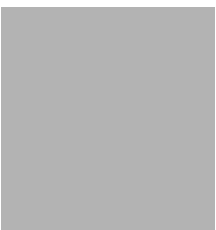


# QUESTIONNAIRE



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'.

**Case Details**

Appeal ref:			
Appeal by:			
Appeal Site			
Grid Ref:	E:		N:

**All Questions must be answered** YES NO

**1 Does the Council agree to the written representations procedure?**

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

**OR Do the Authority wish to appear before and be heard by an Inspector at:**

- a. a local inquiry?
- b. a hearing?

**2 a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? If YES, please explain:**

**b. 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:***

**c. Are there any known health and safety issues that would affect the conduct of the site Inspection? If YES, please describe:**

**3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry:**

Name		Phone no.	
E-mail			

**4 Does the appeal relate to an application for approval of reserved matters?**

**5 Was a DMPO 2012 Article 11 (Regulation 7 for listed building or conservation area consent) certificate submitted with the application?**

**6 Did you give publicity to the application in accordance with Article 12 of the DMPO (Wales) 2012, Section 67/73 of the planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 10 of The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012? If YES, please send a copy of the notice published and any representations received as a result of that notice**

7 Is 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 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES 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 Would the development require the stopping up or diverting of a public right of way? Please 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 I  Grade II\*  Grade II

b. Would the proposed development affect the setting of a listed building?

13 Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

b. Was CADW consulted? Please send a copy of any comments.

15 Is any part of the site subject to a Tree Preservation Order?

If, YES, please send a plan showing the extent of the order and any relevant details

16 a. Is Flooding an issue?

b. Has a Flood Risk Assessment been submitted? If YES, please attach a copy

17 Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?

18 a. 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 a. Is your Authority's CIL charging schedule being/been examined?

If YES: Please provide date the CIL is likely to be adopted

b. Is your authority's CIL charging schedule adopted/likely to be adopted?

If YES: Please provide the date of adoption

c. 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

d. 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)

**Schedule 1**

- a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
- (ii) if YES, under which description of development? (ie no.s 1-21)

**Schedule 2**

- b. (i) Is the proposed 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

**Environmental Statement (ES)**

- 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 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 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;
- all representations received from interested persons about the original application;
- 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);
- the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- any representations received as a result of DMPO 2012 (Wales) Article 11 (or Regulation 7) notice;
- 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

- h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

List of Policies

- i. extracts from any supplementary planning document, together with the date of its adoption. In case of emerging documents, please state what stage they have reached;

List of Policies

- j a list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal

- k any other relevant information or correspondence you consider we should know

- l 2 plans of the site - (1:10,000 & 1:1250) reproduced from O.S digital map;

YES NO

22 Do you intend to send a 6 week statement about this appeal?

Authority's Ref:

*I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today*

Completed by

On behalf of

Date Sent

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

# QUESTION 6

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 <http://vog.planning-register.co.uk> 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:

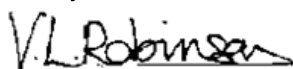
- cais
- cynllun
- dogfennau eraill a gyflwynwyd gyda'r cais

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 Ar-lein y Cyngor drwy fynd i <http://vog.planning-register.co.uk> 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

# QUESTION22a



Date/Dyddiad: 20 March 2019  
Ask for/Gofynwch am: Mrs. Lisa Chichester  
Telephone/Rhif ffon: (01446) 704691  
My Ref/Cyf: P/DC/LMC/2016/01160/OUT/  
e-mail/e-bost: LMChichester@valeofglamorgan.gov.uk

The Vale of Glamorgan Council  
Dock Office, Barry Docks, Barry CF63 4RT  
Tel: (01446) 700111

Cyngor Bro Morgannwg  
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT  
Ffôn: (01446) 700111



[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

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  
**Appeal by:** Mr. Nicholas Rubenstein

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/>. Such 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 on-line 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

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mr Richard Vidler	"Archives", Mill-Lay Lane, Llantwit Major, Vale of Glamorgan CF61 1QE	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
The Owner/Occupier	1 Orchard Drive, Ham Manor Park, Llantwit Major CF61 1BF	20/3/19
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	

## Appeals Notifications Distribution List

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

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

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

The Owner/Occupier	12 Raglande Court, Llantwit Major CF61 1TB
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T. M. South	12 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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The Owner/Occupier	13 Ham Manor, Ham Manor Park, Llantwit Major CF61 1BD
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The Owner/Occupier	13 Raglande Court, Llantwit Major CF61 1TB
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The Owner/Occupier	13 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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The Owner/Occupier	14 Ham Manor, Ham Manor Park, Llantwit Major CF61 1BD
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The Owner/Occupier	14 Manor Square, Ham Manor Park, Llantwit Major CF61 1BG
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The Owner/Occupier	14 Raglande Court, Llantwit Major CF61 1TB
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The Owner/Occupier	14 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
J. & B. A. Law	15 Ham Manor, Ham Manor Park, Llantwit Major CF61 1BD	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
The Owner/Occupier	17 Whitewell Drive, Llantwit Major CF61 1TA	20/3/19
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	



## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

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

The Owner/Occupier	2 Ham Manor, Ham Manor Park, Llantwit Major CF61 1BD
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The Owner/Occupier	2 Manor Square, Ham Manor Park, Llantwit Major CF61 1BG
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The Owner/Occupier	2 Manor View, Ham Manor Park, Llantwit Major CF61 1BJ
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The Owner/Occupier	2 Nut Walk, Ham Manor Park, Llantwit Major CF61 1BH
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The Owner/Occupier	2 Raglande Court, Llantwit Major CF61 1TB
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Jean Guest	2 The Green, Ham Manor Park, Llantwit Major CF61 1BB
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Anthony Profit	2 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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Mr. John Page	20 Ham Manor, Ham Manor Park, Llantwit Major CF61 1BD
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The Owner/Occupier	20 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mrs Jean Guest	2 The Green Ham Manor Llantwit Major CF61 1BB	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mrs Valerie Redwin	19 Ham Manor Ham Manor Park Llantwit Major	20/3/19
Mrs Elizabeth Parker	CF61 1BD 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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

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

The Owner/Occupier	23 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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The Owner/Occupier	23 Whitewell Drive, Llantwit Major CF61 1TA
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The Owner/Occupier	23A Whitewell Drive, Llantwit Major CF61 1TA
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The Owner/Occupier	24 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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The Owner/Occupier	25 Nut Walk, Ham Manor Park, Llantwit Major CF61 1BH
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The Owner/Occupier	25 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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Mrs Pauline Price	25 Whitewell Drive, Llantwit Major CF61 1TA
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The Owner/Occupier	26 Nut Walk, Ham Manor Park, Llantwit Major CF61 1BH
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J. Morris	26 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
The Owner/Occupier	27 Nut Walk, Ham Manor Park, Llantwit Major CF61 1BH	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
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The Owner/Occupier	3 Manor Square, Ham Manor Park, Llantwit Major CF61 1BG	20/3/19
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The Owner/Occupier	3 Manor View, Ham Manor Park, Llantwit Major CF61 1BJ	
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The Owner/Occupier	3 Nut Walk, Ham Manor Park, Llantwit Major CF61 1BH	
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The Owner/Occupier	3 Raglande Court, Llantwit Major CF61 1TB	
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The Owner/Occupier	3 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA	
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The Owner/Occupier	30 Nut Walk, Ham Manor Park, Llantwit Major CF61 1BH	
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The Owner/Occupier	30 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA	
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The Owner/Occupier	31 Nut Walk, Ham Manor Park, Llantwit Major CF61 1BH	
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The Owner/Occupier	31 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA	
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## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
The Owner/Occupier	32 Nut Walk, Ham Manor Park, Llantwit Major CF61 1BH	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mrs. Jeannette Stokes	4, Ham Manor Ham Manor Park Llantwit Major CF61 1BD	20/3/19
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	



## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
The Owner/Occupier	5 Beech Avenue, Ham Manor Park, Llantwit Major CF61 1BL	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
The Owner/Occupier	6 Raglande Court Llantwit Major CF61 1TB	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mrs Carolann Bunce	6 Raglande Court Llantwit Major CF61 1TB	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mrs Susan Jones	6 Manor Square Ham Manor Park Llantwit Major CF61 1BG	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mr Tim Bunce	6 Raglande Court, Llantwit Major CF61 1TB	20/3/19
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 Major 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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mr Gordon Wilkie	64 Ham Lane South Llantwit Major CF61 1RN	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Alisia Kingsley	3 Stradling Drive, Llantwit Major Vale of Glamorgan	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

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

The Owner/Occupier	7 Raglande Court, Llantwit Major CF61 1TB
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The Owner/Occupier	7 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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Lance and Gwynedd Lewis	70 Ham Lane South, Llantwit Major CF61 1RN
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The Owner/Occupier	72 Ham Lane South, Llantwit Major CF61 1RN
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The Owner/Occupier	8 Beech Avenue, Ham Manor Park, Llantwit Major CF61 1BL
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The Owner/Occupier	8 Ham Manor, Ham Manor Park, Llantwit Major CF61 1BD
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The Owner/Occupier	8 Manor Square, Ham Manor Park, Llantwit Major CF61 1BG
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The Owner/Occupier	8 Raglande Court, Llantwit Major CF61 1TB
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The Owner/Occupier	8 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

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

The Owner/Occupier	9 Ham Manor, Ham Manor Park, Llantwit Major CF61 1BD
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The Owner/Occupier	9 Manor Square, Ham Manor Park, Llantwit Major CF61 1BG
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The Owner/Occupier	9 Raglande Court, Llantwit Major CF61 1TB
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The Owner/Occupier	9 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA
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The Owner/Occupier	Acorn Camping And Caravanning, Ham Lane South, Llantwit Major CF61 1RP
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The Owner/Occupier	Archives, Mill Lay Lane, Llantwit Major CF61 1QE
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The Owner/Occupier	Beech Lodge, Woodside Hamlet, Ham Manor Park, Llantwit Major CF61 1BN
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The Owner/Occupier	Caravan 13, Acorn Camping And Caravanning, Ham Lane South, Llantwit Major CF61 1RP
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The Owner/Occupier	Caravan, Acorn Camping And Caravanning, Ham Lane South, Llantwit Major CF61 1RP
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## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
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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	Cwm Yr Adar, Mill Lay Lane, Llantwit Major CF61 1QE	
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	

