



QUESTIONNAIRE



To be used for all Planning, Listed Building Consent or Conservation Area Consent Appeals

#### This questionnaire can also be submitted on the Planning Portal via each individual appeal

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, within 2 weeks of the 'starting date' given in our letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

arry	COITITIC	this to be sent uncer to us within a weeks of the starting date.		
Cas	e Deta	<u>ils</u>		
Appe	eal ref:			
Appe	eal by:			
Appe	eal Site			
Grid	Ref:	E: N:		
AII	Questi	ons must be answered	YES	NO
1	Note: i unless	the Council agree to the written representations procedure? f the written procedure is agreed, the Inspector will visit the site <u>unaccompanied</u> by either party the relevant part of the site cannot be seen from a road or other public land, or it is essential for the tor to enter the site to check measurements or other relevant facts.		
OR	Do the	e Authority wish to appear before and be heard by an Inspector at: a. a local inquiry? b. a hearing?		
2		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? If YES, please explain:		
		Is it essential for the Inspector to enter the site to check measurements or other relevant facts? NB: An Access Required Site Visit (ARSV) will be arranged unless reasons are provided to show that a full Accompanied Site Visit (ASV) is required. If yes, please explain:		
		Are there any known health and safety issues that would affect the conduct of the site Inspection? If YES, please describe:		
3		e provide the name, telephone number and e-mail address of the officer we can ct to make arrangements for the site visit, hearing or inquiry:		
	Name	Phone no.		
	E-mai			
4	Does	the appeal relate to an application for approval of reserved matters?		
5		a DMPO 2012 Article 11 (Regulation 7 for listed building or conservation area ent) certificate submitted with the application?		
6	(Wale Act 19 (Wale	bu give publicity to the application in accordance with Article 12 of the DMPO es) 2012, Section 67/73 of the planning (Listed Buildings and Conservation Areas) 990 or Regulation 10 of The Planning (Listed Buildings and Conservation Areas) es) Regulations 2012? If YES, please send a copy of the notice published and any entations received as a result of that notice		

7	ls t	the appeal site within :
		a. a green belt?  If YES, please specify which
		b. An Area of Outstanding natural beauty?  If YES, please specify which
8	арр	there a known surface or underground mineral interest at or within 400 metres of the peal site which is likely to be a material consideration in determining the appeal? If a please attach details
9	a.	Are there any other appeals or matters relating to the same site or neighbourhood still before the Welsh Government?  If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.
	b	Are there any other appeals or matters adjacent or close to the site still being considered by the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.
10		uld the development require the stopping up or diverting of a public right of way? ase attach an extract from the definitive Map and Statement for the area and any other details
11	a.	Is the site in a Conservation Area? If YES, Please attach a plan of the Conservation Area
	b.	Does the appeal relate to an application for conservation area consent?
12	a.	Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?  Date of Listing Grade II* Grade II
	b.	Would the proposed development affect the setting of a listed building?
13		s a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient numents Act 1953?
14	a. b.	, ,
15		any part of the site subject to a Tree Preservation Order?  YES, please send a plan showing the extent of the order and any relevant details
16	a. b.	Is Flooding an issue?  Has a Flood Risk Assessment been submitted? If YES, please attach a copy
17		es the appeal involve persons claiming Gypsy/Traveller status, whether or not this is epted by the planning authority?
18		Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of Natural Resources Wales.
	b.	Are any protected species likely to be affected by the proposals? If YES, please attach
19		Is your Authority's CIL charging schedule being/been examined?
		If YES: Please provide date the CIL is likely to be adopted
		Is your authority's CIL charging schedule adopted/likely to be adopted?
	c.	If YES: Please provide the date of adoption  Does your Authority consider that a contribution(s) secured by a planning obligation(s) would be required to make the appeal proposal acceptable in planning
		terms?  If Yes to 19 C
		Please clarify the number of planning obligations which have been entered into on or after 6 April 2010 which provide for the funding or provision of a project, or provide for the funding or provision of that type of infrastructure for which your Council is seeking an obligation in relation to this appeal proposal. (This information is required for each obligation sought by your Council)
	ſ	

#### Schedule 1

<u>Scne</u>	<u>aule 1</u>
•	Is the propsed development Schedule 1 development as described in Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?  if YES, under which description of development? (ie no.s 1-21)
<u>Sche</u>	dule 2
b. (i)	Is the propsed development Schedule 2 development as described in Column 1, Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
(ii)	If YES, under which description of development in Column 1? (i.e no.s 1-13)

C.	is the development within or partly within a sensitive area as defined by
	Regulation 2 of the Town & Country Planning (Environmental Impact
	Assessment) (England & Wales) Regulations 1999? If YES, Please provide details
	below

#### **Screening**

- d (i) Have you issued a Screening Opinion (SO) under regulation 25(2)? If YES, please attach a copy of the SO that was placed on the planning register, and any other related correspondence
  - (ii) If, YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations? If you decided that proposed development is not EIA development as defined by the EIA Regulations, please give brief reasons for your opinion

Environme	antal S	tatomo	nt i	(EC)
EIIVIIOIIII	entai 3	lateme	nu (	ESI

e. Has the appellant supplied an Environmental Statement?

Please supply any related correspondence from statutory consultees and others that you may have about the adequacy of the environmental information contained in the ES, having regard to the Toy

about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 11/99)

#### **Publicity**

- f. If applicable, please supply a copy of the site notice and local advertisement published under Article 12 of the DMPO (Wales) 2012
- 21 Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response.

22	Copies of the following documents must, if appropriate, be enclosed with
	this questionnaire:

APPLIES

- a. a copy of the letter with which you notified people about the appeal;
- a list of the people you notified and the deadline you gave for their comments to be sent to us;
- ${\bf c.} \quad {\bf all} \ {\bf representations} \ {\bf received} \ {\bf from} \ {\bf interested} \ {\bf persons} \ {\bf about} \ {\bf the} \ {\bf original} \ {\bf application};$
- d. any comments or directions received from the Welsh Government, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the DMPO 2012 (Wales);
- e. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- f. any representations received as a result of DMPO 2012 (Wales) Article 11 (or Regulation 7) notice;
- g. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, and give the status of the plan. Copies of the policies should include the relevant supporting text. you must provide this even if the appeal is against non-determination;

_	 		
List of			
Policies			

APPLIES

	n.	together with	n any supplementary planning guidance, that you consider necessary, in its status, whether it was the subject of public consultation and modification, whether it was formally adopted and if so, when;	
		List of Policies		
	i.		any supplementary planning document, together with the date of its asse of emerging documents, please state what stage they have reached;	
	j	granted. You	itions which you consider should be imposed if planning permission is need not attach this to the other questionnaire papers, but it should reach us to fit the starting date. The list must be submitted separately from your appeal	
	k	any other rele	evant information or correspondence you consider we should know	
	I	2 plans of the	e site - (1:10,000 & 1:1250) reproduced from 0.S digital map;	YES NO
				120 110
22	Do y	ou intend to se	end a 6 week statement about this appeal?	120 110
22	•	ou intend to se		120 110
22	I cer	Authority's Ref	of this appeal questionnaire and any enclosures will be sent to the	120 110
22	I cert	Authority's Ref	of this appeal questionnaire and any enclosures will be sent to the	]
22	I cert appe	Authority's Ref tify that a copy llant or agent to	of this appeal questionnaire and any enclosures will be sent to the	]
22	I cert appe	Authority's Ref tify that a copy llant or agent to pleted by	of this appeal questionnaire and any enclosures will be sent to the	]
22	I cert appe Component Date	Authority's Refitify that a copy Clant or agent to pleted by The behalf of Sent The see advise the	of this appeal questionnaire and any enclosures will be sent to the	]







# THE VALE OF GLAMORGAN COUNCIL CYNGOR BRO MORGANNWG



#### NOTICE OF APPLICATION FOR PLANNING PERMISSION HYSBYSIAD O GAIS AM GANIATÂD CYNLLUNIO

# TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

# NOTICE UNDER ARTICLE 8 HYSBYSIAD O DAN ERTHYGL 8

#### PLANNING REFERENCE / CYFEIRNOD CYNLLUNIO: 2016/01160/OUT

NOTICE is given that an application has been made to The Vale of Glamorgan Council for planning permission:

HYSBYSIR trwy hyn i gais am ganiatâd cynllunio gael ei wneud i Gyngor Bro Morgannwg:

By/Gan: Mr. Nicholas Rubenstein

Proposal/Cynnig: Proposed tourist (Tree Tent) accommodation development on land adjacent to

Woodside Hamlet, with associated parking, wash up and toilet facilities

Location/Lleoliad: Woodside Hamlet, Ham Manor, Llantwit Major

Members of the public may inspect copies of:

the application

• the plans

• and other documents submitted with it

at The Dock Office, Barry Docks during normal office hours (8.30 a.m. to 5.00 p.m. Monday to Thursday; 8.30 a.m. to 4.30 p.m. Friday).

The proposals can also be viewed on the Council's Online Applications Register at <a href="http://vog.planning-register.co.uk">http://vog.planning-register.co.uk</a> by searching for application number 2016/01160/OUT.

Anyone who wishes to make representations about this application should write to the Head of Planning and Transportation at *The Vale of Glamorgan Council, Dock Office, Barry Docks, Barry. CF63 4RT,* within 21 days of the date of this notice, quoting reference 2016/01160/OUT.

Caiff aelodau o'r cyhoedd ddarllen copïau o'r:

- cais
- cynllun
- dogfennau eraill a gyflwynwyd gyda'r cais

yn Swyddfa'r Doc, Dociau'r Barri yn ystod oriau arferol swyddfa (8.30 a.m. - 5.00 p.m. rhwng dydd Llun a dydd Iau; 8.30 a.m. - 4.30 p.m. ar ddydd Gwener).

Cewch hefyd weld y cynigion ar Gofrestr Ceisiadau Arlein y Cyngor drwy fynd i <a href="http://vog.planning-register.co.uk">http://vog.planning-register.co.uk</a> a chwilio am rif y cais 2016/01160/OUT.

Dylai unrhyw un sydd am wneud sylwadau ar y cais ysgrifennu at Bennaeth Adran Cynllunio a Chludiant y cyngor, *Cyngor Bro Morgannwg*, *Swyddfa'r Doc, Dociau'r Barri, y Barri, CF63 4RT*, **cyn pen 21 o ddiwrnodau ar ôl dyddiad yr hysbysiad hwn,** gan ddyfynnu'r cyfeirnod **«2016/01160/OUT** 

Dated/Dyddiad: 5 January 2018

Operational Manager Development Management
Rheolwr Gweithredol Datblygiad a Rheoli Datblygu





Date/Dyddiad: 20 March 2019

Ask for/Gofynwch am: Mrs. Lisa Chichester

(01446) 704691 Telephone/Rhif ffon:

My Ref/Cyf:

Cyngor Bro Morgannwg P/DC/LMC/2016/01160/OUT/

Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT

Ffôn: (01446) 700111 e-mail/e-bost: LMChichester@valeofglamorgan.gov.uk

www.valeofglamorgan.gov.uk

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

Tel: (01446) 700111



#### SEE DISITRIBUTION LIST

Dear Sir / Madam

Town and Country Planning Act 1990 (As Amended) - Section 78 Appeal

**Council Reference:** 2016/01160/OUT

**Planning Inspectorate Reference:** APP/Z6950/A/19/3223102

**Appeal Start Date:** 7 March 2019

Site: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Proposed tourist (Tree Tent) accommodation development on la

adjacent to Woodside Hamlet, with associated parking, wash up and toi

facilities

Mr. Nicholas Rubenstein Appeal by:

I am writing to inform you that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal follows the decision of this Council to refuse planning permission for the development described above. The appeal is to be determined on the basis of an exchange of written statements by the parties, and a site visit by an Inspector from the Planning Inspectorate.

Any written comments that you may have already submitted on the planning application have been forwarded to the Planning Inspectorate and copied to the appellant, and will be taken into account by the Inspector in determining the appeal. Should you wish to withdraw any previous comments you must notify the Planning Inspectorate by 18 April 2019. If you wish to make any new representations, you should send these direct to The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, quoting the reference APP/Z6950/A/19/3223102. You can also make your representations on-line at https://acp.planninginspectorate.gov.uk/. comments must be submitted no later than 18 April 2019. Any representations received after the deadline will not normally be seen by the Inspector and will be returned to you. Please note all representations will be published on the Planning Portal website.

A copy of the appeal decision can be viewed on-line at https://acp.planninginspectorate.gov.uk/ or obtained by making a request in writing to The Planning Inspectorate at the address given above. If you wish to inspect any document in connection with this appeal, these are available to view online at the Planning Portal website. Alternatively, please contact my Appeals Officer Mrs. Justina M. Moss on 01446 704690, or Mrs. Lisa Chichester, on 01446 7044691.

Yours faithfully

Victoria Robinson

**Operational Manager Development Management** 



QUESTION 22b

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mr Richard Vidler "Archives",

Mill-Lay Lane, Llantwit Major, Vale of Glamorgan

**CF61 1QE** 

Mrs Sharon Bowen 1 Allen Court,

Llantwit Major, Vale of Glamorgan

**CF61 2LN** 

The Owner/Occupier 1 Beech Avenue,

Ham Manor Park, Llantwit Major CF61 1BL

The Owner/Occupier 1 Cambrian Avenue,

Llantwit Major CF61 1QU

Mr Alan Young 1 Cedar Lodge

Woodside Hamlet

Ham Manor CF61 1BN

Mrs. M. D. Richards 1 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

Mr Ian Hill 1 Manor Park

Llantwit Major Vale of Glamorgan

**CF61 1RS** 

Stephen Davies 1 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

Mr. Brown 1 Manor View,

Ham Manor Park, Llantwit Major CF61 1BJ

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 1 Orchard Drive,

Ham Manor Park, Llantwit Major CF61 1BF

The Owner/Occupier 1 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 1 The Green,

Ham Manor, Ham Manor Park, Llantwit Major CF61 1BB

G.G.E. Richards 1 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 10 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

Mr Colin Lawson 10 Manor Park

Llantwit Major CF61 1RS

Mrs Jean Lawson 10 Manor Park,

Llantwit Major, Vale of Glamorgan

**CF61 1RS** 

The Owner/Occupier 10 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

Mr John Price 10 Raglande Court,

Llantwit Major CF61 1TB

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 10 Waterfall Mews

Ham Manor Park, Llantwit Major CF61 1BA

Mr Simon Price 10, Ty Coed

Mill-Lay Lane Llantwit Major CF61 1QE

Mrs Faye Clarke 105 Eagleswell Road

Llantwit major CF61 2UE

The Owner/Occupier 10A Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

Mr Brian Hill 11 Daniel Hopkin Close

Llantwit Major CF61 1QT

The Owner/Occupier 11 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

The Owner/Occupier 11 Raglande Court,

Llantwit Major CF61 1TB

David Prosser 11 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 12 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 12 Raglande Court,

Llantwit Major CF61 1TB

T. M. South 12 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 13 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 13 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 13 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 14 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 14 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

The Owner/Occupier 14 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 14 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

J. & B. A. Law 15 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 15 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

J. A. Haynes 15 Raglande Court,

Llantwit Major CF61 1TB

Frederick Davis 15 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 16 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 16 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

The Owner/Occupier 17 Ham Manor, Ham Manor Park,

Llantwit Major CF61 1BD

The Owner/Occupier 17 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 17 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 17 Whitewell Drive,

Llantwit Major CF61 1TA

The Owner/Occupier 18 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

Mr. Scandrett 18 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 19 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 19 Whitewell Drive,

Llantwit Major CF61 1TA

The Owner/Occupier 1A Ham Manor, Ham Manor Park,

Llantwit Major CF61 1BD

The Owner/Occupier 1B Ham Manor, Ham Manor Park,

Llantwit Major CF61 1BD

The Owner/Occupier 1C Ham Manor, Ham Manor Park,

Llantwit Major CF61 1BD

The Owner/Occupier 2 Beech Avenue, Ham Manor Park,

Llantwit Major CF61 1BL

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 2 Ham Manor, Ham Manor Park,

Llantwit Major CF61 1BD

The Owner/Occupier 2 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

The Owner/Occupier 2 Manor View,

Ham Manor Park, Llantwit Major CF61 1BJ

The Owner/Occupier 2 Nut Walk,

Ham Manor Park, Llantwit Major CF61 1BH

The Owner/Occupier 2 Raglande Court,

Llantwit Major CF61 1TB

Jean Guest 2 The Green,

Ham Manor Park, Llantwit Major CF61 1BB

Anthony Profit 2 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Mr. John Page 20 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 20 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mrs Jean Guest 2 The Green

Ham Manor Llantwit Major CF61 1BB

Mr David Richards 17 Raglande Court

Llantwit Major CF61 1TB

Mr Ian Edwards 14 Raglande Court

Llantwit Major CF61 1TB

Mrs Mandy Marsh 17, Ham Manor

Ham Manor Park Llantwit major CF61 1BD

Mrs Valerie Redwin 19 Ham Manor

Ham Manor Park Llantwit Major CF61 1BD

Mr David Richards 17 Raglande Court

CF61 1TB

Mrs Jean Guest 2 The Green

Ham Manor Park Llantwit Major

CF61 1BB

Mr Lewis Griffiths 13 Leigh Close

Boverton Llantwit Major CF61 1UL

Mrs Jane Clay 19 Whitewell Drive

Llantwit Major CF61 1TA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mrs Valerie Redwin 19 Ham Manor

Ham Manor Park Llantwit Major

CF61 1BD

Mrs Elizabeth Parker 1c Ham Manor,

Llantwit Major, Vale of Glamorgan

CF611BD

Mr Ifor Symmonds 13 Heol Y Felin,

Llantwit Major CF61 1TS

Mr Mike Bevan 2 Daniel Hopkin Close

Llantwit Major CF61 1QT

Mr. M. Powell 20A Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 21 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 21 Waterfall Mews, Ham Manor

Park, Llantwit Major

CF61 1BA

The Owner/Occupier 21 Whitewell Drive,

Llantwit Major CF61 1TA

The Owner/Occupier 22 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 23 Waterfall Mews, Ham Manor

Park, Llantwit Major

CF61 1BA

The Owner/Occupier 23 Whitewell Drive,

Llantwit Major CF61 1TA

The Owner/Occupier 23A Whitewell Drive,

Llantwit Major CF61 1TA

The Owner/Occupier 24 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 25 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

The Owner/Occupier 25 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Mrs Pauline Price 25 Whitewell Drive,

Llantwit Major CF61 1TA

The Owner/Occupier 26 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

J. Morris 26 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 27 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

Mrs. G Harding & M.

S. Harding

27 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 28 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

The Owner/Occupier 28 Waterfall Mews, Ham Manor

Park, Llantwit Major

CF61 1BA

Heather Ramsay 29 Nut Walk,

Ham Manor Park, Llantwit Major CF61 1BH

The Owner/Occupier 29 Waterfall Mews, Ham Manor

Park, Llantwit Major

CF61 1BA

The Owner/Occupier 3 Beech Avenue, Ham Manor Park,

Llantwit Major CF61 1BL

The Owner/Occupier 3 Cambrian Avenue,

Llantwit Major CF61 1QU

The Owner/Occupier 3 Ham Manor, Ham Manor Park,

Llantwit Major CF61 1BD

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 3 Manor Square, Ham Manor Park,

Llantwit Major CF61 1BG

The Owner/Occupier 3 Manor View, Ham Manor Park,

Llantwit Major CF61 1BJ

The Owner/Occupier 3 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

The Owner/Occupier 3 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 3 Waterfall Mews, Ham Manor Park,

Llantwit Major CF61 1BA

The Owner/Occupier 30 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

The Owner/Occupier 30 Waterfall Mews, Ham Manor

Park, Llantwit Major

CF61 1BA

The Owner/Occupier 31 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

The Owner/Occupier 31 Waterfall Mews, Ham Manor

Park,

Llantwit Major CF61 1BA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 32 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

The Owner/Occupier 32 Waterfall Mews, Ham Manor

Park,

Llantwit Major CF61 1BA

The Owner/Occupier 33 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

Mr. N. Lark 34 Nut Walk,

Ham Manor Park, Llantwit Major CF61 1BH

The Owner/Occupier 35 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

The Owner/Occupier 36 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

The Owner/Occupier 37 Nut Walk, Ham Manor Park,

Llantwit Major CF61 1BH

Muriel Joan Edwards 38, Nut Walk

Ham Manor Park Llantwit Major CF61 1BH

The Owner/Occupier 4 Beech Avenue, Ham Manor Park,

Llantwit Major CF61 1BL

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mrs. Jeannette Stokes 4, Ham Manor

Ham Manor Park Llantwit Major CF61 1BD

The Owner/Occupier 4 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

The Owner/Occupier 4 Manor View,

Ham Manor Park, Llantwit Major CF61 1BJ

The Owner/Occupier 4 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 4 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 41 Orchard Drive,

Ham Manor Park, Llantwit Major CF61 1BF

The Owner/Occupier 42 Orchard Drive,

Ham Manor Park, Llantwit Major CF61 1BF

The Owner/Occupier 43 Orchard Drive,

Ham Manor Park, Llantwit Major CF61 1BF

The Owner/Occupier 44 Orchard Drive, Ham Manor Park,

Llantwit Major CF61 1BF

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 5 Beech Avenue,

Ham Manor Park, Llantwit Major CF61 1BL

The Owner/Occupier 5 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 5 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

The Owner/Occupier 5 Manor View,

Ham Manor Park, Llantwit Major CF61 1BJ

M.C. and B. D. Collins 5 Raglande Court

Llantwit Major CF61 1TB

The Owner/Occupier 5 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 6 Beech Avenue,

Ham Manor Park, Llantwit Major CF61 1BL

The Owner/Occupier 6 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

Susan Jones 6 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 6 Raglande Court

Llantwit Major CF61 1TB

The Owner/Occupier 6 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier 60 Ham Lane South,

Llantwit Major CF61 1RN

The Owner/Occupier 62 Ham Lane South,

Llantwit Major CF61 1RN

Mrs Pauline Price 25 Whitewell Drive,

Llantwit Major CF61 1TA

Mrs Marie Dowdall 21 Ham Manor

Ham Manor Park, Llantwit Major CF61 1BD

Mr Tim Bunce 6 Raglande Court,

Llantwit Major CF61 1TB

Mrs Julie Edwards 6 Woodside Hamlet

Llantwit Major CF61 1BN

Mr Martin Staples 4 Ham Mews

Llantwit Major CF61 1BE

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mrs Carolann Bunce 6 Raglande Court

LLantwit Major CF61 1TB

Mrs Jo Cody 32 Waterfall Mews

Ham Manor Park Llantwit Major CF61 1BA

Miss Linda Davies 34 Manor Park

Llantwit Major Vale of Glamorgan

**CF61 1RS** 

Mr Christopher Carini 6 Whitewell Drive

Llantwit Major CF61 1TA

Mr Howard Price 25 Whitewell Drive

Llantwit Major Vale of Glamorgan

CF61 1TA

Mrs Jo Cody 32 Waterfall Mews

Ham Manor Park Llantwit Major CF61 1BA

Mr Gordon Wilkie 64 Ham Lane South

Llantwit Major CF61 1RN

Mr Martin Staples 4 Ham Mews

Llantwit Major CF61 1BE

Mrs Doreen Harwood 29 Nut Walk

Ham Manor Park Llantwit Major CF61 1BH

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mrs Susan Jones 6 Manor Square

Ham Manor Park Llantwit Major CF61 1BG

Mr Marc Daley 4 Raglande Court

Llantwit Major CF61 1TB

Mrs Jayne Jones 4 Cambrian avenue

Llantwit Major CF61 1QU

Mrs Danielle Daley 4 Raglande Court

Llantwit Major CF61 1TB

Miss Sara Walker 6 Fitzhamon Avenue

Llantwit Major Vale of Glamorgan

**CF61 1TN** 

Mrs Hayley Hoyle 32 Nicholl Court

Llantwit Major CF61 2LR

Mr Timothy Hoyle 32 Nicholl Court,

Llantwit Major CF 61 2LR

Mr David Smith 3 Mae's illtud

Llantwit major cf61 2sd

Mrs Lynn Lansley-

Mabbitt

3 Glamorgan Close

Llantwit Major Vale of Glamorgan

CF61 2GG

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mr Tim Bunce 6 Raglande Court,

Llantwit Major CF61 1TB

Mrs Carolann Bunce 6 Raglande Court

Llantwit Major CF61 1TB

Mr Simon Okill 3 Manor Square

Ham Manor Llantwit Major CF61 1BG

Mr Adrian Asquith 34 Four Acre

Llantwit Majot CF61 2XN

Mr Simon Hooper 6 Ham Manor Residential Park

Ham Manor Llantwit Major CF61 1BD

Mr Jamie Burch 23 Grey's Drive.

