

PLANNING APPEAL FORM (Online Version)

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application). Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

APPEAL REFERENCE:

APP/Z6950/A/11/2167112

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Organisation Name (if applicable)

B. AGENT DETAILS FOR THE APPEAL (if any)

Name

Organisation Name (if applicable)

Your reference

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA

LPA's application reference number

Date of the planning application

Date of the LPA's decision notice (if issued)

D. APPEAL SITE ADDRESS

Address

Postcode (if known)

E. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the planning application form, but if the application was revised while it was with the local planning authority for consideration, you may enter a description of the revised scheme. Please enclose a copy of the LPA's agreement to the change.

Document provided

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Size of the whole appeal site (in hectares)

0.17

Area of floor space of proposed development (in square metres)

Has the description of the development changed from that stated on the application form?

YES NO

Is flooding an issue?

YES NO

Does the development affect the setting of a listed building?

YES NO

Is the appeal site within an Area of Outstanding Natural Beauty?

YES NO

Does the site lie within a conservation area?

YES NO

Does the site lie within a green belt/green wedge?

YES NO

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:-

Please tick **ONE** box only ✓

1 Refuse planning permission for the development described in Section E.

2 Grant planning permission for the development subject to conditions to which you object.

3 Refuse approval of the matters reserved under an outline planning permission.

4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object.

5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).

or

6 The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY.

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short, there are 3 possible methods:- written representations, hearings, and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views.

Please tick ✓

1. WRITTEN REPRESENTATIONS

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

- a) If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? YES
NO
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES
NO

If the answer to 1b is 'YES' please explain:

2. HEARINGS

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Community/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

3. INQUIRIES

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that:

- are complex and particularly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

H. GROUNDS OF APPEAL

If you have requested the written procedure, please provide your **FULL** grounds of appeal.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

Document provided

It is contended that the applicant submitted sufficient information to satisfy the Local Planning Authority that the quantity and quality of groundwater supplies in the vicinity of the site would be protected. This is borne out by the comments of The Environment Agency, who concluded, after a thorough assessment, that they did not have any objections to the proposal, subject to the imposition of certain conditions. This view was also shared by the Head of Planning in his report to the Planning Committee.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.
YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, certificate A will apply:

Please tick **ONE** box only ✓

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name

Date the notice was served

Elete Designs Limited

14 Dec 2011

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding.

Please tick either (a) or (b).

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

OR

(b)(i) The appeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant:

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

Tenant's name

Date the notice was served

Details of additional tenants

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, must be sent with your appeal form; 7-12 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

- | | | |
|---|--|-------------------------------------|
| 1 | A copy of the original planning application sent to the LPA. | <input checked="" type="checkbox"/> |
| 2 | A copy of the site ownership certificate and ownership details submitted to the LPA <u>at application stage</u> (this is usually part of the LPA's planning application form). | <input checked="" type="checkbox"/> |
| 3 | A copy of the LPA's decision notice (if issued). | <input checked="" type="checkbox"/> |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | <input checked="" type="checkbox"/> |
| 5 | A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. | <input checked="" type="checkbox"/> |
| 6 | A list (stating drawing numbers) and copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). | <input type="checkbox"/> |

Copies of the following should also be sent, if appropriate:

- | | | |
|----|--|---|
| 7 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA. | <input checked="" type="checkbox"/> |
| 8 | Any relevant correspondence with the LPA. | |
| 9 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
(a) the relevant outline application;
(b) all plans sent at outline application stage;
(c) the original outline planning permission. | <input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/> |
| 10 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the original permission with the condition attached. | <input type="checkbox"/> |
| 11 | If the appeal is against the LPA's failure to decide an application please supply a copy of the LPA's letter registering your application. | <input type="checkbox"/> |
| 12 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | <input type="checkbox"/> |
| 13 | If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. | <input type="checkbox"/> |

K. APPEAL DOCUMENTS

Please remember that any supporting documentation needs to be received by us within the appropriate deadline for the case type.
We will not be able to validate the appeal until all necessary supporting documents are received.
Please ensure that anything you do send by post is clearly marked with the reference number :

APP/Z6950/A/11/2167112

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*****
* The Documents Listed Below Were Uploaded With The Appeal Form *
*****
===== ESSENTIAL SUPPORTING DOCUMENTS =====
TITLE:      02. A copy of the site ownership certificate and ownership details
            submitted to the LPA at application stage (this is usually part of the
            LPA's planning application form).
DESCRIPTION: Certificates
FILENAME:    2 - Certificates.pdf

TITLE:      03. A copy of the LPA's decision notice (if issued).
DESCRIPTION: LPA Decision Notice
FILENAME:    3- LPA Decision Notice.pdf