## Appeals Notifications Distribution List

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

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
The Owner/Occupier	Millbrook, 2 Mill Lay Lane, Llantwit Major CF61 1QE	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Robert and Laura Sheldon	Sycamore Lodge, 4 Mill-Lay Lane, Llantwit Major CF61 1QE	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mr Adam Rees	8 Mill Lay Lane Llantwit Major CF61 1QE	20/3/19
Mrs Joan Walsh	Ty Celyn Mill-lay Lane Llantwit Major CF61 1QE	
Mrs Sarah Clayton- 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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mr Philip Davies	7 Whitewell Drive Llantwit Major Vale of Glam CF611TA	20/3/19
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 Rowbottom	9 Raglande Court Llantwit Major CF61 1TB	
Mr Christopher Rowbottom	9 Raglande Court Llantwit Major CF61 1TB	

## Appeals Notifications Distribution List

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



## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
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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

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mr Philip Davies	7 Whitewell Drive Llantwit Major Vale of Glamorgan CF61 1TA	20/3/19
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	

## Appeals Notifications Distribution List

Appeal Reference: 19/3223102

Name:	Address:	Date Sent:
Mrs Jo Cody	32 Waterfall Mews, Ham Manor Park, Llantwit Major CF61 1BA	20/3/19
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	
National Resource Wales	By email	

**Appeals Notifications Distribution List**

Appeal Reference: 19/3223102

Name:

Address:

Date Sent:

20/3/19

Jane Hutt AM

By email

# QUESTION 22c

U.E.E.P
RECEIVED
ACTION BY:
NO:
ACK:

S. Ragland Court,  
 Waukegan Major,  
 Vale of Glamorgan.  
 CF61 1TB.

5th December, 2016,

To whom it may concern -

APPLICATION NO. 2016/01160/DWT.

With reference to the above application,  
 I am very surprised this has been applied  
 for again. I was led to believe the  
 woods had been designated "Ancient  
 Woodland" and therefore no interference  
 of any sort was allowed.

I still strongly object to permission  
 being granted for Tree Work for all the  
 reasons previously stated.

Vehicle access and egress through

the area is essential.

Destruction of ancient woodland

is a criminal offence.

Regeneration and Planning Department
RECEIVED

Noise and pollution to  
surrounding areas.

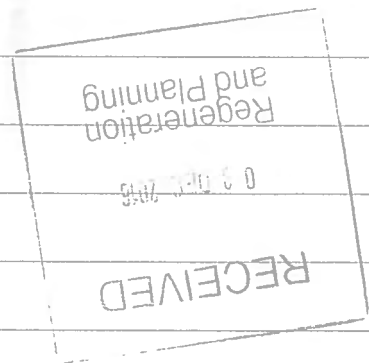
The disruption to elderly inhabitants  
of the area.

Litter and anti-social behaviour.

For these and many other reasons I  
again strongly object to this Planning  
Application.

Yours faithfully,

[Redacted Signature]



**From:** [REDACTED]  
**To:** [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



# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Janice Rees"/>
<b>Address</b>	<input type="text" value="Stepaside Colhugh street Llantwit Major,CF 61 1 RF"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="29/11/2016 18:37:19"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr Richard Vidler"/>
<b>Address</b>	<input type="text" value="Archives, Mill-Lay Lane, Llantwit Major,CF61 1QE"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="29/11/2016 17:00:15"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr Simon Barker"/>
<b>Address</b>	<input type="text" value="7 Raglande Court,CF61 1TB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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 ?"/>
<b>Received Date</b>	<input type="text" value="25/11/2016 16:02:30"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Pauline Price"/>
<b>Address</b>	<input type="text" value="25 Whitewell Drive, Llantwit Major, CF61 1TA"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Other"/>
<b>Comments</b>	<input type="text" value="Other type details: PRIVACY WILDLIFE NOISE POLLUTION DANGER TO PEDESTRIANS &amp; TRAFFIC. Comment: I have just been informed about the proposed holiday tree tents adjacent to Woodside 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"/>
<b>Received Date</b>	<input type="text" value="24/11/2016 16:36:27"/>
<b>Attachments</b>	

[REDACTED]

---

**From:** Nigel Seddon <[REDACTED]>  
**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

Ham Manor Park  
Lieutnant Major.

1<sup>st</sup> Dec 2016

Re Application No 2016/01160/OUT  
Proposed Tree Tent accommodation Woodside Hamlet.