Llantwit Major. Vale of Glamorgan

CF61 2UQ

Ms Inez De Miranda 26 Stallcourt Avenue

Llantwit Major CF611TE

Mrs Susan Simpson 26 Tresilian Close

Llantwit Major CF61 1QX

Mrs Nicola Edwards 23 Wimbourne Close

Llantwit Major CF61 1QW

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mr Gordon Wilkie 64 Ham Lane South

Llantwit Major CF61 1RN

Mrs Marie Dowdall 21 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

Mrs Patricia Wilkie 64 Ham Lane South

Llantwit Major CF61 1RN

Miss Jo James 30, Four Acre

Llantwit Major CF61 2XN

Mr Anthony Young 44 Trebeferad

Boverton CF61 1UX

Mr John Hall 4 Cambrian Avenue

Llantwit Major CF61 1QU

M. C. & B. D. Collins 5 Raglande Court

Llantwit Major Vale of Glamorgan

CF61 1TB

Mr David Hill Aicken 21 Heol y Felin

Llantwit major CF61 1TS

Mr Simon Harrison 35 Manor Park

Llantwit Major CF61 1RS

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Alisia Kingsley 3 Stradling Drive,

Llantwit Major Vale of Glamorgan

Mrs. Janet Kirkham 62, Fitzhamon Avenue

Llantwit Major Vale of Glamorgan

**CF61 1TP** 

The Owner/Occupier 64 Ham Lane South,

Llantwit Major CF61 1RN

Mr. and Mrs. Ward 66 Ham Lane South,

Llantwit Major CF61 1RN

The Owner/Occupier 68 Ham Lane South,

Llantwit Major CF61 1RN

The Owner/Occupier 6A Beech Avenue,

Ham Manor Park, Llantwit Major CF61 1BL

The Owner/Occupier 7 Beech Avenue,

Ham Manor Park, Llantwit Major CF61 1BL

The Owner/Occupier 7 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

Mr & Mrs Harris 7 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 7 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 7 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Lance and Gwynedd

Lewis

70 Ham Lane South,

Llantwit Major CF61 1RN

The Owner/Occupier 72 Ham Lane South,

Llantwit Major CF61 1RN

The Owner/Occupier 8 Beech Avenue,

Ham Manor Park, Llantwit Major CF61 1BL

The Owner/Occupier 8 Ham Manor,

Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier 8 Manor Square,

Ham Manor Park, Llantwit Major CF61 1BG

The Owner/Occupier 8 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 8 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier 9 Ham Manor, Ham Manor Park,

Llantwit Major CF61 1BD

The Owner/Occupier 9 Manor Square, Ham Manor Park,

Llantwit Major CF61 1BG

The Owner/Occupier 9 Raglande Court,

Llantwit Major CF61 1TB

The Owner/Occupier 9 Waterfall Mews,

Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier Acorn Camping And Caravanning,

Ham Lane South, Llantwit Major CF61 1RP

The Owner/Occupier Archives,

Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Beech Lodge,

Woodside Hamlet, Ham Manor Park, Llantwit Major CF61 1BN

The Owner/Occupier Caravan 13,

Acorn Camping And Caravanning,

Ham Lane South, Llantwit Major CF61 1RP

The Owner/Occupier Caravan, Acorn Camping And

Caravanning, Ham Lane South, Llantwit Major CF61 1RP

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

The Owner/Occupier Cedar Lodge,

Woodside Hamlet, Ham Manor Park, Llantwit Major CF61 1BN

The Owner/Occupier Chestnut Lodge, Woodside Hamlet,

Ham Manor Park, Llantwit Major CF61 1BN

Derek and Ann

Mutlow

Mill Lay Lane, Llantwit Major CF61 1QE

Cwm Yr Adar,

The Owner/Occupier Elm Lodge,

Woodside Hamlet, Ham Manor Park, Llantwit Major CF61 1BN

The Owner/Occupier Fairmead,

Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Ham Cottage,

2 Ham Mews, Llantwit Major CF61 1BE

The Owner/Occupier Ham Lodge,

Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Hoddnant,

6 Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Holiday Home,

Oak Lodge, Woodside Hamlet,

Ham Manor Park, Llantwit Major CF61 1BN

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mr Martin Staples Karinya,

4 Ham Mews, Llantwit Major CF61 1BE

The Owner/Occupier Lodge 2, Rosedew Farm,

Llantwit Major CF61 1PZ

The Owner/Occupier Lodge 4, Rosedew Farm,

Llantwit Major CF61 1PZ

The Owner/Occupier Lodge 5, Rosedew Farm,

Llantwit Major CF61 1PZ

The Owner/Occupier Lodge 6, Rosedew Farm,

Llantwit Major CF61 1PZ

The Owner/Occupier Managers Office,

Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA

The Owner/Occupier Marisheem,

8 Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Miley House,

1 Ham Mews, Llantwit Major CF61 1BE

The Owner/Occupier Mill Lay Lodge,

Mill Lay Lane, Llantwit Major CF61 1QE

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

20/3/1

The Owner/Occupier Millbrook,

2 Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Oak Lodge,

Woodside Hamlet, Ham Manor Park, Llantwit Major CF61 1BN

The Owner/Occupier Old Coach House,

5 Ham Mews, Llantwit Major CF61 1BE

The Owner/Occupier Old Fairmead House,

Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Pine Lodge,

Woodside Hamlet, Ham Manor Park, Llantwit Major CF61 1BN

The Owner/Occupier Rosedew Farm,

Llantwit Major CF61 1PZ

The Owner/Occupier Rosedew Lodge,

3 Ham Mews, Llantwit Major CF61 1BE

The Owner/Occupier Rushwood,

Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Self Catering Holiday Unit,

Rosedew Farm, Llantwit Major CF61 1PZ

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Robert and Laura

Sheldon

Sycamore Lodge, 4 Mill-Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier The Bungalow, Acorn Camping And

Caravanning, Ham Lane South, Llantwit Major CF61 1RP

The Owner/Occupier Ty Celyn,

Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Ty Coed,

10 Mill Lay Lane, Llantwit Major CF61 1QE

The Owner/Occupier Vale Cottage,

12 Ham Manor, Ham Manor Park, Llantwit Major CF61 1BD

The Owner/Occupier Willow Lodge,

7 Woodside Hamlet, Ham Manor Park, Llantwit Major CF61 1BN

Mr Simon Barker 7 Raglande Court

Llantwit Major CF61 1TB

Mr Richard Vidler Archives,

Mill-Lay Lane, Llantwit Major CF61 1QE

Mrs Janice Rees Stepaside

Colhugh street Llantwit Major CF 61 1 RF

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

20/0/1

Llantwit Major CF61 1QE

Mrs Joan Walsh Ty Celyn

Mill-lay Lane Llantwit Major CF61 1QE

8 Mill Lay Lane

Mrs Sarah Clayton-

Mr Adam Rees

Ball

Old Fairmead House

Mill-Lay Lane Llantwit Major CF61 1QE

Mr David Collins Chestnut Lodge

Woodside Hamlet Ham Manor Park

**CF61 1BN** 

Mr Robert Dyer Willow Lodge

Woodside Hamlet Llantwit Major CF61 1BN

Mrs Gaynor Jenkins Mill-Lay lodge

Mill-Lay Lane Llantwit Major CF61 1QE

Mr. D. & Mrs. A.

Mutlow

Cwm-yr-Adar Mill-Lay Lane Llantwit Major Vale of Glamorgan

**CF61 1QE** 

Mr Steve Williams Elm Lodge

Woodside Hamlet Llantwit Major CF61 1BN

Mrs Dawn Davies 7 Whitewell Drive

Llantwit Major Vale of Glamorgan

CF611TA

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mr Philip Davies 7 Whitewell Drive

Llantwit Major Vale of Glam CF611TA

Mr Malcolm Davies 7 Whitewell Drive

Llantwit Major Vale of Glam CF611TA

Mr Adrian Woods 9 Whitewell Drive

Llantwit Major CF61 1TA

Mr Simon Barker 7 Raglande Court

Llantwit Major CF61 1TB

Mr Adam Rees 8 Mill Lay Lane

Llantwit Major CF61 1QE

Mr Adrian Woods 9 Whitewell Drive

Llantwit Major CF61 1TA

Mr DAVID COLLINS CHESTNUT LODGE

Woodside Hamlet Llantwit Major CF61 1BN

Mrs Johana 9 Raglande Court Rowbottom Llantwit Major

CF61 1TB

Mr Christopher 9 Raglande Court Rowbottom Llantwit Major

Llantwit Major CF61 1TB

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mr Michael Williams Berkeley Leisure Group Ltd

West Coker House

West Coker Yeovil BA22 9BW

Mr Jeremy Cutter Rushwood

Mill Lay Lane Llantwit Major CF61 1QE

Mr Lance Lewis 70 HAM LANE SOUTH

Llantwit Major CF61 1RN

Mrs Joan Walsh Ty Celyn

Mill-Lay lane Llantwit Major Vale of Glamorgan

**CF61 1QE** 

Mrs Marion Harris 7 Manor Square

Ham Manor Park Llantwit Major CF61 1BG

Mrs Debra Johnson Old Post Office

Eagleswell Road

Boverton

**LLANTWIT MAJOR** 

CF61 1UF

Mrs Sandra and Roy

Cook

8 Beech Avenue Ham Manor Park Llantwit Major CF61 1BL

Mrs Gaynor Davies Rosedew Farm,

Llantwit Major CF61 1PZ

Mrs Dorothy J Butler 8 Ham Manor, Ham Manor Park

Llantwit Major Vale of Glamorgan

CF61 1BD

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mrs Susan Leworthy Swn-y-Don

Colhugh Street Llantwit Major CF61 1RF

Mr John Robinson Fairmead

Mill-Lay Lane Llantwit Major CF61 1QE

Mrs Claire Jones Millbrook

2 Mill-Lay Lane Llantwit Major CF61 1QE

Mr Donald Watkins Am Nawr

Colhugh Street Llantwit Major CF61 1RF

Mrs Sarah Clayton-

Ball

Old Fairmead House

Mill-Lay Lane Llantwit Major Vale of Glamorgan

CF61 1QE

Mr Stephen Williams Elm Lodge

Woodside Hamlet Ham Manor Park Llantwit Major Vale of Glamorgan

**CF61 1BN** 

Mr William Lawson 8 Heol Y Felin

Llantwit Major CF61 1TS

Mrs Patricia Harris 8 Tewdrig Close

Llantwit Major Vale of Glamorgan

CF61 1SZ

Mrs A Ingram Stallcourt Avenue

Llantwit Major CF61 1TE

Appeal Reference: 19/3223102

Name: Address: Date Sent: 20/3/19

Mr Philip Davies 7 Whitewell Drive

Llantwit Major Vale of Glamorgan

CF61 1TA

Mrs Julie Edwards Ty Chwarel

Castleton Road

St Athan Barry

CF62 4LD

Mr Robert Dyer Willow Lodge

Woodside Hamlet Llantwit Major CF61 1BN

Mr Simon Barker 7 Raglande Court

Llantwit Major CF61 1TB

Mrs Rebecca Ashton 7 St David's Avenue

Llantwit Major CF61 1RR

A Profit 2 Waterfall Mews

Ham Manor Park Llantwit Major CF61 1BA

Mrs J Pearce 4, Fairfield Crescent

Llantwit Major Vale of Glamorgan

CF61 2XJ

Mr Ifor Symmonds 13 Heol y Felin

Llantwit Major CF61 1TS

Mrs Sarah Clayton-

Ball

Old Fairmead House

Mill-Lay Lane Llantwit Major Vale of Glamorgan

**CF61 1QE** 

Appeal Reference: 19/3223102				
Name:	Address:	Date Sent: 20/3/19		
Mrs Jo Cody	32 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA			
Steve George	5 Hillhead Cottages Church Lane Llantwit Major CF61 1FB			
The Woodland Trust	Castle Court 6 Cathedral Road Cardiff CF11 9LJ			
Llantwit Major Town Council	By email			
Councillor John	By email			
Councillor Williams	By email			
Councillor Hanks	By email			
Councillor Norman	By email			

By email

National Resource

Wales

Appeal Reference: 19/3223102

Name: Address: Date Sent:

20/3/19

Jane Hutt AM By email





The designation of the land of the second of	5, Ragrande Carre
ACTION BY:	wantine major
MO:	vale of Granwager.
ACK:	C867 (7B.
and the second of the second o	
	5th December, 2016,
TO whom is mad con	2 CT 25 -
APPLICATIONS IN	10- 2016/01/60/047.
1 1/14	
	ine above application,
7 am very surprise	this was ween applied
for again. Dwas	Les la believe na
woods had seen de	Lignard "Ancient
	fore no inhar revence
of any salt usas	
I Shill Strongly	object to permission
17 eing granted for Tr	er Tento in att tol
rensons pranously s	Regeneration erran
	and equal the gite of the
Dera from the Sibe	VECEIVED
Deshuchen of be	annblugodarto
Johnsons avable ha	nu to insolater

Morse and polichon to
SUMBURGUNG EVES,
The disreption to alderly intrabiteus
of the manon.
Litter and Enti-Social betraviour
for these and many other seasons ?
again strongly doject to kins Planning
Application.
1000, 55, 182 for 27 y,
Regeneration ginning
RECEIVED

From:

Planning & Transportation (Customer Care)

Subject:

2016/01160/OUT

Date:

29 November 2016 15:50:30

Mr N Seddon 62 Ham Lane South Llantwit Major CF611RN

Re: 2016/01160/OUT

Dear Mr Howell

I am writing in response to the letter sent out re: planning application for the proposed tourist tree tent development within the woodland adjacent to mill lay lane. I am wholly opposed to any development within this ancient woodland for the following reasons.

The woods are populated by many forms of wild life including owls, herons, woodpeckers and other birds which are all very sensitive to human presence around there nests.

The proposed access from Mill Lay Lane will pose a danger for other car drivers, cyclists, pedestrians and emergency vehicles using the lane on their way down to the beach. There is currently no vehicle access into the woods from mill lay lane.

The development is adjacent to an established housing estate which makes it unsuitable for a camping site due to noise interference in both directions.

The woods are totally unsuitable for parking cars and could cause pollution and disturbance of the wild life.

The recent rains have proved that the Hoddnant is quite callable of flooding of the land in the area and indeed as witnessed by myself and others of becomes a raging torrent when in full flood posing a danger to adults and children.

The Vale of Glamorgan already has ample camping facilities situated in more suitable sites.

Page 6 of the design and access statement proposes 6 tent/pods this has grown to 11 in the documents pa202 and pa203 how many more will they try to install if permission is granted.

Yours Sincerely

Mr N Seddon

Comments Form Page 1 of 1

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name Mrs Janice Rees

**Address** Stepaside Colhugh street Llantwit Major, CF 61 1 RF

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** I am objecting to this planning as I do not want to have any more

development in this residential area. Also I do not want the

woodlands destroyed or any wildlife harmed. Any increase in traffic onto Mill Lay Lane would surely be very dangerous as it is very

narrow and has several blind bends.

**Received Date** 

29/11/2016 18:37:19

Page 1 of 1 Comments Form

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mr Richard Vidler

**Address** 

Archives, Mill-Lay Lane, Llantwit Major, CF61 1QE

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

I am concerned that access/exit for the site is near a blind bend in Mill-Lay Lane. The latter is a very busy, narrow road with careless traffic often moving at unsafe speed. The nature of the suspended tent pods is such that young people will be the likely customers with possible noise and rowdiness and litter to the annoyance of nearby residents. I am also concerned that the well established woodland wildlife, which are frequent and loved visitors to our garden, will also be ousted. Please reject this inappropriate application and allow this ancient woodland to remain undisturbed.

**Received Date** 

29/11/2016 17:00:15

Comments Form Page 1 of 1

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name Mr Simon Barker

**Address** 7 Raglande Court, CF61 1TB

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** WILDLIFE, NOISE, RESTRICTED ACCESS, LITTER, PRIVACY.

Destruction of habitat. I understand from the Vale survey from the

last planning application for this, that the site was of special

scientific interest and a section of ancient woodland that could not be

developed. How has this changed?

**Received Date** 

25/11/2016 16:02:30

Page 1 of 1 Comments Form

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs Pauline Price

**Address** 

25 Whitewell Drive, Llantwit Major, CF61 1TA

**Type of Comment** 

Objection

**Type** 

Other

**Comments** 

Other type details: PRIVACY WILDLIFE NOISE POLLUTION DANGER TO PEDESTRIANS &TRAFFIC. Comment: I have just been informed about the proposed holiday tree tents adjacent to Woodsite Hamlet.

It is an utter disgrace for the council to even consider the

application. How many times does the applicant need telling NO we the neighbours across the road do NOT want the complex to go ahead. Why ruin something that has been here hundreds of years to

line somebody's pockets.WE ARE NOT HAPPY RESIDENTS

**Received Date** 

24/11/2016 16:36:27

From: Nigel Seddon <

**Sent:** 29 November 2016 15:50

**To:** Planning & Transportation (Customer Care)

**Subject:** 2016/01160/OUT

Mr N Seddon 62 Ham Lane South Llantwit Major CF611RN

Re: 2016/01160/OUT

Dear Mr Howell

I am writing in response to the letter sent out re: planning application for the proposed tourist tree tent development within the woodland adjacent to mill lay lane. I am wholly opposed to any development within this ancient woodland for the following reasons.

The woods are populated by many forms of wild life including owls, herons, woodpeckers and other birds which are all very sensitive to human presence around there nests.

The proposed access from Mill Lay Lane will pose a danger for other car drivers, cyclists, pedestrians and emergency vehicles using the lane on their way down to the beach.

There is currently no vehicle access into the woods from mill lay lane.

The development is adjacent to an established housing estate which makes it unsuitable for a camping site due to noise interference in both directions.

The woods are totally unsuitable for parking cars and could cause pollution and disturbance of the wild life.

The recent rains have proved that the Hoddnant is quite callable of flooding of the land in the area and indeed as witnessed by myself and others of becomes a raging torrent when in full flood posing a danger to adults and children.

The Vale of Glamorgan already has ample camping facilities situated in more suitable sites.

Page 6 of the design and access statement proposes 6 tent/pods this has grown to 11 in the documents pa202 and pa203 how many more will they try to install if permission is granted.

**Yours Sincerely** 

Mr N Seddon

Han Maner Fork dentist major. 1 Dec 2016

Re application no 2016/01160/out Peroposed Tree Tent accommedation Woodside Hamlet.

