

**THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

**REFUSAL OF PLANNING PERMISSION**

Agent:  
Alan Gillard RIBA,  
7, Kemps Covert,  
St. Donats,  
Vale of Glamorgan.  
CF61 1YZ

Applicant:  
Mrs Pam Crosby,  
2, River Walk,  
Llantwit Major,  
Vale of Glamorgan.  
CF61 1SY

**New 3 Bedroom dwelling at Plot adjacent to 2, River Walk, Llantwit Major**

In accordance with the application and plans registered on 6 December 2007 the Council in pursuance of its powers under the above mentioned Act and Order hereby **REFUSES TO PERMIT** the proposed development for the following reason(s):

1. The proposal would, by reason of its siting and form, represent an insensitive and inappropriate form of development, which would adversely affect the amenity, character and appearance of the Llantwit Major Conservation Area, and the setting of the Grade II Listed Swimbridge Farmhouse, contrary to Policies ENV17 - Protection of Built and Historic Environment, ENV20 - Development in Conservation Areas, HOUS8 - Residential Development Criteria, HOUS2 - Settlements, and ENV27 - Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the Council's approved Supplementary Planning Guidance on 'Amenity Standards'.
2. The site lies within Zone C2 as identified by the Environment Agency's Development Advice Maps, wherein such highly vulnerable development is not permitted unless it can be satisfactorily demonstrated that the consequences of flooding can be acceptably managed, with no such evidence having been submitted. It is therefore contrary to Policies HOUS8 - Residential Development Criteria, HOUS2 - Settlements and ENV7 - Water Resources of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, as well as advice in Technical Advice Note 15 - Development and Flood Risk.

Dated: 23 January 2008

A handwritten signature in black ink, appearing to read "D. B. Thorne", written over a horizontal line.

Head of Planning and Transportation

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES  
ATTACHED TO THIS FORM.**