Dear Su/Macdon

I note a recent application for the above development has been submitted to the Council  
Given that the tent village will appeal to youngsters it is a totally inappropriate setting especially as it will be a retirement complex for the over 50's. The development would inflict disturbance by noise, litter and light pollution on nearby residents.

There would be environmental damage to an attractive woodland and stream. Mill Lane is a narrow attractive lane used by traffic, walkers heading for the beach. Access into the lane could lead to increased traffic and problems at the Ham Lane/Ham Manor Park corner where there is limited observation into/out of the Park.

I would like to place on record my strong objection to the proposed development.

yours faithfully

RECEIVED

01 DEC 2016

Regeneration  
and Planning

**Edgerton, Tayla (Agency)**

**From:** Steve Clancy  
**Sent:** 07 December 2016 15:36  
**To:** Planning & Transportation (Customer Care)  
**Cc:** jmedwards50@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;  
\*outline planning application form

5. pre application advice  
This statement was from an earlier withdrawn application for a much smaller scheme. it is not relevant to the  
current application

7. waste storage and collection  
The application states- as shown on submitted plans – the plans do not show any detail for provision, access or  
indeed anything to do with storage or collection of waste

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  
months ago – still polluting - disgraceful

\*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  
Drawing MDS 1068/PA203 C

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

RECEIVED  
07 DEC 2016  
Regeneration  
and Planning

D.E.E.R
RECEIVED
ACTION BY: MPH/IR
NO: 8
ACK:

RECEIVED

7 6 NOV 2016

Regeneration  
and Planning

18, Waterfall Drive  
Hahn Manor Park  
Llandwidi Major

29/11/16

Dear Sir

Town & Country Planning Act 1990 (AS AMENDED)

Application No 2016/101160/OUT

PROPOSAL: PROPOSED TOURIST (TREE TENT) ACCOMMODATION  
DEVELOPMENT ON LAND ADJACENT TO WOODSIDE HANLET ET.

Once again the above proposal rears it's ugly head, doesn't anyone take no for an answer.

I am totally opposed to this proposal for the same reasons I wrote last time i.e apart from the fact that it is not an area to put a "camp" of that description, the beautiful peaceful area will be ruined upsetting the wildlife & will probably end up as a rubbish tip & causing noise nuisance to everyone around the area.

As to "including access from Hill Lane", I have no doubt most traffic will come through the Lodge House Site causing noise & disruption to the



Residents who only wish to live a quiet life as do the residents of Hill Lay Lane.

There is a perfectly adequate Camp Site for tourists at the Horn Side perhaps the Tree Tents could be hung there.

I'm just waiting for the time somebody comes up with the proposal to have monkeys swinging through the trees in that area.

Yours in disgust yet again



D.E.E.R
RECEIVED
ACTION BY:
NO:
ACK:

28 Nov, 2016

Mr John Page  
20 Ham Manor  
Ham Manor Park  
LLANTWIT MAJOR  
CF61 1BD



Dear Sir Madam,


I am writing in connection with proposed (LINE TENT) accommodation.

My wife and I strongly oppose this proposal. When we come here in 2005 to retire, our site was quiet and peaceful.

Now the volume of traffic <sup>with</sup> has increased, noise and no one heeds our objection.

So too our objections this proposed site will not be managed properly.

Therefore more noise and possibly traffic

Yours Sincerely  


19 Ham Manor  
Ham Manor Park  
Llantwit Major  
CF61 1BD  
27 November 2016

Vale of Glamorgan Council  
Barry  
CF63 4RT

Dear Sirs

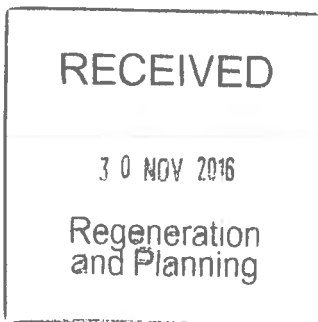
Application 2016/01160/OUT Tourist Tree Tent Accommodation

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

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

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

Yours faithfully



U.E.E.R
RECEIVED
ACTION BY:
NO:
ACK:

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 after-dusk 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

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr David Richards"/>
<b>Address</b>	<input type="text" value="17 Raglande Court,CF61 1TB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="SiteNotice"/>
<b>Comments</b>	<input 18="" 200="" accipitridae="" already="" amenities="" and="" are="" attached="" audio="" away,="" badgers="" being="" birds="" border.="" broken,="" by="" campers="" camping="" capacity.="" caravans="" coastline="" conformation="" correlation="" council.="" detrimental="" developers:="" documents="" ecologist="" ecology.="" effect="" egret,="" exceeded.="" existence="" extra="" falconidae.="" fencing="" fires="" for="" further="" greater="" green="" heritage="" herons,="" importance="" in="" include="" information="" knowledge="" lane="" lanes"="" lesser="" light.="" litter="" lm="" local="" local.="" mill="" mnths="" my="" namely="" necessary="" no="" noise="" not="" objections"="" of="" on="" outside="" owls="" own="" please="" plus="" plus,="" pollution,="" prey,="" proof="" proximity="" ratio="" replaced="" report.="" see="" sites="" sitings="" spotted="" tents="" that="" the="" to="" tourism="" town="" type="text" value="Objections Traffic, an increase disproportionate to " various="" white="" woodpeckers.="" yds=""/>
<b>Received Date</b>	<input type="text" value="10/12/2016 18:31:40"/>
<b>Attachments</b>	The following files have been uploaded: <a href="#">Planning Objection Tree Tents 2015 00995 OUT MPH.docx</a> <a href="#">Second letter of objection regarding Tree Tents 14 Nov 2015.docx</a> <a href="#">Tree Tent Application Objection DHR MR.docx</a>

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.