Dear Su/Madom

I note a pread application for the above

development has been submitted to the Council

Own blat the lint or Mage will appeal to youngesters it is a totally enaphropriale setting againing as it will a relinement complex for the over 50? The chevelopment would

inflict distintance by noise, little and light pollustion

There would be environmental clamage to an altractive on nearly residents

woodland and sheam. Mill Lane is a namer attractive lane used by happic . walters heading to the heach access in lo the lane could head to increased traffic and problems at

the Ham Lane | Ham Mana Park corner were there is Immiliel

observation unto out of the Park I would take to place or necord my strong objection to the mohand development

your larkfully RECEIVED 0 + 170: 70% Regeneration and Planning

# **Edgerton, Tayla (Agency)**

From:

Steve Clancy -

Sent:

07 December 2016 15:36

To:

Planning & Transportation (Customer Care)

Cc:

jmedwards 50@sky.com

Subject:

planning application ref 2016/01160/OUT TREE TENTS

Att Mr Morgan P Howell

Dear sirs

Re; app 2016/01160/OUT

I am the owner of 6 woodside hamlet, llantwit major

the application contains many misleading statements, inaccuracies and also pertinent omissions, examples include; 5.pre application advice

This statement was from an earlier withdrawn application for a much smaller scheme.it is not relevant to the 7.waste storage and collection

The application states- as shown on submitted plans – the plans do not show any detail for provision, access or 15.existing use

The applicant has indicated NO to contamination.this is incorrect.the applicant is fully aware as are the environment agency that knotweed is present on the site the knotweed is spreading and emerging in at least two gardens in the adjoining woodside hamlet.

The ecological report from the previous withdrawn application highlights contamination from a pipe entering the river hoddnant.the current ecological report refers to the same pollutant.

This has been brought to the attention of yourselves, dwr cymru, NRW and obviously the land owner – approx. 12 \*design and access statement

1.06 pond .without a detailed survey how can you say it has minimal biodiversity value

See also comment on pollution via outfall – despite knowing for approx. 12 months of this pollutant they are using it as an excuse that the river is not clean enough to qualify for a wildlife site

4.2 robert lankshear correspondence does not relate to this application, drawings attached to this correspondence bear no relationship to the current application \*drawing MDS 1068/PA200 C

The curved section of road shown from 6 woodside hamlet to ham woods does not exist

The existing pedestrian access shown adjacent to 6 woodside hamlet does not exist

The existing access shown on mill lay lane does not exist- a section of fence/wall is missing

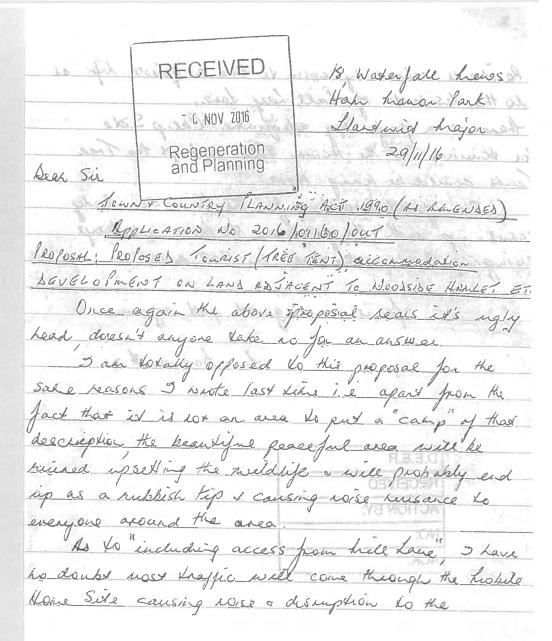
There is a foul pumping station in the woods serving woodside hamlet, the station is located where toilets and showers are shown access is by a pedestrian path adjacent 6 woodside hamlet

In view of the many errors contained in the application I suggest you consider requesting the applicant to withdraw the application and resubmit with proper and accurate information or refuse consent

Julie Edwards 6 woodside hamlet Llantwit major



D.E.E.R	
RECEIVED	
ACTION BY: MPH	10
NO: 8	-1:5
ACK:	



Residents who enty wish to live a guised life as do the Residents of hull Lay Lave. There is a perfectly adequate Camp Side there is a perfectly adequare for some iste as the Acom Side perhaps the Tree In just waiting for the time somebody up with the proposal to have mankeys avinging through the trees in that area. Yours in disgust yet again RECEIVED ACTION BY:

281/oru, 2016 20 Ham Manor Ham Manor Park LLANTWIT MAJOR Dear Sopladam, Jam wording in connection with ropored (INE TENT) accomodation. My unfe and T. strongly appare the ropusal When we come here in 2005 & retore, our site was quet Now the wellen of traffic and rewel well has increared, prouse and no one heeds ord spel Cement noposed site well not de managed proportes therfor more nouse and possibly vaffers Hored Successes

19 Ham Manor Ham Manor Park Llantwit Major CF61 IBD 27 November 2016

Vale of Glamorgan bouncel Barry CF63 4RT

Dan Sis

Application 2016/01160/OUT Townst Tree Tent Accommodation

Its disgraceful this application should even be considered again. This will definitely affect the widlife around, the privacy of people living in the vicinity, not to mention the noise and pollution to the area.

The council are always promating Llantiwit Major as an historical town, if applications like the above are granted it will degrade the town and will not be beneficial in any will degrade the town and will not be beneficial in any way. The area is not a rainforest in the Amazon.

I strongly object to this application along with many more I am sure.

RECEIVED

3 0 NOV 2016

Regeneration and Planning

Yours faithfully

Fig. 1 pm = pm = 1 mg / m = m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2
FECEIVED
ACTION BY:
NO:
 VCK.

Dear Mr Howell,

ref: 2016/01160/OUT

I am writing to you concerning the proposed Tourist Tree Tent development on woodland adjoining Ham Manor Park.

My mother is a resident of Ham Manor Park, and her property is directly overlooked by the woodland considered for development. She is understandably worried and upset by the proposals, and has asked me to write on her behalf.

Our main concern is that the proposed development is completely out of character for the area, which is a quiet, peaceful retirement park inhabited solely by elderly people, many of whom are vulnerable. The proposal appears to disregard this, implying instead that this is a tourist area. We therefore strenuously oppose the development on the following grounds.

- 1. Noise: The distance from the proposed development to retirees' properties is minimal. The tents have no soundproofing and any noise from the guests will be clearly audible to residents, causing disturbance and interfering with the quiet enjoyment of their own homes and gardens for which they have paid a premium. Ham Manor residents have to abide by strict noise controls to avoid disturbing their neighbours, including a No Dogs policy. The proposed development has no such restrictions. I appreciate there are proposals to limit dogs and afterdusk noise, but without permanent, on-site management there is nothing to prevent visitors ignoring these rules.
- 2. Trespass: We have already had incidents of illegal trespass on the site, despite it being fenced off. Fences have been broken to gain access to the river. We have had teenagers and in one case a man climbing over the wall and into my mother's garden. My mother is elderly and infirm; such shocking and frightening invasions could become commonplace if unvetted members of the public were to stay there. The lack of footpaths does not stop people exploring.
- 3. Visual impact: I appreciate the developer does not intend to fell any of the trees, however, the woodland is small and the tents will be clearly visible from the adjoining residential properties, especially in spring, autumn and winter when the leaf cover is sparse or absent. This will mean a loss of privacy and will cause more anxiety and disturbance to residents.
- 4. Disturbance to wildlife: The woodland is home to a wide variety of wildlife, including owls, badgers, bats and many species of small birds whose numbers are declining nationwide. Having people in this woodland would inevitably cause disturbance to them, and threaten the Hoddnant river with pollution from discarded litter.
- 5. Increased risk of harm: my mother is a vulnerable pensioner living alone, at the end of a peaceful but secluded cul-de-sac, recently bereaved and suffering from anxiety. She is typical of the residents of this Retirement Park. She fears that the presence of the Tree Tent Camp would not only attract attention such as break-ins and vandalism, but that the loss of privacy, noise and disturbance would make her a prisoner in her home and destroy what little quality of life she has left. She despairs that the developer will simply keep re-applying until they eventually get their way. I know many of her neighbours feel the same, and this renewed application is causing them and their extended families undue stress. At what point does this become harassment?

I very much hope that you will take all these points into consideration when you review this planning application. Developments of this type need to be in appropriate locations, not overlooked on three sides by people's homes.

Yours Sincerely,

Mrs Kristi Herbert on behalf of Mrs Marie Dowdall

Page 1 of 1 Comments Form

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mr David Richards

Address

17 Raglande Court, CF61 1TB

**Type of Comment** 

Objection

**Type** 

SiteNotice

**Comments** 

Objections Traffic, an increase disproportionate to "lanes" capacity. Mill lane fencing broken, not replaced by local council. 18 mnths Pollution, noise and light. Plus litter and fires Detrimental effect on the local ecology. See ecologist report. My own sitings include white egret, herons, green and lesser/greater spotted woodpeckers. Plus, various birds of prey, namely accipitridae/falconidae. Audio conformation of badgers and owls Camping sites already in existence 200 yds away, plus sites outside LM town border. No correlation of ratio of campers/tents/caravans being exceeded. No proof that extra amenities are necessary for tourism Developers: Not local. No local knowledge of sites importance to proximity of Heritage Coastline Please see attached documents for further information on objections

**Received Date** 

10/12/2016 18:31:40

**Attachments** 

The following files have been uploaded:

Planning Objection Tree Tents 2015 00995 OUT MPH.docx

Second letter of objection regarding Tree Tents 14 Nov 2015.docx

Tree Tent Application Objection DHR MR.docx

17 Raglande Court Llantwit Major CF61 1TB

14<sup>th</sup> October 2015

Mr M Goldsworthy
Operational Manager Development & Building Control
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

Dear Mr. Goldsworthy

Re: Planning Applications 2015/00995/OUT/MPH
Location:Woodside Hamlet, Ham Manor, Llantwit Major
Proposal: Proposed tourist tree tent accommodation
development on land adjacent to Woodside Hamlet

I am writing to you with regards to the above applications for planning. I wish to object to the proposals, and will list my concerns and comment upon the proposed plots.

I am aware that previous applications have been made in August 2002 and more recently in August 2014 for two residential plots. This was subsequently refused. I have a copy of a letter from John Readman, which list his/our concerns. (Available upon request)

I believe that his previous concerns with regards to previous applications in the past are still very much pertinent to the reasons why this development should not proceed.

 The site lies on the south side of Mill Lay Lane, which is outside the Residential Settlement Boundary of Llantwit Major and UDP Deposit Draft is clear that it's not the intention of the Council to

- allocate any further land for residential/planning development use outside the settlement boundary of the town.
- 2. It is located only just outside the Boundary of the Heritage Coast. Development would set a precedent for further development along the south side of Mill Lay Lane, and intrude on the unspoilt nature of this wooded area on the margin of the Heritage Coast.

I have concerns of my own and wish to add comment to those of Mr.Readman's. They are as follows:

- Loss of privacy and overlooking
- Design
- Safety
- Drainage
- Environmental
- Boundaries

## Loss of privacy and over looking

The elevations/sitings of the proposed development/accomodation are such that they deny the immediate neighbours' gardens privacy which they are entitled to by law. From what I can see from the proposed plans our garden will be overlooked directly by the tree tents and will result in an invasion of our privacy.

## **Design**

The proposed development is not in keeping "at all" with the residential properties in this area. The Lane is a well-used access route to the beach by holiday makers and the local population. That particular side of the lane does not have any buildings/dwellings upon it; this could set a precedent for further application to building/development.

## <u>Safety</u>

I am unsure as yet what are the arrangements for living in the proposed dwellings are, however, my concerns are that this could potentially be a fire hazard. (Whilst there may well be directives against the lighting of fires/barbeques I have serious concerns as to the adherences of these rules in practice)

## **Drainage/Waste**

Once again whilst the proposed planning may take into considerations dwellers waste needs, I am concerned as to the likely hood of this woodland becoming a "waste site" with all the consequences of safety, pollution and its detrimental effect to the surrounding area.

## **Environmental**

The proposal of these tree tent dwellings counter act with woodland and "green" space. The wooded area which lies next to the proposed sites, offers the inhabitants of Llantwit Major a stretch of beautiful unspoilt walking. They can enjoy the wildlife, for example woodpeckers, owls and badger sets which reside amongst the trees and stream. This proposal will damage the ecology of the small, but precious wood.

Whilst some of the trees listed for felling may be diseased they still offer a rich abundance of food and natural shelter upon which the rich variety of habitat depend.

Plus I would be interested to know what the stability of the ground is, in case of any further sitting of supporting posts/structures.

## **Boundaries**

As listed above in quotes from Mr Readman's original letter that these plots are located outside of the Residential Settlement Boundary of Llantwit Major and it is located only just outside of the Boundary of the Heritage Coast.

Also, I am concerned as to the liability of Raglande Court becoming a thoroughfare for this proposed planning.

Finally, I am very passionate about the area of Llantwit Major; it has a huge appeal to the community and all visitors that share it. I do wish to preserve the natural beauty of the area and the historical references it has and I do strongly oppose this proposal.

I shall be glad to meet with any of the Council's representatives to discuss this matter further.

Yours sincerely

David H Richards

Comments Form Page 1 of 1

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

**Location** Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Officer Mr. Morgan P. Howell

Name Mrs Sarah Clayton-Ball

Address Old Fairmead House, Mill-Lay Lane, Llantwit Major, CF61 1QE

Type of Comment Objection

**Type** Neighbour

**Received Date** 

**Comments** Please find my letter of objection attached

**Attachments** The following files have been uploaded:

09/12/2016 18:53:01

Objection to Ham Manor Wood Tree Tents 2016 01160.docx

Old Fairmead House Mill-Lay Lane Llantwit Major CF61 10E

9 December 2016

Mr Morgan P Howell Planning Department The Vale of Glamorgan Council Dock Office Barry Docks Barry CF63 4RT

Dear Mr Howell

#### Objection to Tree Tent Development at Ham Wood - 2016/01160/OUT

I wish to submit my strong objection to this proposal. The site is wholly unsuitable in many ways:-proximity to nearby housing, poor access to the site, resultant noise pollution from users of the site, impact on the landscape and the suitability/desirability of the site as a 'holiday' destination.

Many of the plans and photos do not show how close the pods actually are to existing housing. At least two properties have windows directly facing the site, and one has several windows overlooking the proposed access area. Others have gardens adjacent. After visiting the site today, I believe several of the pods, amenities and parking areas will be in clear view of these properties. As the pods are like a tent, it means that the users are likely to spend time outside the pods socialising, cooking (are BBQ's going to be allowed?), arriving in cars, etc and thus creating a disturbance in a previously peaceful woodland and thus impact the area as a whole.

The access to the site is via a narrow lane with passing places in parts and a blind spot quite close to the proposed access point. At this point in the road it is often necessary to reverse from the blind spot back towards the proposed access point to allow cars to pass from the opposite direction. It can be quite tricky for some people to manoeuvre due to the wall alongside the road. As a resident and a regular pedestrian and driver on this road, I find that cars often travel too fast (often people on their way to and from the beach or delivery vans) and I am surprised that an accident has not happened already. The road is not lit, apart from by neighbouring houses and it is often hard to see people walking along the road at night (dog walking, etc) so would be a potential hazard to tree pod dwellers who might be returning from town late at night. Obviously, to install street lighting or night-time lighting to the site would also impact the neighbouring houses.

The access point was never actually a proper access point to this area. It has just 'developed' from an old chain fence falling down some years ago, not being repaired, and local people then began investigating the woodland and walking their dogs in the area and there has been no objection to public access and no replacement of the fence. The original fencing is still visible, partially buried into the mud. I drove along this road yesterday and feel that the access would need to be considerably widened to allow a car to turn safely into the site or an exiting car to have good enough visibility to turn out on the road safely. The hill then slopes considerably downwards so would be difficult to negotiate with a regular car.

#### 9 December 2016

#### Objection to Ham Manor Wood Tree Tents 2016 01160

The application states that the perimeter fence along Mill-Lay will be no higher than 0.6 m. This means that there will be no screening to hide the tree tents from the road and adjacent houses and also means that the site will not be very secure. Is it to be gated or to be left open to public access? What will happen when the tents are empty and the site is unmanned? Are the tents secure/lockable? It may prove to be an interesting area for bored youngsters, and others, to investigate and possibly congregate, causing further disturbance to neighbouring properties. This is the only way I could see how (to quote the report) 'the tree tents will draw members of all communities to the area' - as a local curiosity for a while. The tree tents only have a single use as holiday accommodation and could not really serve any other purpose for use by the community.

I personally feel the pods are extremely ugly and would not have a good visual impact on the site. Unless a tall boundary is installed, in their proposed positions they will be visible from the road and neighbouring houses. I note that the new application is for an increased number of pods and wonder how long it would be before more pods were requested further along the length of Mill-Lay Lane making a larger camping complex and all the extra facilities that these would need and having an even greater impact on noise and extra traffic along Mill-Lay Lane. We already have noise pollution from Rose Dew Farm when weddings are taking place due to music late at night, which I tolerate with good will, and we also have considerable noise when the farm machinery is running and I would not welcome any further development and potential for noise pollution in this area.

Finally, I would question the suitability of the site as a holiday destination at all? The tree pods would not have any 'outlook' to attract people apart from ivy-strangled trees and ground scrub, a few houses and a fairly busy lane close by (which often on Summer evenings has youngsters racing along in noisy cars to and from the beach). I wonder who would want to stay at such a site and therefore how sustainable it would be in the long term? I feel that the impact on the neighbourhood far outweighs any 'benefits' to the community suggested by the applicant of the scheme. If it were further from existing housing and not along such a narrow lane, then it could be an interesting concept, but this is a wholly unsuitable place for a holiday campsite.

Yours sincerely

Sarah Clayton-Ball (Mrs)

Page 1 of 1 Comments Form

## **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs Joan Walsh

**Address** 

Ty Celyn, Mill-lay Lane, CF61 1QE

**Type of Comment** 

Objection

**Type** 

SiteNotice

**Comments** 

The previous application for this was for only 6 pods now eleven, it was inappropriate then and is still now for all the same reasons. They claim an existing access from Mill-Lay Lane, this is incorrect, there is a narrow area where the metal fence has been removed and not replaced. Changing this for vehicle use would be very dangerous. I doubt that any elderly or disabled person would consider holidaying in a tree pod, this would result in the unmanned site being used as a youth gathering place resulting in noise, damage to the woodland, litter, no respect for the wildlife and certainly no thought for the residents of both Ham Manor and Mill-Lay Lane. There is already a caravan site and holiday accommodation in the area, this has an impact on the amount of traffic using Mill-Lay Lane making it dangerous for dog walkers and residents, especially as there are no street lights.

**Received Date** 

06/12/2016 14:48:58

Page 1 of 1 Comments Form

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

**Case Officer** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

Mr. Morgan P. Howell

Mrs Jean Guest

Name

**Address** 

2 The Green, Ham Manor, Llantwit Major, CF61 1BB

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

I wish to express a strong objection to this proposal; The land is surrounded by residential properties and they will be affected if this application is approved; from noise, cooking smells, potential rubbish and the increased fire hazard, especially as the properties are serviced by gas tanks. Access to the site is via a narrow country road with no pavements and is already affected by heavy vehicles and farm machinery. Additional traffic would add to the issue. There is an abundance of wildlife in the woodland. Any development of the site would drive this wildlife out of the area and put that which remains at risk from rubbish. Ham Manor is a retirement park and is occupied by many elderly who moved here many years ago looking for a guiet retirement. The owner of the land has surrounded the park with camping and caravanning facilities, chalets and a wedding barn. No consideration is given to the residents. Let us enjoy our retirement in the environment and peace we originally chose.

**Received Date** 

05/12/2016 09:59:12

Comments Form Page 1 of 1

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mr adam rees

**Address** 

8 mill lay lane,cf61 1qe

**Type of Comment** 

Objection

**Type** 

SiteNotice

**Comments** 

Other type details: live very near to proposal. Comment: Mill Lay Lane is narrow and dangerous - adding more traffic to this lane makes no sense. eggier is a nasty corner on mill lay lane that people often sound their horns on - having a tented accommodation near this with very little sound insulation is madness. There are already plenty of facilities locally for camping within 250 metres of this proposal. The wood is a very natural space and to reduce that through any type of building is to deprive nature of a home.

**Received Date** 

05/12/2016 08:40:42

Comments Form Page 1 of 1

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name Mrs Marie Dowdall

**Address** 21 Ham Manor, Ham Manor Park, , Llantwit Major, CF61 1BD

**Type of Comment** Objection

**Type** Neighbour

**Comments** Please see attached document. It is wholly inappropriate to have a

> development of this nature so close to a retirement park of elderly, vulnerable pensioners. It will destroy the peace and quiet of the area

and cause the residents worry and distress.

**Received Date** 03/12/2016 12:51:16

The following files have been uploaded: **Attachments** 

Treetent camp.pdf

### **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs Johana Rowbottom

**Address** 

9 Raglande Court, CF611TB

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

Living here for 22years, I enjoy walking past this beautiful wooded area with my children- its full of nature. I listen to the woodpeckers and birds, have watched the squirrels, sheep and badgers. Mill lay lane is a narrow road with fast traffic. There are many walkers struggling to walk safely along this road already. To add more traffic and probably congestion will be detrimental to everyone who lives and travels here. This is a quiet area - which is why we moved here.-any campsite brings with it noise, pollution, littering, drunkenness, traffic and unwanted clients. These woods have been a joy to families for years, to be able to watch nature on your doorstep is a rarity nowadays I think the idea of this campsite is a selfish, ridiculous idea with no thought of the animals and birds who have this wood as their home nor for the residents who enjoy having this area to walk into and watch nature

**Received Date** 

01/12/2016 23:59:42

17 Raglande Court Llantwit Major CF61 1TB

14<sup>th</sup> November 2015
Mr Morgan P Howell
Operational Manager Development & Building Control
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

Dear Mr Howell

Re: Planning Application No. 2015/00995/OUT/MPH
Location: Woodside Hamlet, Ham Manor, Llantwit Major
Proposal: Proposed tourist (tree tent) accommodation
Development on land adjacent to Woodside Hamlet

Further to you letter dated 29<sup>th</sup> October 2015 regarding the amendment of plans in relation to the proposed planning application 2015/00995/OUT/MPH, I am writing to you to inform you that I still have objections.

