

Date/Dyddiad: 8 August 2018

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The Planning Inspectorate,  
Crown Buildings,  
Cathays Park,  
Cardiff.  
CF10 3NQ

## For the Attention of Mr Rhys Rigby

Dear Mr Rigby

**Town and Country Planning Act 1990 (As Amended) - Section 78 Appeal**  
**Council Reference: 2017/01310/FUL**  
**Planning Inspectorate Reference: APP/Z6950/A/18/3205169**  
**Site: Post Office, 3, Station Road, Dinas Powys**  
**Proposal: Change of use of Ground Floor from A1 (Post Office) to C3 (2 bedroom flat)**  
**Appeal by: Mrs. Vanessa Damiani**

The Council wish to make you aware of new information which relates to the above appeal, which was not available at the time of submission of the LPA statement.

A new planning application has been submitted for the site subject to this appeal. It was validated on 27 June 2018, after the LPA statement for this appeal has been submitted. The new application proposes to change the use of The Old Post Office at 3, Station Road from (A1) to a Chiropractic Clinic (D1). The application reference is 2018/00830/FUL and consultations are due to be returned by 21 August with the deadline for determination being 21 September 2018. Full details can be accessed from the Vale of Glamorgan Planning register at the following link  
<http://vogonline.planning-register.co.uk/plaDetails.aspx?ListMode=SEARCH>

Section 6.3 of the appellants statement says that "*there has been very limited interest for the unit as an A1 use or other commercial use, and this has been demonstrated by the extensive marketing exercise undertaken for nearly 3 years now*".

Whilst the new application is yet to be determined, it's submission by a third party demonstrates that there is interest in the site for a commercial use.

In addition to this new application, the third party representation submitted to you on 27 July 2018 from Mr Mark Daniell, also demonstrates that there is interest in the site for commercial use.

Yours faithfully

Victoria Robinson  
**Operational Manager Development Management**