1. 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.

## **Safety**

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

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Sarah Clayton-Ball"/>
<b>Address</b>	<input type="text" value="Old Fairmead House, Mill-Lay Lane, Llantwit Major, CF61 1QE"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="Please find my letter of objection attached"/>
<b>Received Date</b>	<input type="text" value="09/12/2016 18:53:01"/>
<b>Attachments</b>	The following files have been uploaded: <a href="#">Objection to Ham Manor Wood Tree Tents 2016 01160.docx</a>

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

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)

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Joan Walsh"/>
<b>Address</b>	<input type="text" value="Ty Celyn, Mill-lay Lane, CF61 1QE"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="SiteNotice"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="06/12/2016 14:48:58"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Jean Guest"/>
<b>Address</b>	<input type="text" value="2 The Green, Ham Manor, Llantwit Major, CF61 1BB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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 quiet 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."/>
<b>Received Date</b>	<input type="text" value="05/12/2016 09:59:12"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr adam rees"/>
<b>Address</b>	<input type="text" value="8 mill lay lane,cf61 1qe"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="SiteNotice"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="05/12/2016 08:40:42"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Marie Dowdall"/>
<b>Address</b>	<input type="text" value="21 Ham Manor, Ham Manor Park,, Llantwit Major, CF61 1BD"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="03/12/2016 12:51:16"/>
<b>Attachments</b>	The following files have been uploaded: <a href="#">Treetent camp.pdf</a>



# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Johana Rowbottom"/>
<b>Address</b>	<input type="text" value="9 Raglande Court,CF611TB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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"/>
<b>Received Date</b>	<input type="text" value="01/12/2016 23:59:42"/>
<b>Attachments</b>	

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 your 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

D.E.E.R
RECEIVED
ACTION BY:
NO:
ACK:



10 Ranglede Court  
Llantwit Major  
CF61 1TB  
29<sup>th</sup> Nov. 2016

Dear Ma Howell

Re: Application No. 2016/01160/OUT.

The Unitary Development Plan 1996-2011 which quoted the above site lies outside the settlement of Llantwit Major and as such is in the countryside, is now superseded by the 2011-2026 L.D.P. and may not now be considered as such.

I first came to Llantwit Major in 1950 just before my 10<sup>th</sup> birthday. I lived in a then Air Ministry House in Fighamon Avenue, a stones throw from the proposed development. I 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. Since those days the area has been considerably developed. The Wimpey estate where I now live was built on Seaview farm in the 1970's, then the Welsh estate followed and schools were built. Over the years the Berkeley chalet park for the over 50's was developed in the old Ham Manor grounds. The Acorn caravan and tourist <sup>park</sup> develop<sup>ment</sup> and more recently the Farmers Barns and Woodside Hanlets were built. Even now more tourist accommodation is being built as old farm machinery sheds are being demolished and being replaced by wooden holiday <sup>chalet</sup> accommodation. There are lots of tourist 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 unmeasurable damage to established wildlife flora & fauna. Even with any proposed monitoring, once disturbed it would take years to repair to its original state.

Noise from these tree tent accommodations would be unavoidable <sup>and unacceptable</sup> as they would be so close to residential properties. Holiday makers expect to enjoy themselves so would not try to be quiet anytime day or night. Thus a lovely peaceful area would no longer be such. The tree houses themselves may well be an invasion of privacy as they could overlook private gardens.

The proposed access to this development is via Mill Lane here. This is a single track narrow lane and a very popular route to the local beach, used by vehicles pedestrians and many dog-walkers. It would be difficult to widen this lane as it is bordered 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 <sup>fire etc.</sup> if required.

The main route to Mill Lane would be down Ham Lane. As this is where most of the Kentwit Major schools are now situated as well as the housing estate this is quite a vehicle congested area and further tourist accommodation would only increase such congestion.

As you can tell I am dead against this tourist tree tent accommodation and hope you will take all our concerns into consideration.