I still strongly adhere to my previous concerns listed in my first letter dated 22<sup>nd</sup> October 2015.

Briefly, my objections listed in my previous correspondence remain the same, even given the amendments of the proposed plans.

- Boundaries
- Loss of Privacy/Overlooking/Noise
- Design
- Safety
- Drainage/Waste
- Environmental

I also note that the Ecology report given by Mrs. Erica Dixon supports the concerns of mine and many of the residents of Llantwit Major that I have had discussions with about this proposed planning. To destroy such a rich tapestry of nature would be a travesty to the old and young people of the town. This rich abundance of nature cannot be replaced overnight, indeed it takes Mother Nature decades to cultivate, and can't be bought cheaply.

The design of these proposed tree tents are perhaps popular with those wishing to immerse themselves in the "country side experience", however, these tents do not lend themselves to the area in question here. They are a cheap attempt to "crowbar" the experience into a habitat which is neither ecologically acceptable or into an area where they do not meld with the surroundings.

In conclusion, my previous objections (given by my letter of 22<sup>nd</sup> October 15), still remain. Plus, the ecology report would further my objections.

Yours sincerely,

**David Richards** 

RECEIVED D.E.E.R RECEIVED 10 Raglande Court ACTION BY: Regeneration and Planning Llantwit Major NO: CF61 1TB ACK: 29" Nov. 2016 Der Ma Howell Re: Application No. 2016/01160/00T. The Unitary Development Plan 1996 - 2011 Shick quoted the above site lies outside the Settlement of alantwit Major and as such is in the country side, is now superceeded by the 2011-2026 L.D.P. and may not now be considered as Such I first came to Mantuit Major in 1950 just before my lot birthday. I lived in a then Lir Ministry house in Fitzhamon Avenue, a stones throw from the proposed development - - vividly remember the old Ham Manor complex including the wood in question which was part of the Ham estate and well established at the time. 0 Since those days the area has been considerably developed. The Himpey estate where I now live was built on Seavier form in the 1970's then He Welsh estate followed and schools were built. Over the years the Berekly chalet park for the over SOB was developed in the old Ham Manor grounds. The Acom Caravan and tourist develope and more recently the Farner's Barns and Woodside Hanlets were built. Even now more tourist accompodation is being built as old farm machinem stedo are being demolished and being placed by wooden holiday, accomodation There are lots of towaist facilities in a small area and

The proposed development would be in lovely established woodland, very close to residential properties. As the woodland has been untouched for as long as I can remember, any development would cause unmeasureable damage to established wildlife from , found Even with any proposed monitoring, once disturbed it would take years to repair to its original state. Noise from these true tent accommodations would be unavoidable as they would be so close to residential properities. Holiday makers expect to enjoy thenselves so would not try to be quiet anytime day of hight. Thus a lovely peaceful area would no longer be such. The tree houses thenselves may well be an invasion of privacy as they could overbok private gardens. The proposed access to this development is via Mill day have. This is a single track narrow lane and a very popular route to the Tocal beach, used by vehicles pedestrans and many dog-walkers. It would be difficult to widen this lane as it is boardered by houses on one side and the old wall, the original Ham Manor boundary on the other side. It would be difficult for emergency services to attend any accident Aff required the main route to Mill day have would be down Han Lane. As this is where most of the blantwit Major Schools are now situated as well as the housing estate this is quite a vehicle conjected area and further tourist accompation would only increase such congestion As you can tell I am dead against this torrist tree text accommodation and hope you will take all our concerne into consideration yours faithfully ( Mas J. PRICE)

()

Cwm-yr-Adar, Mill-Lav Lane, Llantwit Major, Vale of Glamorgan, CF61 1QE.

23rd December 2016.

7 8 DEC 7018

Operational Manager Development Management, Vale of Glamorgan Council, Dock Office. BARRY. CF63 4RT.

Dear Sir.

Town & Country Planning Act 1990 (as amended)

Application No. 2016/01160/OUT

Location: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Proposed tourist (TreeTent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

We wish to object in the strongest possible terms to the above proposal. The whole idea is unsustainable in so many ways it is difficult to know where to start.

The area is already suffering from traffic overload and the narrow roads, particularly Mill-Lay Lane, are totally unsuitable to take more traffic. The area is very prone to flooding already. This type of quiet, green area is disappearing in so many places and needs to be preserved and protected for all. The chopping down of so many mature trees and damaging and endangering the remaining ones is completely out of line with all current conservation standards.

The site would not be continuously manned and we all know it only takes a few people to act irresponsibly to cause serious, long term and possibly irreparable damage to this vulnerable area.



Planning Department, Civi Offices, Hollon Road, Barry.

RECEIVED

2 3 DEC 2015

Regeneration and Planning

Your communication of 10th December 2016 - planning Millitetay Lane and Ham Manor Park:

RECEIVED

Planning ACTION BY:

1 wite as one whorks three times since 2007 thwarted, though not without the help ACK several other concerned parties, attempts by Germany to rule the far North-west of Europe. I have that in this connection you have need my letter to "Amsterdam's StadsHatt" in 2007, in which I was able to show that the flood-gates they had been ordered to instal south of Rotterdam, by Germany, were not to protect them against sea level rise (which is no more than seven inches in a century. according to records kept at Brest on the coast of France since 1850 ), but to protect them from a massive displacement of water resulting from the filling-in of the Waldengee by reclaimed land from Britain under the authority of our Prime Minister, David Cameron, in order to set up a land mass sufficient to provide for a Please Lesael. The Dutch wasted no time in towing their several flood-control-gate into deg! water, and sinking them.

I couple of years later I wrote to the press in New York and Washington because Germany, by the capable hands of Amold Swangenegger, was about to down the Gulf Stream through the Gulf of Mexico into the Pacific Ocean so that it would cause to support by its benign Egratorial warmth: - I celand, Ireland, Great Britain, Holland, Denmark, Scandinara, Finland, the Bathie States, Poland and Russia, which are now quite highly projudated though on the same latitude as Siberia in east and Canada in the west - where we have icy + deserted wastes. Very soon after this the Germans sent a contingent of their air-force to pursue me, since when I have been afraid to walk anywhere beyond my garden, and have to take a taxi each week in order to do my shopping. If I go into the garden in the course of doing laundry, or in order to feed the birds, a German belieg ter or other aeroplare flies up above, apparently to take photographs. This has now been going on for about nine years.

I cannot help the conjecture that this bigarre plan for a Tree Tent Camp will bring about a successful kidnap by snabling the enemy rapidly to approach my garden when they know that I am there and quickly drag me into a waiting car. I would add this neighbourhood is for the most part very quiet upart from some maintenance activities.

Yours faithfully, Heather Montgomery (Mrs.) REF. No 2016/01160/0UT

#### **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs Carolann Bunce

**Address** 

6 Raglande Court, LLantwit Major, CF61 1TB

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

Due to Family commitments I have been unable to comment until now. I am concerned for this venture to proceed for a number of reasons. 1) The access to the site will be off Mill Lay Lane, Which will increase vehicle and pedestrian traffic. This I believe could be dangerous. It is a narrow road, there are no paths, and a number of local residents walk to the beach via Mill Lay Lane. 2) This is an extremely guiet neighbourhood, and I am concerned that during the businesses operating period we could be subject to noise pollution, 3) From the plan I see that a lot of the woodland will be used to create a car park, also the existing trees could be damaged when erecting the tree tents. This I believe would have an impact the established wildlife, including Bats, and Badgers, 4) Could the Tarmacked area cause a problem to Flood Defence!

**Received Date** 

16/12/2016 15:43:18

Comments Form Page 1 of 1

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name Mr Robert Dyer

**Address** Willow Lodge, Woodside Hamlet, CF61 1BN

**Type of Comment** Objection

**Type** Neighbour

**Comments** This is not an appropriate dwelling for the area or enviroment. It will

have an impact on the wildlife identified in the woods. The proposed shower facilities are not appropriate for the UK, the road access is

not adequate for any increase in traffic and access for the

emergency services will be a problem

**Received Date** 14/12/2016 16:27:01

#### **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name

Mr DAVID COLLINS

**Address** 

CHESTNUT LODGE, Woodside Hamlet, Ham Manor Park, CF61 1BN

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

1 access/exit from Millay lane would be dangerous as this Is a busy route to the beach with many vehicles and pedestrians 2 the south side of hodnant brook is an area prone to flooding as was the case 20/21/11/2016 when the area Was under about a foot of Water during winter months it is Either flooded or extremely boggy 3 this woodland is a haven for wildlife with many species of Bird as well as bats badgers foxes and probably many more mammals 4 as woodside hamlet residents we do not relish the prospect of noise and light pollution that will come if this proposal is approved 5 how will waste be disposed of both from showers toilets not into the brook I hope 6 we as residents and you as planners/councilors have a duty to ensure our environment and wildlife are still there for Future generations to enjoy this development will be another nail in the coffin for our already struggling wildlife

**Received Date** 

13/12/2016 21:19:48

Comments Form Page 1 of 1

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

**Location** Woodside Hamlet, Ham Manor, Llantwit Major

Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Officer Mr. Morgan P. Howell

Name Mr Martin Staples

**Address** 4 Ham Mews,CF61 1BE

Type of Comment Objection

**Type** SiteNotice

**Comments** See text document attached

**Received Date** 13/12/2016 15:24:40

**Attachments** The following files have been uploaded:

Tree Tents 2016.doc

Ham Mews Llantwit Major Vale of Glamorgan CF61 1BE

#### 11<sup>th</sup> December 2016

Mr Morgan P. Howell
Operational Manager Development & Building Control
The Vale of Glamorgan Council
Dock Office
Barry Docks
CF63 4RT

Dear Mr Howell

Re: Town and Country Planning Act 1990 (as amended)

Application No: 2016/01160/OUT

Location: Woodside Hamlet, Ham Manor, Llantwit Major

<u>Proposal: Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities.</u>

We wish to strongly object to the above Application as we feel the removal of trees would be inevitable in respect of the proposed tree tent development; which would have a devastating effect on both the ecology and biodiversity of the whole area of Ham Woods and beyond.

We submit that it contravenes Planning Policy Wales and the Vale of Glamorgan Council's Adopted UDP Plan 1996-2011.

We would respectfully refer to Planning Policy Wales Edition 7 – July 2014 – Chapter 5 Conserving and Improving Natural Heritage and the Coast.

#### Trees and Woodlands

5.2.9.

Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty. They also play a role in tackling climate change by trapping carbon and can provide a sustainable energy source. Local Planning Authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality. Ancient and semi-natural woodlands are irreplaceable habitats of high biodiversity value, which should be protected from development that would result in significant damage.

#### 5.2.10.

Local Planning Authorities should, as appropriate, make full use of their powers to protect and plant trees to maintain and improve the appearance of the countryside and built up areas.

The Adopted UDP 1996-2011 Policy ENV 11 Protection of Landscape Features states:

Development will be permitted if it does not unacceptably affect features of importance to landscape or nature conservation including: trees, woodland, hedgerows, river corridors, ponds, stone walls and species rich grasslands.

The Adopted UDP 1996-2011 Policy ENV 29 Protection of Environmental Quality states:

Development will not be permitted if it would be liable to have an unacceptable effect on either people's health and safety or the environment.

(ii) From smoke, fumes, gasses, dust, smell, noise, vibration, light or other polluting emissions.

The Applicant quotes Policy Tour 4 of the Council's UDP. We would disagree with his interpretation of the Policy on the following grounds:

- (i) We do not agree that the tree tents would be in keeping with the surrounding area.
- (ii) We believe the removal of trees to accommodate toilet blocks, car parking, walk ways would be inevitable and have an adverse effect on the interests of conservation, areas of ecological, wildlife, landscape importance.
- (iii) The proposal would have an unacceptable effect on the amenity and character of the existing or neighbouring environments by virtue of noise from people staying in the tree tents and extra traffic generated as well as visual intrusion, caused by artificial lighting within the woods.
- (iv) Landscaping and design has not existed in the past. Vehicle access would be via a narrow lane where there are no footpaths throughout it's length and is constantly used throughout the day and evening by heavy agricultural machinery, as well as traffic and pedestrians to and from the local beach.
- (v) There is no mention on the Plans for access to the tree tents for disabled persons and those with impaired movement.

With reference to the Applicant's Ecology Survey, it implies there is little wildlife to be found in the area.

Yet local residents and visitors who frequent the area would confirm the presence of varying species of wildlife, Bats and many different birds; snakes, fungi, insects, butterflies and moths to which Officers of the Wales and West Wildlife Trust would concur, especially as the Cwm Colhugh Nature reserve is so close. Indeed, the Glamorgan Badger Group has informed us of active setts within the application site, together with it being a wildlife corridor.

The Applicant, in his Report to the Council, implies that the woodland has been left "unmaintained" for many years and consequently has become neglected and somewhat overgrown; as both the Applicant and his predecessors have owned the land for over forty years, it is surely they that have not managed the woodland.

<u>Relevant Planning History</u>: We would like to bring to your attention that Ham Woods was previously part of the Planning Applications for Woodside Hamlets (7 Log Cabins). (See previous Application No; 03/01548/OUT).

The Planning Application was approved by the Planning Inspectorate for Wales on Appeal.

One of the conditions laid down by the Council and confirmed by the Planning Inspectorate was for a tree planting and landscaping scheme to include the following:- (horse chestnut, ash, sycamore, alder, blackthorn, etc.) which was never implemented. The current Application site was originally advertised as part of the Woodside Hamlets, each owner having one seventh of the Woodland and to include a trout stream.

In conclusion we strongly believe that Ham Woods should be protected, it has been here for generations past and should be saved in order that future generations may be able to enjoy and learn from this natural habitat. Once gone, it can not be easily replaced, nature takes it's time to weave it's magic, it is educational and conservation should be paramount. Under the Council's own Policies the biodiversity of areas like this should be preserved. We believe approval of this Application would set a dangerous precedent for the adjoining and other nearby woodland, all known under the name of Ham Woods.

We respectfully request that when the Application goes before the Planning Committee, our letter is duly forwarded.

Yours sincerely

For and on behalf of the Residents of Ham Mews No's 1,3,4 and 5.

#### **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs julie edwards

**Address** 

6 woodside hamlet, llantwit major, CF61 1BN

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

Dear sirs Prior to determination of the application i would urge you to undertake a site visit. I consider the application innapropriate in many elements; Access - mill lay lane is narrow, it has no street lighting, adequate vision splays will not be achievable. Due to the topography of the site the proposed access road/parking will be dangerously steep. There is no facility shown on the plans for access by fire engine, refuse vehicle etc. The proposal seeks to retain existing paths and supplement them with additional paths together with rope bridges - this will be nigh on impossible for disabled use. No proposals for waste storage are provided. Part of the documentation is for a previously withdrawn application and is not relevent to this application. The proposed use would require illuminated pathways to toilets for night time use, this will generate noise and disturbance to adjacent properties and will disturb wildlife day and night. Julie Edwards, Mrs

**Received Date** 

12/12/2016 14:07:37

#### **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name

Mr Ian Edwards

**Address** 

14 Raglande Court ,Llantwit Major,Cf611 tb

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

The latest proposal places the access to the site directly adjacent to my property. I object on the following grounds 1. Loss one amenity 2. Impact on my right to the quiete enjoyment of my property. In particular inevitable noise from visitors in periods where there is currently none. 3. The site will be unmanaged. 4. The provision of parking and roadways will decimate the existing flora and fauna. 5. The access to the site is onto mill lay Lane. When exiting the site traffic will be driving uphill onto a lane with limited visibility. Given the uphill exit Creating visibility will require the removal of trees and hedge for a significant distance in either direction. 6. Acces to the site will require significant work to ensure that the emergency services can gain acesss. 7. There will be an inevitable impact on the resident bats ,badgers and otters and migratory birds.

**Received Date** 

11/12/2016 20:56:31

#### **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs Valerie Redwin

**Address** 

19 Ham Manor, Ham Manor Park, Llantwit Major, CF61 1BD

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

I strongly object to this proposal being approved and cannot even understand that it should even be considered. We do not have many wooded areas around Llantwit Major so obviously it will effect the wildlife in the woods. It is so close to Ham Manor Park which I am sure you know is a residential retirement park for the elderly and in the last 6 years has already been over developed and a threefold increase in commercial and heavy goods vehicles having access through the Park to accommodate the various businesses at Rosedew Farm. Please give consideration to the people who live in the surrounding area.

**Received Date** 

21/12/2016 15:34:47

Comments Form Page 1 of 1

## **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs Jo Cody

**Address** 

32 Waterfall Mews, Ham Manor Park, CF61 1BA

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

This proposal will ruin what little is left of the surrounding countryside. Wildlife will suffer. Mill Lay Lane is a single track road with passing places and unsuitable for access. A resident of Ham Manor Park, I am swamped by over development by the leisure industry. Increased traffic over 16 years creates danger to

pedestrians. Tents in trees do not fit in with the local landscape and I

do not want to be looking at them, or they at me.

**Received Date** 

20/12/2016 18:12:32

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

**Case Officer** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

Mr. Morgan P. Howell

Name

Mrs Mandy Marsh

**Address** 

17 , ham manor ,Ham manor park,Llantwit major,Cf61 1bd

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

My mother and I moved to this location because of the solitude and the beautiful surroundings. Like all the people in the area, we don't wish to have tree tents as neighbours. Firstly there would be the damage to the beautiful woods, disruption , pollution let alone a loss of privacy which we all value here. The whole area will lose its character and charm to which I valued when I was looking for a home for myself and my mother. As the area is mainly populated with an older generation we do not relish or even consider entertaining the thought of tree tents which would bring a certain type of person to what is a very tranquil area for the more senior person, we may be senior but we are far from without our contacts and be sure we will pull out all the stops to get it across that this is most certainly NOT for this area

**Received Date** 

19/12/2016 15:25:23

Comments Form Page 1 of 1

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name Mrs Gaynor Jenkins

**Address** Mill-Lay lodge, Mill-Lay Lane, Llantwit Major, CF611QE

**Type of Comment** Objection

**Type** Neighbour

**Comments** This is a Heritage Coast area of natural Beauty. Further development

would blemish the area and with access from Mill Lane would add too

congestion, especially during the Summer months...

**Received Date** 19/12/2016 11:13:12

#### **Comment for planning application** 2016/01160/OUT

Application Number 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mr Michael Williams

**Address** 

Berkeley Leisure Group Ltd, West Coker House, West

Coker, YEOVIL,,, Ba22 9BW

**Type of Comment** 

Comment

**Type** 

Other

**Comments** 

Other type details: nearby landowner. Comment: It is noted that access to this development is now by means of the existing highway to the north of the site. This avoids the need to travel through the private road serving Ham Manor Park. It is not clear however how the LPA will ensure that all traffic will use the proposed access and never use any connection to the south. It is essential that this is achieved by enforceable conditions.

**Received Date** 

16/12/2016 22:24:45

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs Carolann Bunce

**Address** 

6 Raglande Court, LLantwit Major, CF61 1TB

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

Due to Family commitments I have been unable to comment until now. I am concerned for this venture to proceed for a number of reasons. 1) The access to the site will be off Mill Lay Lane, Which will increase vehicle and pedestrian traffic. This I believe could be dangerous. It is a narrow road, there are no paths, and a number of local residents walk to the beach via Mill Lay Lane. 2) This is an extremely guiet neighbourhood, and I am concerned that during the businesses operating period we could be subject to noise pollution, 3) From the plan I see that a lot of the woodland will be used to create a car park, also the existing trees could be damaged when erecting the tree tents. This I believe would have an impact the established wildlife, including Bats, and Badgers, 4) Could the Tarmacked area cause a problem to Flood Defence!

**Received Date** 

16/12/2016 15:43:18

Comments Form Page 1 of 1

# **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name Mr Robert Dyer

**Address** Willow Lodge, Woodside Hamlet, CF61 1BN

**Type of Comment** Objection

**Type** Neighbour

**Comments** This is not an appropriate dwelling for the area or enviroment. It will

have an impact on the wildlife identified in the woods. The proposed shower facilities are not appropriate for the UK, the road access is

not adequate for any increase in traffic and access for the

emergency services will be a problem

**Received Date** 14/12/2016 16:27:01

#### **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

**Case Officer** Mr. Morgan P. Howell

Name

Mr DAVID COLLINS

**Address** 

CHESTNUT LODGE, Woodside Hamlet, Ham Manor Park, CF61 1BN

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

1 access/exit from Millay lane would be dangerous as this Is a busy route to the beach with many vehicles and pedestrians 2 the south side of hodnant brook is an area prone to flooding as was the case 20/21/11/2016 when the area Was under about a foot of Water during winter months it is Either flooded or extremely boggy 3 this woodland is a haven for wildlife with many species of Bird as well as bats badgers foxes and probably many more mammals 4 as woodside hamlet residents we do not relish the prospect of noise and light pollution that will come if this proposal is approved 5 how will waste be disposed of both from showers toilets not into the brook I hope 6 we as residents and you as planners/councilors have a duty to ensure our environment and wildlife are still there for Future generations to enjoy this development will be another nail in the coffin for our already struggling wildlife

**Received Date** 

13/12/2016 21:19:48

Comments Form Page 1 of 1

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

**Location** Woodside Hamlet, Ham Manor, Llantwit Major

Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Officer Mr. Morgan P. Howell

Name Mr Martin Staples

**Address** 4 Ham Mews,CF61 1BE

Type of Comment Objection

**Type** SiteNotice

**Comments** See text document attached

**Received Date** 13/12/2016 15:24:40

**Attachments** The following files have been uploaded:

Tree Tents 2016.doc

Ham Mews Llantwit Major Vale of Glamorgan CF61 1BE

#### 11<sup>th</sup> December 2016

Mr Morgan P. Howell
Operational Manager Development & Building Control
The Vale of Glamorgan Council
Dock Office
Barry Docks
CF63 4RT

Dear Mr Howell

Re: Town and Country Planning Act 1990 (as amended)

Application No: 2016/01160/OUT

Location: Woodside Hamlet, Ham Manor, Llantwit Major

<u>Proposal: Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities.</u>

We wish to strongly object to the above Application as we feel the removal of trees would be inevitable in respect of the proposed tree tent development; which would have a devastating effect on both the ecology and biodiversity of the whole area of Ham Woods and beyond.