TITLE:      04. A site plan (preferably on a copy of an Ordnance Survey map at not
            less
            than 10,000 scale) showing the general location of the proposed
            development
            and its boundary. This plan should show two named roads so as to assist
            the
            location of the appeal
DESCRIPTION: Site Location Plan
FILENAME:    4 Location Site Plan.pdf

TITLE:      05. A list (stating drawing numbers) and copies of all plans, drawings
            and
            documents sent to the LPA as part of the application. The plans and
            drawings should show all boundaries and coloured markings given on those
            sent to the LPA.
DESCRIPTION: List of documents sent
FILENAME:    5 List of Drawings sent with application.pdf

TITLE:      05. A list (stating drawing numbers) and copies of all plans, drawings
            and
            documents sent to the LPA as part of the application. The plans and
            drawings should show all boundaries and coloured markings given on those
            sent to the LPA.
DESCRIPTION: Supporting Information
FILENAME:    5-1 Llandow Planning Application - Supporting Information.pdf

TITLE:      05. A list (stating drawing numbers) and copies of all plans, drawings
            and
            documents sent to the LPA as part of the application. The plans and
            drawings should show all boundaries and coloured markings given on those
            sent to the LPA.
DESCRIPTION: Site Location Plan
FILENAME:    5-2 Site Location Plan.pdf

TITLE:      05. A list (stating drawing numbers) and copies of all plans, drawings
            and
            documents sent to the LPA as part of the application. The plans and
            drawings should show all boundaries and coloured markings given on those
            sent to the LPA.
DESCRIPTION: Site Layout Plan
FILENAME:    5-3 Site Layout Plan - A3.pdf

TITLE:      05. A list (stating drawing numbers) and copies of all plans, drawings
            and
            documents sent to the LPA as part of the application. The plans and
            drawings should show all boundaries and coloured markings given on those
            sent to the LPA.
DESCRIPTION: East West Section
FILENAME:    5-4 East West Section.pdf
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Continued on Supplementary Sheet

L. SUPPLEMENTARY SHEET

Appeal Documents (continued)

TITLE: 05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: North South Section

FILENAME: 5-5 North South Section.pdf

TITLE: 05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Surface Site Drainage Plan

FILENAME: 5-7 Surface Site Drainage Plan -A3.pdf

TITLE: 05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Appendix 1

FILENAME: 5-8 Appendix 1.pdf

TITLE: 05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Appendix 2

FILENAME: 5-9 Appendix 2.pdf

TITLE: 05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Appendix 3

FILENAME: 5-10 Appendix 3.pdf

TITLE: 05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Appendix 4

FILENAME: 5-11 Appendix 4 - Llandow Noise Assessment - Coastal Oil and Gas Limited.pdf

TITLE: 07. Additional plans or drawings relating to the application but not previously seen by the LPA.

DESCRIPTION: Correspondence with Welsh Water

FILENAME: 7-1 llandow appeal ww Letter from CP - 8-12-11.pdf

TITLE: 07. Additional plans or drawings relating to the application but not previously seen by the LPA.

DESCRIPTION: Correspondence with Welsh Water

FILENAME: 7-2 Llandow exploratory bore_20111102075758.pdf

TITLE: 07. Additional plans or drawings relating to the application but not previously seen by the LPA.

DESCRIPTION: Correspondence with Welsh Water

FILENAME: 7-3 llandow appeal ww Letter from CP - 25-10-11.pdf

TITLE: 07. Additional plans or drawings relating to the application but not previously seen by the LPA.

DESCRIPTION: List of Correspondence

FILENAME: 7 List of Correspondence.pdf

TITLE: 08. Any relevant correspondence with the LPA.

DESCRIPTION: List of Correspondence

FILENAME: 8 List of Correspondence.pdf

L. SUPPLEMENTARY SHEET

Appeal Documents (continued)

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-1 2011_00812_FUL - Llandow Ind Estate 11-10-11 11-46.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-2 llandow 2_201110111114347.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-3 Re_ 2011_00812_FUL - Llandow Ind Estate 11-10-11 13-32.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-4 PureBore_180411.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-5 Fw_201100812FUL - Llandow Ind Estate 11-10-20 11 15-29.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-6 Fw_ 2011_00812_FUL - Llandow Ind Estate 12-10-11 11-00.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-7 FW_ 2011_00812_FUL - Llandow Ind Estate 12-10-11 14-50.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-8 Request For Correspondence 21-10-11 10-30.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-9 RE Request For Correspondence 21-10-11 10-55.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-10 DCWW Response 11th October 2012.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-11 DCWW Response 20th October 2012.pdf

TITLE: 08. Any relevant correspondence with the LPA.
DESCRIPTION: Relevant Correspondence
FILENAME: 8-12 Letter to EAW, EHO and DCWW - request for further submisisons.DOC

* The Documents Listed Below Will Follow By Post *

===== ESSENTIAL SUPPORTING DOCUMENTS =====

** 01. A copy of the original planning application sent to the LPA.
** 05. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.