Yours faithfully

(Miss S. Price)

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,

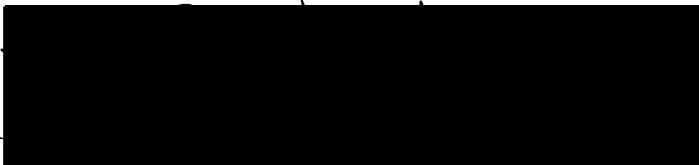
Town & Country Planning Act 1990 (as amended)  
Application No. 2016/01160/OUT  
Location: Woodside Hamlet, Ham Manor, Llantwit Major  
Proposal: Proposed tourist (TreeTent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up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

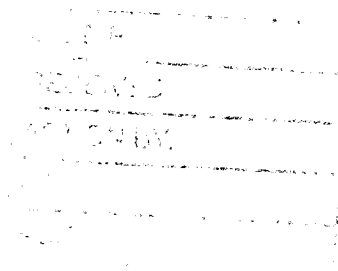
The area is already suffering from traffic overload and the narrow roads, particularly Mill-Lay Lane, are totally unsuitable to take more traffic. The area is very prone to flooding already. This type of quiet, green area is disappearing in so many places and needs to be preserved and protected for all. 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



RECEIVED  
28 DEC 2016  
Regeneration  
and Planning

21/12/2016

Planning Department, Civic Offices, Holton Road, Barry.

CF63 4RU.

re:

RECEIVED

23 DEC 2016

Regeneration  
and Planning

Your communication of 10th December 2016 — planning application for Tree Tent Camp in Woodland between Mill Lane and Ham Manor Park.

RECEIVED

ACTION BY:

I write as one who has ~~three times~~ since 2007 thwarted, though not without the help <sup>ACK</sup> of several other concerned parties, attempts by Germany to rule the far North-west of Europe. I hope that in this connection you have read my letter to "Amsterdam's Stadsalutt" 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 Waddenzee 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 New Israel. The Dutch wasted no-time in towing their several flood-control-gates into deep water, and sinking them!

A couple of years later I wrote to the press in New York and Washington because Germany, by the capable hands of Arnold Swarzenegger, was about to divert the Gulf Stream through the Gulf of Mexico into the Pacific Ocean so that it would cease to support by its benign Equatorial warmth :- Iceland, Ireland, Great Britain, Holland, Denmark, Scandinavia, Finland, the Baltic States, Poland and Russia, which are now quite highly populated 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 helicopter or other aeroplane flies up above, apparently to take photographs. This has now been going on for about nine years.

I cannot help the conjecture that this bizarre plan for a Tree Tent Camp will bring about a successful kidnap by enabling 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 <sup>that</sup> this neighbourhood is for the most part very quiet apart from some maintenance activities.

Yours faithfully,

Heather Montgomery (Mrs.)



REF. No

2016/01160/OUT.

Dear Sir

With the above planning application for a tree tent camp it is an applicant of Hom Manor Park and in total agreement to the proposed development of these tents.

With the cutting down of many trees this will encourage birds and animals to leave the area and not to return.

More cars using the road through Hom Manor Park causing more traffic congestion to the area.

The tree camp is a accident waiting to happen. Its ok if you are monkey  
fairly fully



# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Carolann Bunce"/>
<b>Address</b>	<input type="text" value="6 Raglande Court, Llantwit Major, CF61 1TB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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 quiet 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!"/>
<b>Received Date</b>	<input type="text" value="16/12/2016 15:43:18"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr Robert Dyer"/>
<b>Address</b>	<input type="text" value="Willow Lodge, Woodside Hamlet, CF61 1BN"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="This is not an appropriate dwelling for the area or environment. 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"/>
<b>Received Date</b>	<input type="text" value="14/12/2016 16:27:01"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	2016/01160/OUT
<b>Location</b>	Woodside Hamlet, Ham Manor, Llantwit Major
<b>Proposal</b>	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
<b>Case Officer</b>	Mr. Morgan P. Howell
<b>Name</b>	Mr DAVID COLLINS
<b>Address</b>	CHESTNUT LODGE, Woodside Hamlet, Ham Manor Park, CF61 1BN
<b>Type of Comment</b>	Objection
<b>Type</b>	Neighbour
<b>Comments</b>	<p>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</p>
<b>Received Date</b>	13/12/2016 21:19:48
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr Martin Staples"/>
<b>Address</b>	<input type="text" value="4 Ham Mews,CF61 1BE"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="SiteNotice"/>
<b>Comments</b>	<input type="text" value="See text document attached"/>
<b>Received Date</b>	<input type="text" value="13/12/2016 15:24:40"/>
<b>Attachments</b>	The following files have been uploaded: <a href="#">Tree Tents 2016.doc</a>

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**

**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.**

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 its 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.