We submit that it contravenes Planning Policy Wales and the Vale of Glamorgan Council's Adopted UDP Plan 1996-2011.

We would respectfully refer to Planning Policy Wales Edition 7 – July 2014 – Chapter 5 Conserving and Improving Natural Heritage and the Coast.

#### Trees and Woodlands

5.2.9.

Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty. They also play a role in tackling climate change by trapping carbon and can provide a sustainable energy source. Local Planning Authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality. Ancient and semi-natural woodlands are irreplaceable habitats of high biodiversity value, which should be protected from development that would result in significant damage.

#### 5.2.10.

Local Planning Authorities should, as appropriate, make full use of their powers to protect and plant trees to maintain and improve the appearance of the countryside and built up areas.

The Adopted UDP 1996-2011 Policy ENV 11 Protection of Landscape Features states:

Development will be permitted if it does not unacceptably affect features of importance to landscape or nature conservation including: trees, woodland, hedgerows, river corridors, ponds, stone walls and species rich grasslands.

The Adopted UDP 1996-2011 Policy ENV 29 Protection of Environmental Quality states:

Development will not be permitted if it would be liable to have an unacceptable effect on either people's health and safety or the environment.

(ii) From smoke, fumes, gasses, dust, smell, noise, vibration, light or other polluting emissions.

The Applicant quotes Policy Tour 4 of the Council's UDP. We would disagree with his interpretation of the Policy on the following grounds:

- (i) We do not agree that the tree tents would be in keeping with the surrounding area.
- (ii) We believe the removal of trees to accommodate toilet blocks, car parking, walk ways would be inevitable and have an adverse effect on the interests of conservation, areas of ecological, wildlife, landscape importance.
- (iii) The proposal would have an unacceptable effect on the amenity and character of the existing or neighbouring environments by virtue of noise from people staying in the tree tents and extra traffic generated as well as visual intrusion, caused by artificial lighting within the woods.
- (iv) Landscaping and design has not existed in the past. Vehicle access would be via a narrow lane where there are no footpaths throughout it's length and is constantly used throughout the day and evening by heavy agricultural machinery, as well as traffic and pedestrians to and from the local beach.
- (v) There is no mention on the Plans for access to the tree tents for disabled persons and those with impaired movement.

With reference to the Applicant's Ecology Survey, it implies there is little wildlife to be found in the area.

Yet local residents and visitors who frequent the area would confirm the presence of varying species of wildlife, Bats and many different birds; snakes, fungi, insects, butterflies and moths to which Officers of the Wales and West Wildlife Trust would concur, especially as the Cwm Colhugh Nature reserve is so close. Indeed, the Glamorgan Badger Group has informed us of active setts within the application site, together with it being a wildlife corridor.

The Applicant, in his Report to the Council, implies that the woodland has been left "unmaintained" for many years and consequently has become neglected and somewhat overgrown; as both the Applicant and his predecessors have owned the land for over forty years, it is surely they that have not managed the woodland.

<u>Relevant Planning History</u>: We would like to bring to your attention that Ham Woods was previously part of the Planning Applications for Woodside Hamlets (7 Log Cabins). (See previous Application No; 03/01548/OUT).

The Planning Application was approved by the Planning Inspectorate for Wales on Appeal.

One of the conditions laid down by the Council and confirmed by the Planning Inspectorate was for a tree planting and landscaping scheme to include the following:- (horse chestnut, ash, sycamore, alder, blackthorn, etc.) which was never implemented. The current Application site was originally advertised as part of the Woodside Hamlets, each owner having one seventh of the Woodland and to include a trout stream.

In conclusion we strongly believe that Ham Woods should be protected, it has been here for generations past and should be saved in order that future generations may be able to enjoy and learn from this natural habitat. Once gone, it can not be easily replaced, nature takes it's time to weave it's magic, it is educational and conservation should be paramount. Under the Council's own Policies the biodiversity of areas like this should be preserved. We believe approval of this Application would set a dangerous precedent for the adjoining and other nearby woodland, all known under the name of Ham Woods.

We respectfully request that when the Application goes before the Planning Committee, our letter is duly forwarded.

Yours sincerely

For and on behalf of the Residents of Ham Mews No's 1,3,4 and 5.

#### **Comment for planning application** 2016/01160/OUT

**Application Number** 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** 

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

**Case Officer** 

Mr. Morgan P. Howell

Name

Mrs julie edwards

**Address** 

6 woodside hamlet, llantwit major, CF61 1BN

**Type of Comment** 

Objection

**Type** 

Neighbour

**Comments** 

Dear sirs Prior to determination of the application i would urge you to undertake a site visit. I consider the application innapropriate in many elements; Access - mill lay lane is narrow, it has no street lighting, adequate vision splays will not be achievable. Due to the topography of the site the proposed access road/parking will be dangerously steep. There is no facility shown on the plans for access by fire engine, refuse vehicle etc. The proposal seeks to retain existing paths and supplement them with additional paths together with rope bridges - this will be nigh on impossible for disabled use. No proposals for waste storage are provided. Part of the documentation is for a previously withdrawn application and is not relevent to this application. The proposed use would require illuminated pathways to toilets for night time use, this will generate noise and disturbance to adjacent properties and will disturb wildlife day and night. Julie Edwards, Mrs

**Received Date** 

12/12/2016 14:07:37

Cwm-yr-Adar, Mill-Lay Lane, Llantwit Major, Vale of Glamorgan, CF61 1QE.

23rd December 2016.

Operational Manager Development Management, Vale of Glamorgan Council, Dock Office, BARRY, CF63 4RT.

Dear Sir,

Town & Country Planning Act 1990 (as amended)
Application No. 2016/01160/OUT
Location: Woodside Hamlet, Ham Manor, Llantwit Major
Proposal: Proposed tourist (TreeTent) accommodation development on land
adjacent to Woodside Hamlet, including access from Mill Lane, with associated
parking, wash up and toilet facilities

We wish to object in the strongest possible terms to the above proposal. The whole idea is unsustainable in so many ways it is difficult to know where to start.

The area is already suffering from traffic overload and the narrow roads, particularly Mill-Lay Lane, are totally unsuitable to take more traffic. The area is very prone to flooding already. This type of quiet, green area is disappearing in so many places and needs to be preserved and protected for all. The chopping down of so many mature trees and damaging and endangering the remaining ones is completely out of line with all current conservation standards.

The site would not be continuously manned and we all know it only takes a few people to act irresponsibly to cause serious, long term and possibly irreparable damage to this vulnerable area.

Yours faithfully,

Mr. D. & Mrs. A. Mutlow

17 Raglande Court Llantwit Major CF61 1TB

9<sup>th</sup> December 2016
V.L.Robinson
Operational Manager Development & Building Control
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

Dear Sir/Madam

Re: Planning Application No. 2016/01160/OUT
Location: Woodside Hamlet, Ham Manor, Llantwit Major
Proposal: Proposed tourist (tree tent) accommodation
Development on land adjacent to Woodside Hamlet, including
access from Mill Lane, with associated parking, wash up and toilet
facilities

Further to your letter dated 22 November 2016 regarding the amendment of plans in relation to the proposed planning application 2016/01160/OUT, I am writing to inform you that I still have objections.

I have enclosed my two previous letters of communication, which outline these.

I understand that the latest proposal has made some changes to the original plans; namely access from Mill Lane. This is nonsensical. This very narrow thoroughfare is already under pressure from the driveways of residents who live in properties on the Lane. Pedestrians, cyclists and people on horseback find themselves having to constantly navigate traffic which passes them on both sides of this thoroughfare. For those with children, pushchairs or pets, those in groups or the elderly, this can be a dangerous and fraught experience and the Lane certainly does not

have the capacity to accommodate any further access or egress from developments along its perimeter.

I am sure that anyone can produce the necessary plans and means to build the proposed tree tents and given today's advanced building and structural technology it is certainly possibly to build on any number of marshes and flood plains. However, the question still remains - does Llantwit Major want to infringe upon its treasured Heritage Coast Line by filling in every inch of space that exists in its proximity?

I have already discussed in my previous correspondence the impact that this sort of development will have upon the woodland which borders the Lane. It is an ancient area which provides a habitat for a wide variety of both birds and mammals (refer to ecologist report re: newts/badger sets) and the infrastructure which supports them. Those of us fortunate enough to walk the lane on a daily basis – as I do – are well aware of the beauty and fragility of such species and feel strongly that it should be protected for what it is – a valuable resource for nature set alongside Mill Lane. And let's be honest, that is exactly what Mill Lane is, a country lane. It was never meant for the extremes of traffic it has traversing it even now, let alone should the proposed tree house development take place. Plus, there already exists a site for tents and caravans, a mere 200-300 metres from this proposed site. Are the ratios of campers to tents/caravans being exceeded year upon year? Other camping sites are available very near Llantwit Major for those wishing to enjoy the town.

I would be interested to know the parties responsible for the proposed planning of the tree tents. I am reasonably sure that they have little local knowledge of this particular lane and woodland. This smacks to me of nothing more than a money-making exercise, with no thought of the local residents or the flora and fauna that inhabit and depend upon the bordering woodland habitat.

Whilst I appreciate that objection need to be based upon "objectivity", there needs to be a counter-balance of "subjectivity". Llantwit Major does not need to destroy woodland in order to boost its local economy or "visitor star ratings".

Yours faithfully

David H Richards

24th December 2016

Miss L Davies 34 Manor Park LLANTWIT MAJOR South Glamorgan CF61 1RS



Planning Dept Civic Offices Holton Road Barry CF63 4RU

Dear Sirs,

#### Ref: 2016/01160/OUT

This is a lengthy letter, but I hope all of it will be read.

I am writing to you about a planning application for a Tree Tent Camp in the woodland between Mill-Lay Lane and Ham Manor Park.

I am totally opposed to the erection of six Tree Tents on both sides of Hoddnant Brook.

I think it is appalling that such a structure might be allowed, as I understand they will be attached to the trees. Surely this will somehow damage the trees, as bolts will have to be drilled into the trunks. Trees should not be used as a structural support, and it will spoil the appearance of a rural area. Will this be criminal damage to the trees?

I understand that about fifty trees will have to be felled, which means that the surviving trees will no longer have the shelter they need. It is also the home to many species of wild life, and too many trees will have to be cut down, which will reduce the amount of food for the animals.

It must be noted, that Mill Lay Lane is used by children walking to school, walkers and dog walkers, joggers, horse riders, the military for exercise running down to the beach. It is quite a dangerous lane due to a very sharp bend. There is no pavement, one is not needed, but with a possible increase in traffic due to this application one might be needed, which would be a shame as it is a "country lane". Not a road.

No doubt this will be an attraction for younger visitors, so as this is an area next to a residential retirement park, this means that there should be a site manager in attendance, at all times, to ensure that there will be no noise at all from radios, musical instruments etc.

There is also the problem of toilets and bathing facilities, and litter. There is far too much plastic and tin litter being thrown into the woodland area already.

I hope you will take all my above comments into account.

ACTION BY:
NO:

RECEIVED

TO THE TOTAL TOTAL

Regeneration and Planning

Also, I and many others know that there has already been an application for this, which was strongly opposed by residents of Llantwit Major. I understand that the applicant removed this request, and has now decided to reapply.

Surely democracy has already spoken, WE DO NOT WANT THIS TREE TENT CAMP! Why is it being re-applied for?

Yours faithfully,

Linda Davies (Miss)

2 Waterfall Mews
Ham Manor Park
Llantwit Major

REF No. 2016/01160/0UT

Dear Madam/Sir

I am strongly opposed to the planning application submitted for the Tree Tent Camp in the woodland between Mill-Lay Lane and Ham Manor Park, so someone can line their pockets and has no care or concern for the environment or the people living in the area who moved here for peace and quiet, so PLEASE PLEASE do not pass the application THANK YOU

Yours faithfully

Anthony Profit

RECEIVED

7 - 1150 7019

Regeneration and Planning

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name Mr Simon Barker

Address 7 Raglande Court, CF61 1TB

Type of Comment

Objection

Type

Neighbour

Comments

My objections are the same as last time, and the time before. There are wild life issues, bats, foxes and badgers. There are health and safety issues with emergency access. Noise issues in this quiet residential area. Conservation issues as understand the area is a SSSI. I don't understand why these people are allowed to make repeated

applications when nothing has changed !!!!

**Received Date** 

23/12/2017 11:59:04

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

Proposal

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Howard Price

Address

25 whitewell Drive, Llantwit Major, Vale of Glamorgan, Sth

Wales, CF611TA

Type of Comment

Objection

Type

Neighbour

Comments

I live adjacent to this intended unwanted monstrosity in beautiful woodland. This woodland is full of wildlife to be seen every day. This also seems to be an annual event submitting this application. Why don't we put it to bed once and for all. All our comments are listed on last years appeal and they are still relevant today as they were last year. If it is granted I would hope I will receive a reduction in rates. If I wanted to live near a park I would have bought a house near a park. I cannot stress how strongly I object to this hair brain idea. The customers would be overlooking our garden taking away our privacy plus the increased noise pollution. I believe the council has a duty of care to me and surrounding residents that pay top council tax. Plus the house value would go down. Would the councils or the owner of the park be compensating me for this loss when I come to sell. No I didn't think so

**Received Date** 

22/12/2017 19:10:56

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

Proposal

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

Case Officer

Mr. Morgan P. Howell

Name

Mr Simon Price

**Address** 

10, Ty Coed, Mill-Lay Lane, Llantwit Major, CF61 1QE

Type of Comment

Objection

Type

Neighbour

Comments

The proposed accommodation will mean increased traffic down Mill-Lay Lane, which is only a single track lane with passing places. In addition to the residents like ourselves and copious walkers / dog-walkers, the lane is already used by drivers as an alternative route to the beach, as there are no traffic calming measures on the lane. The development would mean even more traffic, which would make the lane unsafe for walkers and other road users. Depending on the location of the tree tents, there is a potential that our house would be overlooked by tourists in the tents. I am also concerned about noise disturbance, as the development is likely to attract wedding / hen / stag parties. Finally, when we bought our house in 1999 we were told that the woodland was a designated conservation area and would therefore never have any developments on it. The proposal directly opposes this.

**Received Date** 

01/02/2017 11:00:34

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Mr. Morgan P. Howell Officer

Name Mr Christopher Carini

Address 6, Whitewell Drive, CF61 1TA

Type of Comment Objection

Type Neighbour

Comments Other type details: More information required. . Comment: I see no

documents referring to the size of development. Need to understand how many people will be catered for and how the site will be managed

to control noise.

Received Date 30/01/2017 17:26:34

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Mr. Morgan P. Howell Officer

Name Mr Adrian Woods

Address 9 Whitewell Drive, Llantwit Major, Vale of glam, C; 611TA

Type of Comment Objection

Type Neighbour

Concerns at lack of supervision, noise, behaviour problems given that

the target market would probably be young people. The access is likely

to create accidents and danger to pedestrians.

Received Date 30/01/2017 14:08:08

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Mr. Morgan P. Howell Officer

Name Mr Malcolm Davies

Address 7 Whitewell Drive, Llantwit Major, Vale of Glam, CF611TA

Type of Comment Objection

Type Neighbour

Not a good place to have this site, too near the residential houses.

Amount of noise, Dangerous lane access and a danger for pedestrians.

Received Date 30/01/2017 13:06:47

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Mr. Morgan P. Howell Officer

Name Mr Philip Davies

Address 7 Whitewell Drive, Llantwit Major, Vale of Glam, CF611TA

Type of Comment Objection

Type Neighbour

Comments Very concerned about the noise so close to our home. We live approx

100 m of the proposed site. Mill Lay Lane is very narrow to have a lot more holiday traffic and a danger to those who walk along there

regularly.

Received Date 30/01/2017 12:37:15

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

Proposal

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Officer

Mr. Morgan P. Howell

Name

Mrs Dawn Davies

**Address** 

7 Whitewell Drive, Llantwit Major, Vale of Glamorgan, CF611TA

Type of Comment

Objection

Type

Neighbour

Comments

Other type details: Neighbour 100M. Comment: We are extremely concerned to hear about this planning application, as the site in question is very close to our home. The tree tents would be in approx 100m of our bedroom window and we are concerned about the noise which carries at night, we live in a quiet location and would like to protest in the strongest way possible. We are also concerned that we have heard about this through a neighbour and it has not been

publicised very well.

**Received Date** 

30/01/2017 11:49:30

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

Proposal

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Officer

Mr. Morgan P. Howell

Name

Mr Steve Williams

**Address** 

Elm Lodge, Woodside Hamlet, CF61 1BN

Type of Comment

Objection

Type

Neighbour

Comments

As the land is adjacent to my property running at the back of my garden I object strongly to this application on the following grounds: Ham Manor Park and Woodside Hamlet is a very quiet area. I am very concerned that this peace and quiet will be lost with little or no controls in place due to the lack of a permanent site manager. I am also worried about loss of privacy due to the proximity of the tree houses possibly overlooking my property. My understanding is that many of the trees are protected. There may also be a detrimental affect on local wildlife. Litter is also a worry not to mention the noise caused by development work.

**Received Date** 

09/01/2017 20:18:28

The Residents
Ham Manor Park
Llantwit Major
Vale of Glamorgan
CF61 1BG

04 January 2017

#### TO WHOM IT MAY CONCERN

Planning Department
The Vale of Glamorgan Council

Civic Offices
Holton Road

Barry

Vale of Glamorgan

CF63 4RU

Dear Sir/Madam

D.E.E.R

RECEIVED

ACTION BY:

NO:

ACK:

Re: Town and Country Planning Act, 1990 (as amended):

Application No: 2016/01160/OUT

Location: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Proposed tourist (tree tent) accommodation development on land adjacent to Woodside Hamlet, including access from Millay Lane, with associated parking, wash up

and toilet facilities

We, the undersigned, would like to register our objection to the above development at Ham Manor Park, Llantwit Major.

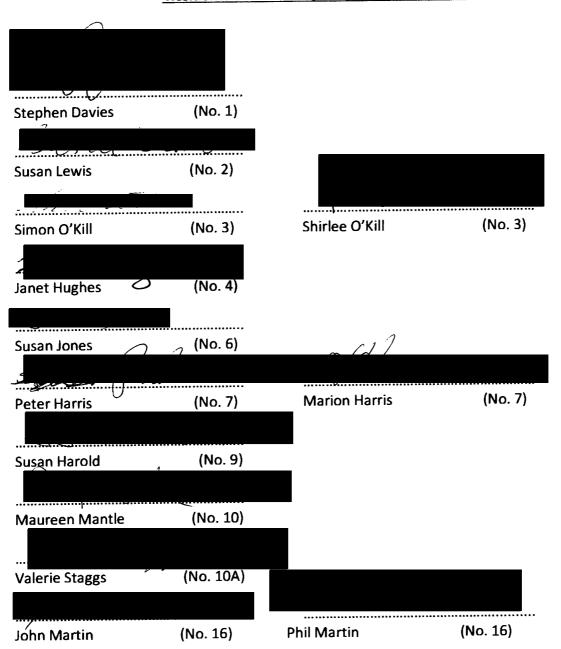
We are people in our later years who have chosen to reside at Ham Manor Park for its natural beauty and peaceful and tranquil environment. We feel that the extra noise and traffic using our road would prove disruptive to everybody who lives here. Many of us are living alone and the intrusion of younger visitors would make us feel vulnerable and insecure.

We have an abundance of wildlife sharing our park including birds, squirrels, foxes, etc. which we feel would be distressed by the inevitable destruction and disruption that this proposal would cause. We feel blessed to reside in such a beautiful and tranquil woodland area and it would be disastrous to see the destruction of 50 trees to make way for such a proposal.

We would ask therefore that you are sensitive to our genuine concerns and objections and that our comments could be considered when a decision is being made with regards to this planning application.

Yours faithfully

#### <u>Signatures</u> <u>Residents of Manor Square, Ham Manor Park</u>



RECEIVED

0 5 IAN 7017

Regeneration and Planning

Dear Mr Howell,

#### Re: Application No. 2016/01160/OUT/MPH

MH/12.

It does not matter how many amendments are made to the above planning application the principle objections to this development will remain the same.

- 1) The proposed development is in a conservation area right on top of an established residential area.
- 2) The noise generated will affect the residents quality of life.
- 3) The destruction of established wildlife in ancient woodland.
- 4) The extra traffic generated in an already congested area.

Access to the proposed development would be via Ham Lane East, an already busy street with residential houses on one side and the Welsh School, Comprehensive, nursery, infants and junior schools on the other. This leads onto Mill Lay where the entrance to the development would be. Mill Lay is a narrow lane popular with dog walkers, family walking and a route to the local beach. Extra transport including bikes would be dangerous.

We already have substantial tourist facilities in the area including the long established Acorn site, and the still expanding Farmer's Barns development.

I hope you will agree that this extra development would be intrusive and finally reject this application.

Vours faithfully

Mr Morgan P Howell, Vale of Glamorgan Council, Dock Offices, Barry Docks. RECEIVED

2 8 DEC 2017

Regeneration and Planning

From:
To: Planning.

Subject: Re: Comments acknowledgement
Date: 05 January 2017 15:41:24

Mr A Young

Cedar Lodge

1 Woodside Hamlet

Ham

CF61 1BN

Dear Mr Morgan Howell,

RE: Planning reference 2016/01160/OUT

I am writing to express my great concern with regard to the proposed planning application referenced above.

I have a number of concerns that I feel compelled to share with you as the impact will be substantial.

