Other	Convenience
Hairdressers/Jewellery	Occupied	Other	Service
Small Supermarket	Occupied	Other	Convenience
Chemist	Occupied	Other	Convenience
Housing Showroom	Occupied	Other	Non-Retail
Event Manager	Occupied	Other	Non-Retail
Café	Occupied	Food	Service
Takeaway	Occupied	Food	Service
Café	Occupied	Food	Service
Takeaway	Occupied	Food	Service
Takeaway	Occupied	Food	Service
Beauty Salon	Occupied	Other	Service
Takeaway	Occupied	Food	Service
Tax Consultant	Occupied	Other	Service
Estate Agents	Occupied	Other	Service
Takeaway	Occupied	Food	Service
Public House	Occupied	Food	Service
Public House	Occupied	Food	Service
Public House	Occupied	Food	Service
Greengrocers	Occupied	Food	Convenience
Small Supermarket	Occupied	Other	Convenience
Barber Shop	Occupied	Other	Service
Funeral Home	Occupied	Other	Service
Vacant	Vacant	Vacant	Vacant
General Store	Occupied	Other	Convenience
Vacant	Vacant	Vacant	Vacant
Accountants	Occupied	Other	Service
Takeaway	Occupied	Food	Service
Estate Agents	Occupied	Other	Service
Estate Agents	Occupied	Other	Service
Bank	Occupied	Other	Service
Takeaway	Occupied	Food	Service
Accountants	Occupied	Other	Service
Beauty Clinic	Occupied	Other	Service
Dentist	Occupied	Other	Service
Chiropractor	Occupied	Other	Service

Vets	Occupied	Other	Service
Petrol Station	Occupied	Other	Service
Laundry Service	Occupied	Other	Service
Garage	Occupied	Other	Service

Frontage	Floor	VOA Internal Floorspace	GIS Total Area
N/A	Ground		118.2 N/A
N/A	Ground		22.6 N/A
N/A	Ground		40.37 N/A
N/A	Ground		55.89 N/A
N/A	Ground		58.88 N/A
N/A	Ground		36.1 N/A
N/A	Ground		100.5 N/A
N/A	Ground	N/A	38.2255
N/A	Ground		35.4 N/A
N/A	Ground	N/A	42.3053
N/A	Ground		51.76 N/A
N/A	Ground		55.89 N/A
N/A	Ground		56.21 N/A
N/A	Ground	N/A	110.810056
N/A	Ground		30.1 N/A
N/A	Ground	N/A	305.51
N/A	Ground		64.64 N/A
N/A	Ground		20.86 N/A
N/A	Ground	N/A	54.7835
N/A	Ground	N/A	20.1946
N/A	Ground		90.97 N/A
N/A	Ground		55.83 N/A
N/A	Ground	N/A	49.7808
N/A	Ground	N/A	39.2386
N/A	Ground	N/A	85.3752
N/A	Ground		123.6 N/A
N/A	Ground		56.55 N/A
N/A	Ground		63.9 N/A
N/A	Ground	N/A	66.0325
N/A	Ground	N/A	181.415
N/A	Ground	N/A	243.758
N/A	Ground	N/A	381.886
N/A	Ground	N/A	67.9632
N/A	Ground	N/A	391.025
N/A	Ground		76 N/A
N/A	Ground	N/A	68.3725
N/A	Ground	N/A	299.512
N/A	Ground	N/A	75.0715
N/A	Ground	N/A	89.9971
N/A	Ground	N/A	54.7835
N/A	Ground	N/A	67.6047
N/A	Ground	N/A	60.8911
N/A	Ground	N/A	47.807
N/A	Ground	N/A	133.576
N/A	Ground	N/A	69.9091
N/A	Ground		48.76 N/A
N/A	Ground	N/A	68.3725
N/A	Ground	N/A	164.729
N/A	Ground		86.56 N/A

N/A	Ground	N/A	186.786
N/A	Ground	N/A	444.2424
N/A	Ground	45.4 N/A	
N/A	Ground	330.85 N/A	

Internal Floor Area (60:40 ratio)	Easting	Northing	
N/A	315709.9109	171303.706	
N/A	315342.12	171275.45	1
N/A	315380	171286	2
N/A	316035	171184.2567	
N/A	316028.0534	171174.909	
N/A	316043	171135	
N/A	315344.18	171331.38	3
22.9353	315326.23	171227.59	4
N/A	316042.45	171140.36	
25.38318	315328.3155	171247.7166	5
N/A	316037.2245	171188.6202	
N/A	316032.6044	171180.5777	
N/A	316071	171282	
66.4860336	315633.2508	171302.1648	
N/A	316023.5303	171169.185	
183.306	315678.7967	171269.33	
N/A	315660.2156	171250.7589	
N/A	315328.8932	171250.6632	6
32.8701	315297.1388	171201.9539	7
12.11676	315327	171230	8
N/A	315622.79	171221.59	
N/A	315374	171319	9
29.86848	315663.57	171255.47	
23.54316	315384.89	171286.44	10
51.22512	315668.9	171308.92	
N/A	315327	171223	11
N/A	315684.9569	171277.2869	
N/A	315619.05	171215.88	
39.6195	315325.4356	171216.56	12
108.849	315350.09	171292.13	13
146.2548	315363.98	171286.31	14
229.1316	315300	171225	15
40.77792	316065.8	171280.1	
234.615	316043	171264.9733	
N/A	315335.3044	171266.6599	16
41.0235	315325.6389	171206.6856	17
179.7072	316078.23	171287.45	
45.0429	316051.6715	171269.6701	
53.99826	315271.63	171236.09	18
32.8701	315297.5735	171206.629	19
40.56282	316061.02	171277.03	
36.53466	315330.36	171254.81	20
28.6842	315667.43	171259.22	
80.1456	315366	171319	21
41.94546	316056.68	171273.64	
N/A	315657.4777	171247.5077	
41.0235	315325.81	171202.4933	22
98.8374	315997.44	171284.74	
N/A	315670.0697	171263.0842	