Relevant Planning History: 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

<b>Application Number</b>	2016/01160/OUT
<b>Location</b>	Woodside Hamlet, Ham Manor, Llantwit Major
<b>Proposal</b>	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
<b>Case Officer</b>	Mr. Morgan P. Howell
<b>Name</b>	Mrs julie edwards
<b>Address</b>	6 woodside hamlet, llantwit major, CF61 1BN
<b>Type of Comment</b>	Objection
<b>Type</b>	Neighbour
<b>Comments</b>	<p>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</p>
<b>Received Date</b>	12/12/2016 14:07:37
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr Ian Edwards"/>
<b>Address</b>	<input type="text" value="14 Raglande Court ,Llantwit Major,Cf611 tb"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="11/12/2016 20:56:31"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Valerie Redwin"/>
<b>Address</b>	<input type="text" value="19 Ham Manor, Ham Manor Park, Llantwit Major, CF61 1BD"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="21/12/2016 15:34:47"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Jo Cody"/>
<b>Address</b>	<input type="text" value="32 Waterfall Mews, Ham Manor Park, CF61 1BA"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="20/12/2016 18:12:32"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	2016/01160/OUT
<b>Location</b>	Woodside Hamlet, Ham Manor, Llantwit Major
<b>Proposal</b>	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
<b>Case Officer</b>	Mr. Morgan P. Howell
<b>Name</b>	Mrs Mandy Marsh
<b>Address</b>	17 , ham manor ,Ham manor park,Llantwit major,Cf61 1bd
<b>Type of Comment</b>	Objection
<b>Type</b>	Neighbour
<b>Comments</b>	<p>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</p>
<b>Received Date</b>	19/12/2016 15:25:23
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Gaynor Jenkins"/>
<b>Address</b>	<input type="text" value="Mill-Lay lodge, Mill-Lay Lane, Llantwit Major, CF611QE"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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.."/>
<b>Received Date</b>	<input type="text" value="19/12/2016 11:13:12"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr Michael Williams"/>
<b>Address</b>	<input type="text" value="Berkeley Leisure Group Ltd, West Coker House, West Coker, YEOVIL,,, Ba22 9BW"/>
<b>Type of Comment</b>	<input type="text" value="Comment"/>
<b>Type</b>	<input type="text" value="Other"/>
<b>Comments</b>	<input type="text" value="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."/>
<b>Received Date</b>	<input type="text" value="16/12/2016 22:24:45"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mrs Carolann Bunce"/>
<b>Address</b>	<input type="text" value="6 Raglande Court, Llantwit Major, CF61 1TB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="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 quiet 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!"/>
<b>Received Date</b>	<input type="text" value="16/12/2016 15:43:18"/>
<b>Attachments</b>	



# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr Robert Dyer"/>
<b>Address</b>	<input type="text" value="Willow Lodge, Woodside Hamlet, CF61 1BN"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="Neighbour"/>
<b>Comments</b>	<input type="text" value="This is not an appropriate dwelling for the area or environment. 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"/>
<b>Received Date</b>	<input type="text" value="14/12/2016 16:27:01"/>
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	2016/01160/OUT
<b>Location</b>	Woodside Hamlet, Ham Manor, Llantwit Major
<b>Proposal</b>	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
<b>Case Officer</b>	Mr. Morgan P. Howell
<b>Name</b>	Mr DAVID COLLINS
<b>Address</b>	CHESTNUT LODGE, Woodside Hamlet, Ham Manor Park, CF61 1BN
<b>Type of Comment</b>	Objection
<b>Type</b>	Neighbour
<b>Comments</b>	<p>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</p>
<b>Received Date</b>	13/12/2016 21:19:48
<b>Attachments</b>	

# Comment for planning application 2016/01160/OUT

<b>Application Number</b>	<input type="text" value="2016/01160/OUT"/>
<b>Location</b>	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
<b>Proposal</b>	<input type="text" value="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"/>
<b>Case Officer</b>	<input type="text" value="Mr. Morgan P. Howell"/>
<b>Name</b>	<input type="text" value="Mr Martin Staples"/>
<b>Address</b>	<input type="text" value="4 Ham Mews,CF61 1BE"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="SiteNotice"/>
<b>Comments</b>	<input type="text" value="See text document attached"/>
<b>Received Date</b>	<input type="text" value="13/12/2016 15:24:40"/>
<b>Attachments</b>	The following files have been uploaded: <a href="#">Tree Tents 2016.doc</a>

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**

**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.**

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.

Relevant Planning History: 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

<b>Application Number</b>	2016/01160/OUT
<b>Location</b>	Woodside Hamlet, Ham Manor, Llantwit Major
<b>Proposal</b>	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
<b>Case Officer</b>	Mr. Morgan P. Howell
<b>Name</b>	Mrs julie edwards
<b>Address</b>	6 woodside hamlet, llantwit major, CF61 1BN
<b>Type of Comment</b>	Objection
<b>Type</b>	Neighbour
<b>Comments</b>	<p>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</p>
<b>Received Date</b>	12/12/2016 14:07:37
<b>Attachments</b>	

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 possible 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



24<sup>th</sup> December 2016



**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.

DEER
RECEIVED
ACTION BY:
NO:
ACK:

RECEIVED
24 DEC 2016
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,

A large black rectangular redaction box covering the signature area.