There are numerous health and safety issues. The access is a single track road, meaning that any rise in traffic with restrict access and increase potential risk for residents and visitors alike. Any additional parked vehicles will restrict access for emergency vehicles. At the back of each of the current dwellings there is a propane gas tank, which will be vulnerable if camp fires are lit in close proximity. The cesspit for our dwellings is located in the wooded area, this emits methane gas which is highly explosive and a great risk also if camp fires are ignited. It is powered by a high voltage energy source, that is not covered, so a high risk.

The environmental impact on the woodland and surrounding areas, which include a conservation area at the foot of the woods, it truly worrying. The woods where these pods have been proposed, are home to a number of species including: Mink, Woodpeckers, Squirrels, Vole's, Herron, Hawks, Bats, Foxes and Badgers and many more. At least one Red Kite bird has been spotted. The proposed felling of 50 plus trees will have a devastating impact on these animals who have inhabited them for many years. In terms of unwanted rodents, I am concerned that the number of disease carrying rats in the area will increase rapidly, and greatly due to the rubbish bins and the rubbish that the campers will leave behind. I find it hard to imagine that random short stay visitors will be as careful with their refuse as the residents are.

The area is also prone to flooding from the river Hoddnant.

From a personal view point, I have concerns for the safety of my property, the increase in noise pollution and the potentially unwanted behaviours that not only myself and my wife will have to endure from the proposed campers, but also our grandchildren will be exposed to. This proposal threatens the privacy, peace and tranquillity of Woodside Hamlet as well as, potentially, the safety and value.

Thanking you in anticipation.

Yours sincerely,

Mr A P Young



Cwm-yr-Adar, Mill-Lav Lane, Llantwit Major, Vale of Glamorgan, CF61 1QE.

23rd December 2016.

7 8 DEC 7018

Operational Manager Development Management, Vale of Glamorgan Council, Dock Office. BARRY. CF63 4RT.

Dear Sir.

Town & Country Planning Act 1990 (as amended)

Application No. 2016/01160/OUT

Location: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Proposed tourist (TreeTent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities

We wish to object in the strongest possible terms to the above proposal. The whole idea is unsustainable in so many ways it is difficult to know where to start.

The area is already suffering from traffic overload and the narrow roads, particularly Mill-Lay Lane, are totally unsuitable to take more traffic. The area is very prone to flooding already. This type of quiet, green area is disappearing in so many places and needs to be preserved and protected for all. The chopping down of so many mature trees and damaging and endangering the remaining ones is completely out of line with all current conservation standards.

The site would not be continuously manned and we all know it only takes a few people to act irresponsibly to cause serious, long term and possibly irreparable damage to this vulnerable area.



15, Hom Maror Park Han Maror Park C1-61 113

Re 2016/01/60/04T

My wife and I object to the above planning afflication on the following grounds. The tents will be suspended from decidences there have beauto with the tents will the tents will this means the form view and will be niveries not be hidden from view and will be niveries mean to our out other residences view of will about mean to our out other residences view of will about mean to our out other residences view of will about mean their there is the distinct possibility that our privacy will be invaded. How Money Post is a residential site and one too to be over 50 years of age to live here.

The queen lift is one of the main attractions.

The queen lift is one of the main attractions.

Out to tot of the forth a acom country which is a busy site in holiday times. Whilten from its or busy site in holiday times. Whilten from pile do Jotray down to the stream to play and can pile do Jotray on times with order on more filler from the very noisy on times with order on more filler from the toric and it could be may fam.

On the toric and it could be may fam.

The residents of Horn: 11 was by rules which we must abide for Who will be policing the best occupies of is highly unlikely this day will be 50 + years old and sharefur they were likely to play the music but were bit will be more likely to host, and he more likely to host, and he more likely to disregard those around them then Mared has one road running through them How Mared too one road running through is There are affroximately 110 units on site. More units have a cot, add on to traffer from Resident Form and its number of chaleis plus he troffice from Form and its number of chales plus the traffic from deserm borning (capaint unknown) and we have at 2016 substantial ammount of traffic but as it is 2016 be a speed limit on the fath but as it is such things and ignored accidents waiting there is marked with a scene from Milley have growing morning occasion from Milley have growing which have to be a decident to grade delight in coming back from the Had take grade delight in coming back from the Had take grade delight in coming back from the Had take grade delight in the woods from the woods from and there are good for the particularly along this narrows and therefore one may be of the particularly specialists and indeed many foot provide foreward and indeed many foot provide there are grade to fall down their he woods from the woods from t

are all tree dwellers going use the Toilet facilities. Or is

The a case of its dork of can't

The at the toilet block notory we

from the here The stream could put

and the stream your through the meadow

and the stream your through are an

ties on to be beach. Streams are an lofe our concerns are Jours Faithfully D.E.E.F RECEIVED RECEIVED **ACTION BY:** NO: 2 9 DEC 2016 A .... Regeneration and Planning

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

Proposal

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Officer

Mr. Morgan P. Howell

Name

Mr alam young

Address

1 Cedar Lodge, Woodside Hamlet, Ham Mannor, Llantwit Major, CF61

1BN, CF61 1BN

Type of Comment

Objection

Type

Neighbour

Comments

From a personal view point, I have concerns for the safety of my property, the increase in noise pollution and the potentially unwanted behaviours that not only myself and my wife will have to endure from the proposed campers, but also our grandchildren will be exposed to. This proposal threatens the privacy, peace and tranquillity of Woodside Hamlet as well as, potentially, the safety and value. The access is a single track road. At the back of each of the current dwellings there is a propane gas tank, which will be vulnerable if camp fires are lit in close proximity. The cesspit for our dwellings is located in the wooded area, this emits methane gas which is highly explosive and a great risk also if camp fires are ignited. It is powered by a high voltage energy source, that is not covered, so a high risk.

**Received Date** 

05/01/2017 15:37:43

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Jo Cody

Address

32 Waterfall Mews, Ham Manor Park, CF61 1BA

Type of Comment

Objection

Type

Neighbour

Comments

I object to this planning application. The destruction of the remaining area of woodland will be detrimental to the wildlife, already threatened by overdevelopment in this area in recent years. The badgers and foxes which we see now will be wiped out by the devasting work involved. The remaining trees will be given a death sentence merely by being required to hold the tents. A dozen species of birds use these trees to nest and feed. Tourism within a quarter mile area consists of tents, caravans, chalets and cottages to accommodate hundreds of visitors each year. Please say enough.

**Received Date** 

28/12/2017 16:26:46

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Adrian Woods

**Address** 

9, whitewell Drive, CF61 1TA

Type of Comment

Objection

Type

Neighbour

Comments

My concerns focus on the unsupervised nature of this development. A short walk from this development is a popular wedding venue, Rosedew Farm. The bar is licensed every day and weddings take place several times a week. Young wedding guests are likely to see this development as a fun and convenient bed for the night. They will return to their accommodation late at night and almost certainly drunk and noisy. Frequent noisy trips to the toilet will also occur throughout the night due to their alcoholic intake. Alcohol fuelled young people are not going to go quietly to sleep! This development is going to appeal primarily to younger people, quite often coming as groups. Drug use is an increasing problem in Llantwit Major. This development would soon be seen as an ideal venue for using and selling drugs. The Police are unlikely to see these problems as a priority on a busy Saturday night.

**Received Date** 

24/12/2017 13:44:12

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location

Woodside Hamlet, Ham Manor, Llantwit Major

Proposal

Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with

associated parking, wash up and toilet facilities

Case Officer

Mr. Morgan P. Howell

Name

Mr Tim Bunce

**Address** 

6 Raglande Court, Llantwit Major, CF61 1TB

Type of Comment

Objection

Type

Neighbour

Comments

Noting that it is recognized that this is an area of ancient woodland that should be protected, and also noting in the Tree Survey the comment that mature trees have ecological value, we do not see any environmental benefit in the proposed elimination of more than half the mature/middle aged trees (and all the dead trees) on this site. This appears to be environmental destruction, affecting feeding and breeding areas for woodpeckers, owls and other animals. Our previous comments on access from Millay Lane, and noise still apply, this is not the ideal site for this development.

Received Date

08/12/2016 14:04:05

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Adam Rees

**Address** 

8 Mill Lay Lane, Llantwit Major, CF61 1QE

Type of Comment

Objection

Type

Neighbour

Comments

This application should not be considered as appropriate for the following reasons: It is not in keeping with the area. It would have a negative impact on the wildlife and conservation in the area. It would damage an area of natural beauty. It is too close to residential area and road and would have sound issues and noise nuisance for local people and the users of the pods. as the sound up in the trees would travel further. There is sufficient tourist accommodation already in the surrounding area with campsite and chalets and holiday cottages. It generally makes no sense.

**Received Date** 

23/12/2017 17:18:29

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Lance Lewis

Address

70 HAM LANE SOUTH, CF61 1RN

Type of Comment

Objection

Type

Neighbour

Comments

Other type details: Access and Ecology study. Comment: 1.Millay lane is very narrow and is barely wide enough for single car access with limited passing places. How can safe access be taken off this route without causing further congestion? 2.Living in close proximity to the lane and the Woodside hamlet we regularly have pipistrelle bats visit our garden from early Summer to late Autumn which must be roosting nearby. It is recognised that this species prefer open grassy areas surrounded by trees or bushes near waterways or ponds, which provide a water, and food source and roosting areas. Are not all the UK species of bats protected under the Wildlife and Countryside Act 1981, and it is not illegal to harm them or disturb their roost sites?

**Received Date** 

04/01/2018 09:35:54

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Jeremy Cutter

**Address** 

Rushwood, Mill lay lane, Llantwit major, Cf61 1qe

Type of Comment

Objection

Type

Neighbour

Comments

1. It is unclear how many trees will need to be destroyed by this scheme. 2. How will the obvious fire risk be controlled? 3. Drawing PA202 refers to an existing access on Mill Lay Lane - this is merely a narrow gap in the existing fence. 4 Vehicle use of any additional access point in this area will clearly be a hazard to all users of Mill Lay Lane, a limited width route to the beach, popular with walkers and cyclists. 5. Users of the proposal are unlikely to have high levels of respect for the trees, river, local environment or neighbours. 6 Such a development can bring no benefit to the local area or community but would clearly be detrimental and hazardous.

**Received Date** 

03/01/2018 21:01:03

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Michael Williams

Address Berkeley Leisure Group Ltd, West Coker House, West Coker, Yeovil, Ba22

9BW,Ba22 9BW

Type of Comment

Objection

Type

Other

Comments

Other type details: Landowner. Comment: It would appear that access is now being derived to this development through the adjoining mobile home park. If that is the case the owners of the park object to such an arrangement which will cause disturbance and potential hazard to existing users. This development should not be served by a private

road.

**Received Date** 

03/01/2018 14:22:29

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Christopher Rowbottom

**Address** 

9 Raglande Court, CF611TB

Type of Comment

Objection

Type

Neighbour

Comments

I've just had a look through the proposal for the tree tent accommodation at the adjacent Woodside hamlet and I very much opposed to this. I'm right next to this wood and its full a wildlife which I feel should take priority as its been here for many years. Also due to the quite nature of the surroundings any extra noise would be a detriment to the local community. And due to the fact that there is a large camp site just within a few hundred yards I feel that there is no need to destroy this ancient wood just for commercial purposes.

**Received Date** 

02/01/2018 23:49:14

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Johana Rowbottom

**Address** 

9 Raglande Court, CF611TB

Type of Comment

Objection

Type

Neighbour

Comments

I have lived in Raglande Court for 23 years. I walk past these woods everyday. I love the tranquillity of these woods. I listen to the woodpeckers, watch all the different species of birds, walk down to the river and am amazed how lucky we are to have this wood on our doorstep. I'm shocked to think there are people who are happy to destroy this. The wildlife will disappear, the noise of campers will increase. This is a residential area, campsites need to be away from homes. I believe the entrance will now be through Ham Manor Park. There are elderly people that live here, extra traffic could be dangerous.

**Received Date** 

02/01/2018 23:31:28

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr DAVID COLLINS

Address

CHESTNUT LODGE, Woodside Hamlet, CF61 1BN

Type of Comment

Objection

Type

Neighbour

Comments

Other type details: Neihbour. Comment: (1) risk of flooding.the south side of hoddnant brook is currently flooded as is usual after heavy rain (2)Access via woodside hamlet is not suitable for traffic that could be generated both by construction and tourist vehicles (3)the parking area outlined is not owned by the applicant and is not likely to be (4)the destruction of this woodland should not be aloud as it is home to many species of bird and animals which we have outlined in previous comments we as residents and you as planners should be looking to preserve our landscapes and wildlife for future generations and not giving in to people who are only interested in short term gain. I hope this rediculous plan is rejected as the area is totally unsuitable for development both on safety and environmental grounds.

**Received Date** 

02/01/2018 21:48:44

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Mr. Morgan P. Howell Officer

Organisation

Name Mr Martin Staples

Address 4 Ham Mews, CF61 1BE

Type of Comment Objection

Type Neighbour

Comments Please find attached letter of objection to the above planning

application

Received Date 02/01/2018 17:22:56

Attachments The following files have been uploaded: <br/> Tree Tents

2017.doc<br/>

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT Location Woodside Hamlet, Ham Manor, Llantwit Major Proposal Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities Case Mr. Morgan P. Howell Officer Organisation Name Mr Gordon Wilkie **Address** 64 Ham Lane South, Llantwit Major, CF611RN Type of Comment Objection Type Neighbour Comments Please see attached (UPDATED) word document **Received Date** 01/01/2018 17:28:22

Application on the following grounds (1).doc<br/>

The following files have been uploaded: <br/> I strongly object to the

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Mr. Morgan P. Howell Officer

Organisation

Name Mr Gordon Wilkie

Address 64 Ham Lane South, CF611RN

Type of Comment Objection

Type Neighbour

Comments I strongly object to the Application on the following grounds: Please

see attached word document.

Received Date 01/01/2018 12:05:52

Attachments The following files have been uploaded: <br/>
- I strongly object to the

Application on the following grounds.doc<br/>

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr David Richards

**Address** 

17 Raglande Court, CF61 1TB

Type of Comment

Objection

Type

Neighbour

Comments

Dear Sir I still have many concerns in relation to the above proposed planning, namely Tree Tent Accommodation/ Woodside Hamlet. I therefore do strongly object to this development being granted planning. You have my previous objections and why they are of relevance on your database. However, I shall outline them in point form, below. 1. Heritage Coast Boundaries are being infringed upon 2. Safety. Pedestrians walking along this lane will be affected by increased traffic. No lightening. 3. Ecology and the negative impact it will most definitely have upon it. 4. Precedence. To grant this development will certainly mean a landslide of other applications. Namely, nearby farm planning. 5. Proximity of tents to dwellings on Mill Lane. Plus, I shall be viewed upon by occupants in a tree tent less then 100 yards from my house. 6. Current Camping facilities within 300 yards of this application. Llantwit Major has a beautiful walk to the beach via this ancient woodland.

**Received Date** 

30/12/2017 15:51:10

**Attachments** 

The following files have been uploaded: <br/> Tree Tent Objection 30

Decemebr 2017.docx<br/>>

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Richard Vidler

**Address** 

"Archives", Mill-Lay Lane, Llantwit Major, Vale of Glamorgan, CF61 1QE

Type of Comment

Objection

Type

Neighbour

Comments

I objected strongly on 29/11/2016 to the applicant's original proposals in this application. I note that the applicant has recently submitted amended plans including site changes with 11 pods and site access via. Ham Manor Park, presumably no longer from Mill-Lay Lane. However most of my original objections remain, namely that the nature of the suspended tent pods is such that the likely customers will be young people with possible noise, rowdiness and litter to the annoyance of nearby residents. I am also very concerned that the well established woodland wildlife, loved visitors to our garden, will be ousted. Please reject this inappropriate application and allow this ancient woodland to remain undisturbed.

**Received Date** 

29/12/2017 15:25:18

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Mr. Morgan P. Howell Officer

Organisation

Name Mr Lewis Griffiths

Address 13 Leigh Close, Boverton, Llantwit Major, CF61 1UL

Type of Comment Objection

Type SiteNotice

Comments

Luse this lane to get to the heach, it is a very parrow

I use this lane to get to the beach, it is a very narrow lane and not somewhere that needs any more traffic on it. The wildlife in the area is

special and needs protecting.

Received Date 07/01/2018 09:53:42

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Marion Harris

**Address** 

7 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG

Type of Comment

Objection

Type

Neighbour

Comments

I strongly object to this application. Ham Manor Park is a retirement Park, the people who will use the tree tents in my opinion are of the younger generation which will increase the noise level. Also there is no room for all the extra parking this will bring. There will also be extra traffic coming through the park which will be dangerous to the elderly

residents.

**Received Date** 

05/01/2018 11:09:34

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Susan Jones

Address

6 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG

Type of Comment

Objection

Type

Neighbour

Comments

Yet again I am objecting to the above application for Tree Tent accommodation. Ham Manor Park is a lovely community of older people who reside here for a peaceful and quiet lifestyle. This proposal will bring noise, extra traffic and and disruption to the Park. It will also devastate the wildlife of which there is a large diversity. Please, please can this application be refused and not allowed to be reapplied for again. This area is not an appropriate place for such a development.

**Received Date** 

04/01/2018 20:01:15

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Joan Walsh

**Address** 

Ty Celyn, Mill-Lay lane, Llantwit Major, Vale of Glamorgan, , CF61 1QE

Type of Comment

Objection

Type

Other

Comments

Other type details: Objection. Comment: This proposed development is inappropriate, it will result in increased traffic, pedestrians along with the provision of cycles available from the site for use. Mill-Lay lane is a narrow road with few passing places, no pavements or street lights & is constantly used as access to the beach, Caravan & Camping site & Holiday homes already located in the area. The tree tents would attract a limited type of visitor. I think this unmanned site would be used as a youth gathering place resulting in noise, litter, pollution, damage to woodland and certainly no onsideration for residents of Ham Manor or Mill-Lay Lane. Another concern is the possibilty of camp fires outside the tree tents using wood from the trees for burning and left unattended. Ham Manor is a residential site mainly for the elderly and they should not be subjected to the inconvenience that acess to the proposed site would bring.

**Received Date** 

04/01/2018 14:03:20

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Alan Young

**Address** 

1 Cedar Lodge, Woodside Hamlet, Ham Manor, CF61 1BN

Type of Comment

Objection

Type

Neighbour

Comments

I have expressed my concerns for the proposal that have been put in for this previously, I would first ask to you refer to them as they all still stand. This will have a terrible environmental impact. There is no room for the parking to be where it has been proposed and our private road is single track, and too small to safely cope with additional traffic. There is also no safe foot path here either. Allowing this would put all of our safety at risk. The ground at the bottom of the ravine where the stream I has not coped well with the weather in the past few months as it is, if you allow the felling of more trees this will only worsen. Once again I must state that I strongly oppose these plans.

**Received Date** 

04/01/2018 13:53:19

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Doreen Harwood

Address

29 Nut Walk, Ham Manor Park, Llantwit Major, CF61 1BH

Type of Comment

Objection

Type

Neighbour

Comments

I have lived in Ham Manor for over 22 years and came her for a quiet retirement. The adjacent land owners keep trying to develop the adjacent land but with developments that are not in keeping with our site. While I appreciate the need to develop it is not appropriate next to a retirement park. I am concerned that noise levels will be raised and that the volume of traffic passing through the site will increase on what is already an overused road. Please reflect this application as it goes against the wishes of every resident here and will seriously reduce the quality of life to all of the residents.

**Received Date** 

04/01/2018 11:07:02

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Jean Guest

Address

2 The Green, Ham Manor Park, Llantwit Major, , CF61 1BB

Type of Comment

Objection

Type

Neighbour

Comments

We have objected on numerous occasions to this development being approved. I personally back on to the land that this development will be created on and are concerned for my privacy and for additional noise levels. Ham Manor is a retirement park where we residents have come for a quiet retirement and building a leisure facility right in the middle is inappropriate and goes against what we moved here for. In addition we have concerns about rubbish and camp fires being lit especially as we have gas cylinders for all of the properties. Overall I object to this proposal is the strongest terms and wish the council would put a stop to it once and for all rather than allowing it to keep coming back.

**Received Date** 

04/01/2018 10:58:39

Tel: 01446 790602 Email:

30th December 2017

Vale of Glamorgan Council Dock Office Barry Docks Barry CF63 4RT

Dear Sirs,



#### Ref: 2016/01160/OUT/MPH

I am writing to you about a planning application for a Tree Tent Camp in the woodland between Mill-Lay Lane and Ham Manor Park. I have tried to get in touch with you on-line, but it just does not seem possible to be able to do so.

There has already been an application for this, and I did write to inform you that I am totally opposed to the application. I am *still* totally opposed to the erection of Tree Tents on both sides of Hoddnant Brook.

I think it is appalling that such a structure might be allowed, as I understand they will be attached to the trees. Surely this will somehow damage the trees, as bolts will have to be drilled into the trunks. Trees should not be used as a structural support, and it will spoil the appearance of a rural area. Will this be criminal damage to the trees?

I understand that a number of trees will have to be felled, which means that the surviving trees will no longer have the shelter they need. It is also the home to many species of wild life, and too many trees will have to be cut down, which will reduce the amount of food for the animals.

It must be noted, that Mill Lay Lane is used by children walking to school, walkers and dog walkers, joggers, horse riders. It is quite a dangerous lane due to a very sharp bend. There is no pavement, one is not needed, but with a possible increase in traffic due to this application one might be needed, which would be a shame as it is a "country lane". Not a road.

No doubt this will be an attraction for younger visitors, so as this is an area next to a residential retirement park, this means that there should be a site manager in attendance, at all times, to ensure that there will be no noise at all from radios, musical instruments etc.

There is also the problem of toilets and bathing facilities, and litter. There is far too much plastic and tin litter being thrown into the woodland area already.

I have already put the above reasons in my letter to you in December 2016, but these reasons still apply now.

I believe that this is the third application for the Tree Tents.