	112.0716	315595.51	171242.43
	266.54544	315641.55	171290.7
N/A		316048.57	171147.1
N/A		315704.5683	171298.3783

Cardiff Rd Dir

UCO	No. of Ground Floor Units	%	Internal Floorspace (sq. m)		
				%	
A1		5	33.33	483.86	30.3
A2		4	26.67	197.89	12.4
A3		2	13.33	120.84	7.6
D1		1	6.67	86.56	5.4
D2		0	0.00	0.00	0.0
Sui Generis		3	20.00	709.47	44.4
Vacant		0	0.00	0.00	0.0
Total		15	100	1598.62	100

Dinas Powy

UCO	No. of Ground Floor Units	%	Internal Floorspace (sq. m)		
				%	
A1		5	22.73	283.28	20.7
A2		5	22.73	203.28	14.9
A3		8	36.36	738.94	54.1
D1		1	4.55	41.02	3.0
D2		0	0.00	0.00	0.0
Sui Generis		0	0.00	0.00	0.0
Vacant		3	13.64	99.53	7.3
Total		22	100	1366.06	100

Camms Corner,

UCO	No. of Ground Floor Units	%	Internal Floorspace (sq. m)		
				%	
A1		6	75	288.62	78.1
A2		1	12.5	35.40	9.6
A3		0	0	0.00	0.0
D1		0	0	0.00	0.0
D2		0	0	0.00	0.0
Sui Generis		1	12.5	45.40	12.3
Vacant		0	0	0.00	0.0
Total		8	100	369.42	100

Castle Court, D

UCO	No. of Ground Floor Units	%	Internal Floorspace (sq. m)		
				%	
A1		4	50	376.65	51.1
A2		0	0	0.00	0.0
A3		2	25	82.51	11.2
D1		1	12.5	98.84	13.4
D2		0	0	0.00	0.0
Sui Generis		0	0	0.00	0.0
Vacant		1	12.5	179.71	24.4
Total		8	100	737.70	100

nas Powys

Product Category	Units	%	Shop Classifications	Units	%
Food	2	13.33	Convenience	3	20.00
Clothing/Footwear	0	0.00	Comparison	1	6.67
Furniture/Carpets	0	0.00	Service	11	73.33
Electrical	0	0.00	Non-Retail	0	0.00
DIY	0	0.00	Vacant	0	0.00
Other	13	86.67			
Vacant	0	0.00			
	15	100		15	100

s Village

Product Category	Units	%	Shop Classifications	Units	%
Food	8	36.36	Convenience	1	4.55
Clothing/Footwear	0	0.00	Comparison	2	9.09
Furniture/Carpets	0	0.00	Service	14	63.64
Electrical	0	0.00	Non-Retail	2	9.09
DIY	0	0.00	Vacant	3	13.64
Other	11	50.00			
Vacant	3	13.64			
	22	100		22	100

Dinas Powys

Product Category	Units	%	Shop Classifications	Units	%
Food	1	12.5	Convenience	1	12.5
Clothing/Footwear	0	0	Comparison	2	25
Furniture/Carpets	0	0	Service	4	50
Electrical	0	0	Non-Retail	1	12.5
DIY	0	0	Vacant	0	0
Other	7	87.5			
Vacant	0	0			
	8	100		8	100

inas Powys

Product Category	Units	%	Shop Classifications	Units	%
Food	3	37.5	Convenience	3	37.5
Clothing/Footwear	1	12.5	Comparison	1	12.5
Furniture/Carpets	0	0	Service	3	37.5
Electrical	0	0	Non-Retail	0	0
DIY	0	0	Vacant	1	12.5
Other	3	37.5			
Vacant	1	12.5			
	8	100		8	100

Jeremy Peter

From: vanessa damiani [redacted]
Sent: 09 May 2018 11:12
To: Jeremy Peter
Subject: Fwd: 3station rd, dinas powys.

----- Forwarded message -----

From: Alex Easton [redacted]
Date: Wednesday, May 9, 2018
Subject: 3station rd,
To: vanessa damiani [redacted]

Price change or new entry following an amendment?

The fact remains the same, it was first added at the earlier date.

I stated the facts in my report.

Alex

From: vanessa damiani [mailto:[redacted]]
Sent: 09 May 2018 07:22
To: Alex Easton [redacted]
Subject: 3station rd, dinas powys.

Good morning Alex ,

I hope you are well and enjoying the sunshine .A small query , can you shed any light on why it would state that 3 station rd was added to rightmove on 22.5.17, rather than 2015 , was there an amendment to the entry?

Look forward to hearing from you

Regards

Vanessa