Democracy has already spoken twice. WE DO NOT WANT THIS TREE TENT CAMP!

Why is it being re-applied for a third time?

Yours faithfully,

**-**

Linda Davies (Miss)

RECEIVED

0 4 JAN 2018

Regeneration and Planning

Cwm-yr-Adar, Mil-Lay Lane, Llantwit Major, Vale of Glamorgan, CF61 1QE.

2<sup>nd</sup> January 2018

Mr. V.L. Robinson,
Operational Manager Development Management,
Vale of Glamorgan Council,
Dock Office,
Barry,
CF63 4RT.

Dear Sir,

Your ref: P/DC/MPH/2016/01160/OUT

Town and Country Planning Act 1990 (as amended)

Application No. 2016/01160/OUT/MPH

Location: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Proposed tourist (Tree Tend) accommodation on land adjacent to Woodside Hamlet,

including access from Mill-Lay Lane, with associated parking, wash up and toilet facilities

We are in receipt of your letter of 18<sup>th</sup> December 2017 and once again wish to object in the strongest possible terms to this proposal. Nothing has changed since this proposal was started in December 2016 and the whole idea remains utterly unsustainable in so many different ways. There is already too much traffic on our overloaded roads and this would only increase the volume. Mill-Lay Lane is very narrow and totally unable to safely absorb any more traffic. The whole area is very prone to flooding and the chopping down of so many mature trees and damaging those remaining is completely out of line with current conservation standards. This quiet area of natural woodland and precious green space is rapidly disappearing and it is the duty of all of us to conserve and protect these areas now and for future generations.

The site would not be continuously manned and we all know it only takes a few people to act irresponsibly to cause serious, long term, possibly irreparable damage on top of the devastation already caused by allowing such a development in this already vulnerable area.

Yours faithfully,

Mr D and Mrs A Mutlow

I strongly object to the Application on the following grounds:

- 1) The difficult access/egress to/from the site via the narrow Milllay Lane. Egress from the site will be hampered by lack of visibility due to existing stone wall which will require modification to either remove another section or reduce its height.
- 2) The development is considered unsuitable for the area.
- 3) The proposed development encroaches on the surrounding countryside which is part of a conservation area.
- 4) The ecological impact to the ancient woodland (Which should be part of the Conservation Area) and surrounding area.
- 5) The increase in noise, pollution and light from the proposed development to the residents of Ham Manor Park, Raglande Court, Ham Lane South and Milllay Lane. The majority of persons that will use this proposed site will be young, noisy and messy.
- 6) There are no detailed proposals for the waste recycling, cans, plastic, glass, etc.
- 7) The tree tents do not appear to be suitable for disabled persons.
- 8) The proposed site management is 'remote', (other than booking guests in/out) therefor the site will be unmanaged/uncontrolled.
- 9) The proposed site construction/operation will have a negative impact on the woodlands wildlife.
- 10) I am under the impression that the original planning intent for the area was to prevent further construction of residential units south of Millay Lane. Surely the intent should also prevent the construction of temporary accommodation of all sorts.

Gordon Wilkie

64 Ham Lane South Llantwit Major

1/1/2018

#### Your Reference: Planning Application 2016/01160/OUT/MPH Woodside Hamlet – Llantwit Major

I strongly object to the above Application on the following grounds:

- 1) The difficult/dangerous access/egress to/from the site via the narrow Milllay Lane. Egress from the site will be hampered by lack of visibility due to the existing:
  - o Inclination of the proposed site entrance/exit which will when exiting the site obstruct drivers view of the lane. There is also a danger of vehicles stalling while exiting the site and collisions with oncoming traffic, some of which comes up the Lane at speed.
  - o The old stone wall (to the East of the proposed site entrance/exit) will obstruct drivers view of the lane.
  - o The curvature of the road, to the West of the proposed site entrance/exit, will obstruct drivers view of the lane. The revised plan shows that yet more of the woodland having to be cleared of not just shrubbery but trees as well.
- 2) The proposed site construction/operation will have a negative impact on the woodlands wildlife.
- 3) The proposed development encroaches on the surrounding countryside which is part of a conservation area.
- 4) The detrimental ecological impact to the ancient woodland, (which should be classified as part of the Conservation Area) and surrounding area.
- 5) The increase in noise, pollution and light from the proposed development to the residents of Ham Manor Park, Raglande Court, Millay Lane and Ham Lane South. It is perceived that the majority of persons that may use this proposed site will be young, noisy and messy.
- 6) The proposed site management is 'remote' (other than booking guests in/out) therefor for a minimum of 20-22 hrs per day the site will be unmanaged/uncontrolled. The lack of control could easily result in distress for the wildlife, woodland and residents.
- 7) There are no detailed proposals for the waste recycling, cans, plastic, glass, etc.
- 8) The tree tents do not appear to be suitable for disabled persons.
- 9) The development is considered unsuitable for the area by the majority of the residents and the Town Council.
- 10) I am under the impression that the original planning intent for the wooded area was to prevent further construction of residential units south of Milllay Lane. Surely the intent should also prevent the construction of temporary accommodation of all sorts.

Gordon Wilkie

64 Ham Lane South Llantwit Major

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Mr. Morgan P. Howell Officer

Organisation

Name Mr Lewis Griffiths

Address 13 Leigh Close, Boverton, Llantwit Major, CF61 1UL

Type of Comment Objection

Type SiteNotice

Comments

Luse this lane to get to the heach, it is a very parrow

I use this lane to get to the beach, it is a very narrow lane and not somewhere that needs any more traffic on it. The wildlife in the area is

special and needs protecting.

Received Date 07/01/2018 09:53:42

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Marion Harris

**Address** 

7 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG

Type of Comment

Objection

Type

Neighbour

Comments

I strongly object to this application. Ham Manor Park is a retirement Park, the people who will use the tree tents in my opinion are of the younger generation which will increase the noise level. Also there is no room for all the extra parking this will bring. There will also be extra traffic coming through the park which will be dangerous to the elderly

residents.

**Received Date** 

05/01/2018 11:09:34

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Susan Jones

Address

6 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG

Type of Comment

Objection

Type

Neighbour

Comments

Yet again I am objecting to the above application for Tree Tent accommodation. Ham Manor Park is a lovely community of older people who reside here for a peaceful and quiet lifestyle. This proposal will bring noise, extra traffic and and disruption to the Park. It will also devastate the wildlife of which there is a large diversity. Please, please can this application be refused and not allowed to be reapplied for again. This area is not an appropriate place for such a development.

**Received Date** 

04/01/2018 20:01:15

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Joan Walsh

**Address** 

Ty Celyn, Mill-Lay lane, Llantwit Major, Vale of Glamorgan, , CF61 1QE

Type of Comment

Objection

Type

Other

Comments

Other type details: Objection. Comment: This proposed development is inappropriate, it will result in increased traffic, pedestrians along with the provision of cycles available from the site for use. Mill-Lay lane is a narrow road with few passing places, no pavements or street lights & is constantly used as access to the beach, Caravan & Camping site & Holiday homes already located in the area. The tree tents would attract a limited type of visitor. I think this unmanned site would be used as a youth gathering place resulting in noise, litter, pollution, damage to woodland and certainly no onsideration for residents of Ham Manor or Mill-Lay Lane. Another concern is the possibilty of camp fires outside the tree tents using wood from the trees for burning and left unattended. Ham Manor is a residential site mainly for the elderly and they should not be subjected to the inconvenience that acess to the proposed site would bring.

**Received Date** 

04/01/2018 14:03:20

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Alan Young

**Address** 

1 Cedar Lodge, Woodside Hamlet, Ham Manor, CF61 1BN

Type of Comment

Objection

Type

Neighbour

Comments

I have expressed my concerns for the proposal that have been put in for this previously, I would first ask to you refer to them as they all still stand. This will have a terrible environmental impact. There is no room for the parking to be where it has been proposed and our private road is single track, and too small to safely cope with additional traffic. There is also no safe foot path here either. Allowing this would put all of our safety at risk. The ground at the bottom of the ravine where the stream I has not coped well with the weather in the past few months as it is, if you allow the felling of more trees this will only worsen. Once again I must state that I strongly oppose these plans.

**Received Date** 

04/01/2018 13:53:19

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Doreen Harwood

Address

29 Nut Walk, Ham Manor Park, Llantwit Major, CF61 1BH

Type of Comment

Objection

Type

Neighbour

Comments

I have lived in Ham Manor for over 22 years and came her for a quiet retirement. The adjacent land owners keep trying to develop the adjacent land but with developments that are not in keeping with our site. While I appreciate the need to develop it is not appropriate next to a retirement park. I am concerned that noise levels will be raised and that the volume of traffic passing through the site will increase on what is already an overused road. Please reflect this application as it goes against the wishes of every resident here and will seriously reduce the quality of life to all of the residents.

**Received Date** 

04/01/2018 11:07:02

Ham Mews Llantwit Major Vale of Glamorgan CF61 1BE

2<sup>nd</sup> January 2017

Mr Morgan P. Howell
Operational Manager Development & Building Control
The Vale of Glamorgan Council
Dock Office
Barry Docks
CF63 4RT

Dear Mr Howell

Re: Town and Country Planning Act 1990 (as amended)

Application No: 2016/01160/OUT

Location: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities.

We wish to strongly object to the above Application as we feel the removal of trees would be inevitable in respect of the proposed tree tent development; which would have a devastating effect on both the ecology and biodiversity of the whole area of Ham Woods and beyond.

We would draw your attention to the Site Block Plan which is outlined in red and which implies that the access through Ham Manor Park is part of the development site, when in fact it is a private road owned by the Berkeley Leisure Group and other individuals.

In the Highways Authority Observation Sheet, it states "because the access to the site has changed, as a result it will not have a material impact along the adjacent highway network." We would submit that the new proposed entrance through Ham Manor is at a junction off Mill Lay Lane, being only a very short distance from the proposed entrance stated on the previous application. Therefore, would surely still have the same material impact along the adjacent highway network as the previous application.

We submit that it contravenes Planning Policy Wales and the Vale of Glamorgan Council's Adopted UDP Plan 1996-2011.

We would respectfully refer to Planning Policy Wales Edition 7 – July 2014 – Chapter 5 Conserving and Improving Natural Heritage and the Coast.

#### Trees and Woodlands

5.2.9.

Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty. They also play a role in tackling climate change by trapping carbon and can provide a sustainable energy source. Local Planning Authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality. Ancient and semi-natural woodlands are irreplaceable habitats of high biodiversity value, which should be protected from development that would result in significant damage.

#### 5.2.10.

Local Planning Authorities should, as appropriate, make full use of their powers to protect and plant trees to maintain and improve the appearance of the countryside and built up areas.

The Adopted UDP 1996-2011 Policy ENV 11 Protection of Landscape Features states:

Development will be permitted if it does not unacceptably affect features of importance to landscape or nature conservation including: trees, woodland, hedgerows, river corridors, ponds, stone walls and species rich grasslands.

The Adopted UDP 1996-2011 Policy ENV 29 Protection of Environmental Quality states:

Development will not be permitted if it would be liable to have an unacceptable effect on either people's health and safety or the environment.

(ii) From smoke, fumes, gasses, dust, smell, noise, vibration, light or other polluting emissions.

The Applicant quotes Policy Tour 4 of the Council's UDP. We would disagree with his interpretation of the Policy on the following grounds:

- (i) We do not agree that the tree tents would be in keeping with the surrounding area.
- (ii) We believe the removal of trees to accommodate toilet blocks, car parking, walk ways would be inevitable and have an adverse effect on the interests of conservation, areas of ecological, wildlife, landscape importance.
- (iii) The proposal would have an unacceptable effect on the amenity and character of the existing or neighbouring environments by virtue of noise from people

- staying in the tree tents and extra traffic generated as well as visual intrusion, caused by artificial lighting within the woods.
- (iv) Landscaping and design has not existed in the past. Vehicle access would be via a narrow road where there are no footpaths throughout it's length and is constantly used throughout the day and evening by heavy agricultural machinery, as well as traffic and pedestrians to and from the nearby farm and camping site.
- (v) There is no mention on the Plans for access to the tree tents for disabled persons and those with impaired movement.

With reference to the Applicant's Ecology Survey, it implies there is little wildlife to be found in the area.

Yet local residents and visitors who frequent the area would confirm the presence of varying species of wildlife, Bats and many different birds including Kingfishers and Dippers, snakes, fungi, insects, butterflies and moths to which Officers of the Wales and West Wildlife Trust would concur, especially as the Cwm Colhugh Nature reserve is so close.

Indeed, the Glamorgan Badger Group has informed us of active setts within the application site, together with it being a wildlife corridor and this is still the same today.

The Applicant, in his Report to the Council, implies that the woodland has been left "unmaintained" for many years and consequently has become neglected and somewhat overgrown; as both the Applicant and his predecessors have owned the land for over forty years, it is surely they that have not managed the woodland.

<u>Relevant Planning History</u>: We would like to bring to your attention that Ham Woods was previously part of the Planning Applications for Woodside Hamlets (7 Log Cabins). (See previous Application No; 03/01548/OUT).

The Planning Application was approved by the Planning Inspectorate for Wales on Appeal.

One of the conditions laid down by the Council and confirmed by the Planning Inspectorate was for a tree planting and landscaping scheme to include the following: (horse chestnut, ash, sycamore, alder, blackthorn, etc.) which was never implemented. The current Application site was originally advertised as part of the Woodside Hamlets, each owner having one seventh of the Woodland and to include a trout stream.

In conclusion we strongly believe that Ham Woods should be protected, it has been here for generations past and should be saved in order that future generations may be able to enjoy and learn from this natural habitat. Once gone, it can not be easily replaced, nature takes it's time to weave it's magic, it is educational and conservation should be paramount. Under the Council's own Policies the biodiversity of areas like this should be preserved.

We believe approval of this Application would set a dangerous precedent for the adjoining and other nearby woodland, all known under the name of Ham Woods.

We respectfully request that when the Application goes before the Planning Committee, our letter is duly forwarded.

Yours sincerely

For and on behalf of the Residents of Ham Mews No's 1,3,4 and 5.

Tree Tent Objection 30 Decemebr 2017-12-30

Application No. 2016/01160/OUT/MPH

Dear Sir/Madam

I should like to inform you that I still have many concerns in relation to the above proposed planning, namely Tree Tent Accommodation in Woodside Hamlet. I therefore do strongly object to this development being granted planning. You have my previous objections and why they are of relevance on your database.

However, I shall outline them in point form, below.

- 1. Heritage Coast Boundaries are being infringed upon
- 2. Safety. Pedestrians walking along this lane will be affected by increased traffic. No lightening.
- 3. Ecology and the negative impact it will most definitely have upon it.
- 4. Precedence. To grant this development will certainly mean a landslide of other applications. Namely, nearby farm planning.
- 5. Proximity of tents to dwellings on Mill Lane. Plus, I shall be viewed upon by occupants in a tree tent less then 100 yards from my house.
- 6. Current Camping facilities within 300 yards of this application.

Llantwit Major has a beautiful walk to the beach via this ancient woodland. We have a duty to protect our nature and heritage, don't let us start eroding this, with the destruction, basically, of a woodland that has and will give joy to inhabitants and visitors alike for many years to come hopefully.

I shall of course provide any of my previous documents upon request or meet with the council to discuss further my points of view.

Yours sincerely

**David Richards** 

From: Nigel Seddon

**Sent:** 28 December 2017 12:56

To: Planning

**Subject:** 2016/01160/OUT Amended

Mr N Seddon 62 Ham Lane South Llantwit Major CF611RN

Re: 2016/01160/OUT Amended plans

28/12/2017

Dear Mr Howell

I am writing in response to the letter sent out re: planning application for the Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities.

I am writing to reiterate my objection for the following reasons.

The woods are populated by many forms of wild life including owls, herons, woodpeckers and other birds also bats Badgers and other small mammals which are all very sensitive to human presence around there nests. I also believe that otters may have been sited in the area.

The development is adjacent to an established housing estates which makes it unsuitable for a camping site due to noise interference in both directions.

The Hoddnant is quite capable of flooding of the land in the area and indeed as witnessed by myself and others of becomes a raging torrent when in full flood posing a danger to adults and children.

The Vale of Glamorgan already has ample camping facilities situated in more suitable sites.

There are still discrepancies in the documentation with regard to the number of pods is it 6 or 11.

Document Site Plan proposals - 1068\_PA203 F.pdf Shows 7 single and 2 double pod units the

Document DAS Report Dec 2017.pdf Attachment 01.12.17 only refers to 6 pods

Yours Sincerely

Mr N Seddon

Cwm-yr-Adar, Mil-Lay Lane, Llantwit Major, Vale of Glamorgan, CF61 1QE.

2<sup>nd</sup> January 2018

Mr. V.L. Robinson,
Operational Manager Development Management,
Vale of Glamorgan Council,
Dock Office,
Barry,
CF63 4RT.

Dear Sir,

Your ref: P/DC/MPH/2016/01160/OUT

Town and Country Planning Act 1990 (as amended)

Application No. 2016/01160/OUT/MPH

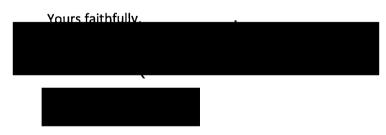
Location: Woodside Hamlet, Ham Manor, Llantwit Major

Proposal: Proposed tourist (Tree Tend) accommodation on land adjacent to Woodside Hamlet,

including access from Mill-Lay Lane, with associated parking, wash up and toilet facilities

We are in receipt of your letter of 18<sup>th</sup> December 2017 and once again wish to object in the strongest possible terms to this proposal. Nothing has changed since this proposal was started in December 2016 and the whole idea remains utterly unsustainable in so many different ways. There is already too much traffic on our overloaded roads and this would only increase the volume. Mill-Lay Lane is very narrow and totally unable to safely absorb any more traffic. The whole area is very prone to flooding and the chopping down of so many mature trees and damaging those remaining is completely out of line with current conservation standards. This quiet area of natural woodland and precious green space is rapidly disappearing and it is the duty of all of us to conserve and protect these areas now and for future generations.

The site would not be continuously manned and we all know it only takes a few people to act irresponsibly to cause serious, long term, possibly irreparable damage on top of the devastation already caused by allowing such a development in this already vulnerable area.



Mr. D and Mrs A Mutlow



#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Faye Clarke

**Address** 

105 eagleswell rd, Llantwit major, , Cf612ue

Type of Comment

Objection

Type

Neighbour

Comments

Why does this beautiful part of llantwit major have to be disturbed, it is a natural habitat for many of nature's lovely creatures, we should be doing a lot more to protect this area, instead of destroying it for the sake of a few tree houses that surely could be built elsewhere, also my parents live in Woodside hamlet as many of their friends do, surely the need to look elsewhere should be more important than to turn this

area of Llantwit major into a mini butlins

**Received Date** 

07/01/2018 17:44:53

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Lynn Lansley-Mabbitt

**Address** 

3 Glamorgan Close, Llantwit Major, Vale of Glamorgan, CF61 2GG

Type of Comment

Objection

Type

Other

Comments

Other type details: As a I live in Llantwit Major and regularly use Mill Lsy Lane to access the beach and coastal footpath with my dog I do not think any more habitation would add to the area. The access road is narrow and quite busy enough allready. . Comment: The beach area of Llantwit does not have an access road big enough to substantiate any further intrusions. The number of people involved would put too much volume into an allready heavily used road.

**Received Date** 

07/01/2018 17:43:42

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT Location Woodside Hamlet, Ham Manor, Llantwit Major **Proposal** Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities Case Mr. Morgan P. Howell Officer Organisation Name Mr David Smith **Address** 3 Mae's illtud, Llantwit major, cf61 2sd Type of Comment Objection Type Other

Comments Other type details: local resident Comment: W

Other type details: local resident. Comment: We are a small village in a rural part of the vale of Glamorgan and there is no requirement for this

type of building to be built. There are plenty of camping and

caravanning sites in the local area

Received Date 07/01/2018 16:42:09

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Timothy Hoyle

**Address** 

32 Nicholl Court, Llantwit-Major, CF 61 2LR

Type of Comment

Objection

Type

SiteNotice

Comments

Tourism in Llantwit Major can be enhanced through the use of the towns existing features. This tree tent accommodation is unnecessary for tourism purposes. Furthermore the destruction of a long established woodland ecosystem should be resisted for all but the most essential of purposes.

purposes

**Received Date** 

07/01/2018 16:29:49

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name Mrs Hayley Hoyle

Address 32 Nicholl Court Llantwit Major, CF61 2LR

Type of Comment

Objection

Type

Other

Comments

This type of development will result in destruction of old woodlands and impact on wildlife and loss of trees. We have no need for this in Llantwit Major and should be looking to preserve support nature and

the environment.

**Received Date** 

07/01/2018 16:20:13

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name Miss sara walker

**Address** 6 fitzhamon avenue llantwit major, vale of glamorgan, CF61 1TN

Type of Comment

Objection

Type

Other

Comments

Other type details: Wildlife. Comment: Im sick of our wildlife being destroyed for the development of silly projects like this. We already have many great camping spots. These poor animals are having less and less places to live. No wonder they're starting to invade peoples

homes. Just leave their land alone

**Received Date** 

07/01/2018 15:05:21

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name Mrs Danielle Daley

**Address** 4 Raglande court, Llantwit major, Cf611tb

Type of Comment

Objection

Type

Neighbour

Comments

Need to keep the woods for our children to play in and learn about wildlife. There are very few safe places for children to play as it is. Need to look after the woodland wildlife. The road past the school and towards the beach cannot accommodate any more traffic. The road is

dangerous enough.

**Received Date** 

07/01/2018 14:27:48

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Jayne Jones

Address

4 Cambrian avenue, Cf61 1qu

Type of Comment

Objection

Type

Other

Comments

Other type details: Word of mouth. Comment: 1. Historic woodland needs to be preserved. 2. River floods at least twice a year 3. Wildlife, I.e badger sets, foxes, herons nest, bats home. 4. Last year Dippers have been sited for the first time. 5. Access onto Mill Lay lane is too narrow and would be a danger to all people who uses this lane to get

to the beach.

**Received Date** 

07/01/2018 13:52:16

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name Mr Marc Daley

Address 4 raglande court, Llantwit major, Cf611tb

Type of Comment

Objection

Type

Neighbour

Comments

In a already saturated tourist area, another place of natural would be taken away from us. The proposed entrance on mill lay lane would also put walkers and residents at risk to drivers who are unfamiliar to the

area.

**Received Date** 

07/01/2018 13:36:03

# Comment for planning application 2016/01160/OUT

Application Number	2016/01160/OUT
Location	Woodside Hamlet, Ham Manor, Llantwit Major
Proposal	Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities
Case Officer	Mr. Morgan P. Howell
Organisation	
Name	Mrs Sandra and Roy Cook
Address	8 Beech Avenue, Ham Manor Park, Cf61 1bl
Type of Comment	Objection
Туре	Other
Comments	Other type details: Letter to my house Comment: I strongly object to these proposals for environmental, safety and hygiene issues. They are just as ludicrous as the last application. Surely the planning officers can see that. I live on Ham Manor Park where we are mostly elderly

residents.. We do not need increased traffic on already very busy roads. Please consider very carefully and throw this out for good. Remember you don't have to live here a d put up with the disruption.

**Received Date** 

07/01/2018 11:26:36

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name Mrs Debra Johnson

Address Old post office ,Eagkeswell road ,Boverton ,LLANTWIT MAJOR,Cf61

1uf,Cf611uf

Type of Comment

Objection

Type

Other

Comments

Other type details: Child if resident. Comment: I strongly object to this planning application. Aside from the impact on our precious woodland and wildlife living therein, it will have a detrimental effect upon the residents of the area who pay a high council tax to live in an area of peace and natural beauty. They will be affected by noise pollution and additional traffic. Please do not grant this application!

**Received Date** 

07/01/2018 11:25:39

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Jean Lawson

**Address** 

10 Manor Park, Llantwit Major, Vale of Glamorgan, CF61 1RS

Type of Comment

Objection

Type

Neighbour

Comments

I objected to this planning application before, because I feel that the wildlife will sufer. I regally watch small school children going down MillLay lane on the way to the beach, they stop on the way to look at the wildlife in the woods, the Herons are regually ther by the water. We live by the entrance to the caravan park, and sufer a large number of trafic in the summer as well as all the trafic from the farm. We have also had a number of yougsters from the caravan park returning back late at night drunk on a Saturday & Sunday night, I sold my car because I was fed up of them breaking off my wing mirrors, I feel that this application will attract even more youngsters. Also there has been a number of properties sold in mill lay lane last year and the new residents are not aware of this applications, we only found out about the appeal today whilst walking our dog and somebody told us.

**Received Date** 

07/01/2018 10:01:57

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Colin Lawson

**Address** 

10 manor park, Llantwit Major, Cf611rs

Type of Comment

Objection

Type

Neighbour

Comments

This has been an on going application for some time that has been opposed by the majority of the neighbouring properties of this hamlet. Many comments have been given why this development should not go ahead one of which is it would destroy the natural environment of the

wildlife that are in this hamlet therefore I greatly oppose this

application.

**Received Date** 

07/01/2018 09:41:17

	- DECLUSION	18, Waterfall hews		
P.P. VL. ROBINSON	RECFIVED	Haar hance Park		
	0 4 IAN 2018	Liandwid hazor.		
Dear Sir	Rejeneration and Planning			
100	N x Country TEANON	NO RICH 1990 (as aMENAEL)		
Application No 2016/01160/00 Tilt.				
		ET HAM MANOR L. HASOR		
PROPOSAL: PROPOSED TOURIST (TREE TENT) ACCOMMODATION				
		UT TO WOODSIDE HAMLES		
		SOLET FACILITIES		
		re is's ngly head, New		
many times do	es the Planning Dep	I have to be told that		
I know peop	le in this area a	re completely against is		
x always with	el ke wholever .	ahendrents are made.		
- This is the	Thur Line I have	hade ky objections		
KNOWN i.e Hu	I is not the place	to put a "camp"		
of this descrip	Lion the board if we	peaceful area will		
be runed up	selling the wild	life a will probably		
end up as	a rubkich lip i c	sanking roise ruisance		
to everyone a	round the area;	As to including access		
through hail	e Lay Lave more	noice very heave to		
residence.	y ,	y		

I do not think the "lawers to be" have looked
into this proposal deep enough to reading the
references 10/cs
When are you people finally going to say
when are you people finally going to say "No" to this vinear is a pud an end to the
eggravation.
in the rain forest.!!
- 5 conditions to be incerted by this proposal.

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs susan leworthy

**Address** 

swn-y-don, colhugh street, cf61 1rf

Type of Comment

Objection

Type

Neighbour

Comments

The ancient woodland and its plethora of rare wildlife should be left in the natural state they have enjoyed for so long. The narrow access lane is used by dog walkers, families with push chairs and push, horse riders, joggers, military personnel. Another access point may increase risk to service users. The construction will upset the equilibrium of this place. Wash up and toilet waste and waste management can only increase the burden already on existing services. There are already adequate holiday facilities in the locality, log cabins and a traditional campsite. These are accessed by a private road and out of sight of the general public. I very strongly object to the proposed construction and believe it will interfere with the tranquility of this area

**Received Date** 

09/01/2018 16:04:56

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Dorothy J Butler

**Address** 

8 Ham Manor, Ham Manor Park,Llantwit Major,Vale of Glamorgan,CF

61 1BD

Type of Comment

Objection

Type

Neighbour

Comments

I object to this plan for all the same reasons given in Mr Gordon Wilkie's objection. The plan will have all the negative, environmentally and dangerous elements stated with no positive benefits whatsoever. It will be intrusive, and noisy, it will look unattractive and be unattractive in so many ways not only in itself but tor all the extra noise and pollution and congestion it will engender as a result. Just the increased volume of traffic alone on an already traffic-heavy narrow lane is enough surely to say no. The residents of Ham Manor Park are already subject to heavy traffic on a daily basis. This plan will not benefit us in any way and will make our noise pollution so much worse. Thank you for your kind consideration in this matter.

**Received Date** 

09/01/2018 11:35:03

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT Location Woodside Hamlet, Ham Manor, Llantwit Major Proposal Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities Case Mr. Morgan P. Howell Officer Organisation Name Mrs Gaynor Davies **Address** Rosedew Farm, Llantwit Major, CF61 1PZ Type of Comment Objection Type Neighbour Comments People are already thinking we're associated with it and I feel as if this

will strongly detract from our business.

Received Date

09/01/2018 10:21:33

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Ian Edwards

**Address** 

14 Raglande Court, CF611TB

Type of Comment

Objection

Type

Neighbour

Comments

The plan will alter the character of the area in which I live and have a detrimental impact on my right to the quite enjoyment of the property in which I live. The plan places 11 pods the closest within some 20 metres of my garden. The proposals place the pods above ground so they will inevitably alter the view. The proposal will bring numbers for people into a small area in proximity to my home with the associated noise. The woodland is currently wild and contains trees of significant age. I understand that this is one of the last areas of ancient woodland in the area. There is a population of bats, owls and woodpeckers which will inevitably be impacted. In addition the Badgers sett is in the proposeed entrance steps. The no access from mill lay lane. It is considered that this is disengenuous as there will need to be access to service the managers unit and pods. No doubt access will also be stipulated forge emergency services.

**Received Date** 

08/01/2018 21:44:31

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT Location Woodside Hamlet, Ham Manor, Llantwit Major Proposal Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities Case Mr. Morgan P. Howell Officer Organisation Name Mr Jamie Burch **Address** 23 Grey's Drive., Llantwit Major., Vale of Glamorgan, CF61 2UQ Type of Comment Objection Type PressAdvert Comments Build somewhere else. **Received Date** 08/01/2018 19:46:50

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr simon hooper

**Address** 

6, Ham Manor Residential Park., Ham Manor, Llantwit Major,, CF61 1BD

Type of Comment

Objection

Type

Neighbour

Comments

There are so many objections to this planning application, i hardly know where to start, But the access to this development is from narrow beach Road, which is pontentially dangerous, It will also have a detrimental impact on the wildlife that inhabit woodland, which include Badgers, Herons, Owls, etc, The proposed development encroaches on the surrounding countryside which is part of a conservation area, the increased noise and pollution from this development will have an adverse effect on the wildlife and local residents, there are no details of how they proposed to dispose of rubbish or waste that will be left lying around.cans, plastic, glass. This development is considered by the majority of the residents and the town council as unsuitable. the original intent for the wooded area to prevent further construction of residential units, that should mean accommodation of all sorts..

**Received Date** 

08/01/2018 16:59:12

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Valerie Redwin

**Address** 

19 Ham Manor, Ham Manor Park, Llantwit Major, , CF61 1BD

Type of Comment

Objection

Type

Other

Comments

Other type details: Resident Ham Manor Park. Comment: I strongly object to this planning application as the development is extremely unsuitable for the area and much too close to residential properties. The increased noise, pollution will have an impact on the wild life living in the wooded area, not to mention the the unsightly construction of the tents. Is there going to be control of the site in the evenings when they will be occupied? Noise travels at night and it is not right that this construction should even be considered, being so close to residential properties. Please, please think again about this proposal and have a little consideration for the people who live close by.

**Received Date** 

08/01/2018 12:53:14

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT Location Woodside Hamlet, Ham Manor, Llantwit Major **Proposal** Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities Case Mr. Morgan P. Howell Officer Organisation Name Mr Adrian Asquith **Address** 34 Four Acre, Llantwit Majot, CF61 2XN Type of Comment Comment Type Other Comments Other type details: Llantwit Major resident. Comment: Concerned about the impact of traffic onto Mill Lay Lane Concerned about the impact to woodland and wildlife in what I believe is a conservation area.

Received Date

08/01/2018 11:51:07

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mrs Jane Clay

**Address** 

19 Whitewell Drive, Llantwit Major, CF61 1TA

Type of Comment

Objection

Type

Neighbour

Comments

This proposal will cause destruction to a beautiful natural habitat, adversely affect wildlife and is contrary to the needs of our community. In addition the extra traffic on an already restricted area will cause danger and congestion. Potential noise disturbance is also a concern. As we live towards the wood end of Whitewell Drive we currently have attractive views of the woodland - these views would be adversely

impacted and affect the value of our property.

**Received Date** 

08/01/2018 10:07:02

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Simon Okill

**Address** 

3 Manor Square, Ham Manor, Llantwit Major, CF61 1BG

Type of Comment

Objection

Type

Neighbour

Comments

Mill Lay Lane is a very narrow access road to the beach and as such holiday makers using it to access this proposed site would cause considerable disruption and potential injury due to accidents. Secondly the tall trees are nesting sites for Herons and Buzzards and other birds and development would destroy their habitat.

**Received Date** 

08/01/2018 09:45:12

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

**Proposal** Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name Mrs Carolann Bunce

**Address** 6 Raglande Court, Llantwit Major,, CF61 1TB

Type of Comment

Objection

Type

Neighbour

Comments

I am concerned that there is a potential environmental disturbance of noice and light to the neighbours, and to any wild life that may be in the area of the proposed tree tent site. I am unsure where access to the site is being proposed, in either case it could present a problem, but especially if the access is from Mill Lay Lane as it will be dangerous

to cars and pedestrians using the road.

**Received Date** 

07/01/2018 23:15:01

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr Tim Bunce

Address

6 Raglande Court, Llantwit Major, Cf611tb

Type of Comment

Objection

Type

Neighbour

Comments

Although pleased that the amended application indicates that ALL trees will remain (assuming this can be enforced and verified) I continue to object on the grounds of Noise/Disturbance and Access. There are no indications in the amended proposal over how the site will be supervised during unsociable hours, the concern being potential noise and disturbance to the neighbours. Access provision appears to be confused. The layout shows access from Woodside Hamlets and car park at that point. The text of the application indicates access from Millay Lane. This needs clarification, but I continue to feel that access from Millay Lane is dangerous and inappropriate. And may require tree removal to improve visibility.

**Received Date** 

07/01/2018 22:10:13

## Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT Location Woodside Hamlet, Ham Manor, Llantwit Major Proposal Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities Case Mr. Morgan P. Howell Officer Organisation Name Mrs Marie Dowdall **Address** 21 Ham Manor, Ham Manor Park, Llantwit Major, CF61 1BD Type of Comment Objection Type Neighbour Comments Please see attached letter. **Received Date** 12/01/2018 21:26:45

The following files have been uploaded: <br/> <br/> Treetent letter.pdf<br/> <br/> >

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Mr. Morgan P. Howell Officer

Organisation

Name Mr Stephen Williams

Address Elm Lodge, Woodside Hamlet, Ham Manor Park, Llantwit Major, Vale of

Glamorgan,, CF61 1BN

Type of Comment Objection

Type Neighbour

Comments Other type details: Neighbour. Comment: Please see attached

objection letter.

Received Date 11/01/2018 21:33:44

Attachments The following files have been uploaded: <br/> <br/> Treetent Development

Planning Objections.doc<br/>

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Mr. Morgan P. Howell Officer

Organisation

Name Mrs Sarah Clayton-Ball

Address Old Fairmead House, Mill-Lay Lane, Llantwit Major, Vale of

Glamorgan, CF61 1QE

Type of Comment Objection

Type Neighbour

Comments Please find a letter of objection attached. I hope that it is not too late

to be included.

Received Date 11/01/2018 13:10:26

Attachments The following files have been uploaded: <br/> <br/>br/>Tree Tent Second Letter

of Objection.docx<br/>

#### Comment for planning application 2016/01160/OUT

Application Number	2016/01160/OUT	
Location	Woodside Hamlet, Ham Manor, Llantwit Major	
Proposal	Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities	
Case Officer	Mr. Morgan P. Howell	
Organisation		
Name	Mr Donald Watkins	
Address	Am Nawr,Colhugh Street,Llantwit Major,CF61 1RF	
Type of Comment	Objection	
Туре	Other	
Comments	Other type details: Increased traffic and environmental impact. Comment: A. Increased traffic? Using Mill Lay Lane is not easy at the best of times! B. I have observed myself that there is badger activity around this area and this application would involve disturbance. C. I am worried about users of this accommodation coming down from 'Tree Tent' dwelling in the middle of the night to use the toilet facilities when an easier solution would be to 'relieve' themselves from tree height.	

11/01/2018 09:58:38

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Mr. Morgan P. Howell Officer

Organisation

Name Mr Gordon Wilkie

Address 64 Ham Lane South, Llantwit Major, CF611RN

Type of Comment Objection

Type Neighbour

Comments I object strongly to the planning application, my objection are detailed

in the attached word document, Rev A. Regards Gordon Wilkie Cllr

Received Date 10/01/2018 20:12:28

Attachments The following files have been uploaded: <br/>
- I strongly object to the

Application on the following grounds - Rev A.doc<br/>

#### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case

Mr. Morgan P. Howell Officer

Organisation

Name Mrs Nicola Edwards

**Address** 23 Wimbourne Close, Llantwit Major, , CF61 1QW

Type of Comment

Objection

Type

PressAdvert

Comments

Strongly object to the destruction of the local woodland, hard covering

to flood plains and traffic congestion an already busy junction

**Received Date** 

10/01/2018 17:21:45

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Mr. Morgan P. Howell Officer

Organisation

Name Mrs Susan Simpson

Address 26 Tresilian Close, 26 Tresilian Close, Cf61 1qx

Type of Comment Objection

**Type** Other

Comments I strongly object to the planning application. I pass this way every day

it is an unspoiled part of Llantwit full of wildlife birdsong etc. It will ruin the tranquility of the area the badgers herons etc. will disappear. I

appeal to you do not allow this application to go ahead.

Received Date 10/01/2018 01:01:45

Attachments The following files have been uploaded: <br/>
-I strongly object to the

Application on the following grounds.pdf<br/>

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT Location Woodside Hamlet, Ham Manor, Llantwit Major Proposal Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities Case Mr. Morgan P. Howell Officer Organisation Name Mrs Claire Jones **Address** Millbrook, 2 Mill-Lay Lane, Llantwit Major, CF61 1QE Type of Comment Objection Type Neighbour Comments Please see attached file with reasons for our objection. **Received Date** 09/01/2018 20:58:41

Application.docx<br/>

The following files have been uploaded: <br/> <br/> Objection to Planning

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Mr John Robinson

Address

Fairmead, Mill-Lay Lane, Llantwit Major, CF61 1QE

Type of Comment

Objection

Type

SiteNotice

Comments

It would be detrimental to the woodland and wildlife, such as owls, woodpeckers, bats and badgers. Very close to residents, many of whom consist of the older generation, who want peace and quiet. Extra traffic on narrow twisting road, which has only a few passing places. Poor visibility at junction with Mill-Lay Lane, Ham Manor and Ham Lane, resulting in increase in the likelihood of accidents. More traffic using the narrow, dangerous Mill-Lay Lane, going to the beach. Increase in noise, especially those using it are likely to be young, with

the resulting drunken parties, loud music and mess.

**Received Date** 

09/01/2018 18:17:15

### Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name

Ms Inez De Miranda

**Address** 

26 Stallcourt Avenue, CF611TE

Type of Comment

Objection

Type

Other

Comments

Other type details: Llantwit Major resident. Comment: I object to this application because it would have a detrimental ecological impact on the woodland where it is to be set, and it would cause severe harm to the wildlife that lives there. The applicants appear to have no local connection, nor do they seem to have a solid plan for properly managing the site, so there is a high risk that the site will cause noise, pollution and potential antisocial behaviour to what is currently a beautiful natural area in Llantwit Major.

**Received Date** 

09/01/2018 11:48:52

# Comment for planning application 2016/01160/OUT

Application Number 2016/01160/OUT

Location Woodside Hamlet, Ham Manor, Llantwit Major

Proposal Proposed tourist (Tree Tent) accommodation development on land

adjacent to Woodside Hamlet, with associated parking, wash up and

toilet facilities

Case Officer

Mr. Morgan P. Howell

Organisation

Name Mrs Janice Rees

Address Step aside Colhugh Street Llantwit Major, CF61 1RF

Type of Comment

Objection

Type

Neighbour

Comments

I strongly object to this application on the grounds of increased traffic in a very narrow lane and any noise or disturbance coming into a residential area of which a high proportion of residents are retired. Also the woods provide a habitat for birds and animals which we do not want to lose.

**Received Date** 

09/01/2018 11:33:31

blo Ham have Sould Montail Mayer CFOI IRN

FAD Hr. Horsen P. Howel 8/1/18 Planning Dept curic offices 563 4RU RECEIV! Ref 2016/01/60/out 10 44 777 Dear Sit I am writing about the above planning application for a Treatent Comp. Both my wife and I Strongle abject to this emplication on the Corporated Tearings ! -

There is a proposal to fell 50 there is a proposal to fell 50 there is dance done to the one dance done to the one supporting the tests. Also there is memorous with whether on this site

ouls, lerons, boiges foxes, buts etc. Bots and Badgers are protected. 2) Han Maran Park is home to elderly outrerable and some Disabled people who purchased their homes to live in peace and quest. They live by sonous site rules one being they are over 50. Fre the Tree Test occupants garry to be over 50 - 1 Sout Hick so 3) Norse and pollution (RCC) (A) 2018

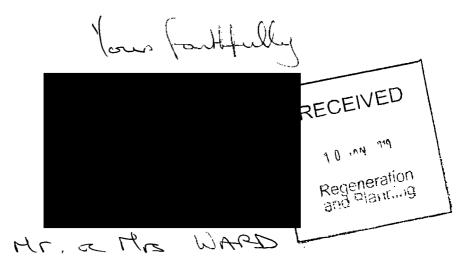
Surrounding residents one ensomed l'egeneration and Planning 4) Ochicle access be it Dia How Honor Perk or heaven forbre Hell hay have - have being the work welking to school, dog walkers, walker to the beach, the army on exercises, cars, disablec mini

busas to the beach Extra traffic on this narrow Lare will be homerdous and extremely danqueus. How about enegeral access for fine of similarce. 5) How about fire? 10 MM 19 Rejeneration Rejeneration language outside oil takes? Camp sites light fires - He distance between the two is not great wood burns. Luien this as inadequate fire precautions 6) Is there somy to be on on site manager | supervisor permantly - No Therefore lack of control perhops resulting in possible accidents to people | noise | property etc. This proposal has been huned Down once des ro one listen? Are residents ones not taken wo account.

Does morey speak louder than people's lives. It certainly nates you think so.

Hontruit Mayor is an Historical Tow with planty of townst Accommodation whe so not need any more be it permanent or temporary.

Listen to the people who live here. I'm sure they know better than a renote owner proposer.



16, Grange Gardens

Llantwit Major

Vale of Glamorgan

CF612XB

**Planning Officer** 

**Dock Office** 

**Barry Dock** 

CF634RT

RECEIVED

1 2 JAN 2018

Regeneration and Planning

Jan 11th 2018

Dear Planning Officer,

It is understood that a further application has been made for leisure type development in the area Known as Ham Manor Woods in Llantwit Major. Objections to development in this sensitive area have been made before and Llantwit Major Local History Society, representing more than a hundred and eighty concerned local members, wishes to point out that these objections still hold and were obviously taken on board by the planning department at the time, as planning permission was then refused.

Objections covered damage to the ecology, difficulties which would occur by increased traffic on this narrow, country lane and the damaging effect to a part of the town which is well regarded as contributing to its rural ambiance and which at present offers attractive access to the nearby Heritage Coast which is protected from this form of development. It is hoped that the planning department will again consider the objections of the people of Llantwit Major and regard them as important when considering the intrusive nature of the application.

Yours faithfully. Christine Young

( President Llantwit Major Local History Society)