Linda Davies (Miss)

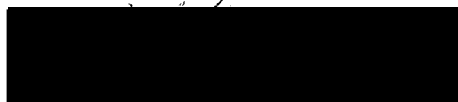
2 Waterfall Mews  
Ham Manor Park  
Llantwit Major

REF No. 2016/01160/0UT

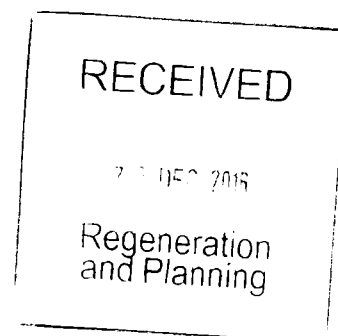
Dear Madam/Sir

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



# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Simon Barker"/>
Address	<input type="text" value="7 Raglande Court,CF61 1TB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="23/12/2017 11:59:04"/>
Attachments	

# 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	<p>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</p>
Received Date	22/12/2017 19:10:56
Attachments	



# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="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	<input type="text" value="Mr. Morgan P. Howell"/>
Name	<input type="text" value="Mr Simon Price"/>
Address	<input type="text" value="10, Ty Coed, Mill-Lay Lane, Llantwit Major, CF61 1QE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="01/02/2017 11:00:34"/>
Attachments	

# 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 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
Attachments	

# 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 Adrian Woods
Address	9 Whitewell Drive, Llantwit Major, Vale of glam, C; 611TA
Type of Comment	Objection
Type	Neighbour
Comments	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
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="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	<input type="text" value="Mr. Morgan P. Howell"/>
Name	<input type="text" value="Mr Malcolm Davies"/>
Address	<input type="text" value="7 Whitewell Drive, Llantwit Major, Vale of Glam, CF611TA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="30/01/2017 13:06:47"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="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	<input type="text" value="Mr. Morgan P. Howell"/>
Name	<input type="text" value="Mr Philip Davies"/>
Address	<input type="text" value="7 Whitewell Drive, Llantwit Major, Vale of Glam, CF611TA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="30/01/2017 12:37:15"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="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	<input type="text" value="Mr. Morgan P. Howell"/>
Name	<input type="text" value="Mrs Dawn Davies"/>
Address	<input type="text" value="7 Whitewell Drive, Llantwit Major, Vale of Glamorgan, CF611TA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="30/01/2017 11:49:30"/>
Attachments	

# 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	<p>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.</p>
Received Date	09/01/2017 20:18:28
Attachments	

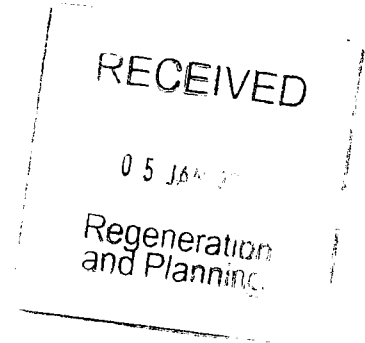
The Residents  
Ham Manor Park  
Llantwit Major  
Vale of Glamorgan  
CF61 1BG

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

D.E.E.R
RECEIVED
ACTION BY:
NO:
ACK:



Dear Sir/Madam

**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



Signatures  
Residents of Manor Square, Ham Manor Park

[Redacted Signature]

Stephen Davies (No. 1)

[Redacted Signature]

Susan Lewis (No. 2)

[Redacted Signature]

Simon O'Kill (No. 3)

[Redacted Signature]

Shirlee O'Kill (No. 3)

[Redacted Signature]

Janet Hughes (No. 4)

[Redacted Signature]

Susan Jones (No. 6)

[Redacted Signature]

Peter Harris (No. 7)

Marion Harris (No. 7)

[Redacted Signature]

Susan Harold (No. 9)

[Redacted Signature]

Maureen Mantle (No. 10)

[Redacted Signature]

Valerie Staggs (No. 10A)

[Redacted Signature]

John Martin (No. 16)

Phil Martin (No. 16)

RECEIVED  
05 JAN 2017  
Regeneration  
and Planning

10, Raglande Court,  
Llantwit Major  
CF61 1TB.  
27/12/2017

Dear Mr Howell,

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

MH/ie.

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.

Yours faithfully

( Mrs J. Price )

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

RECEIVED

28 DEC 2017

Regeneration  
and Planning

**From:** [REDACTED]  
**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

---

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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,

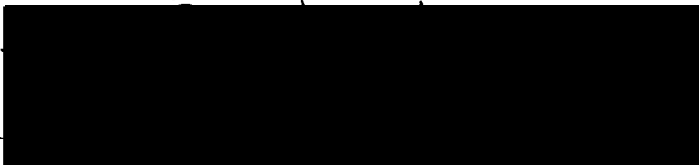
Town & Country Planning Act 1990 (as amended)  
Application No. 2016/01160/OUT  
Location: Woodside Hamlet, Ham Manor, Llantwit Major  
Proposal: Proposed tourist (TreeTent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up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

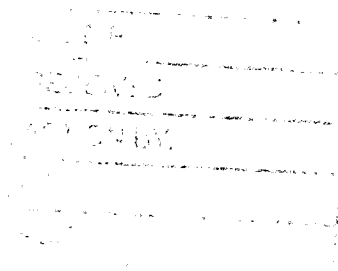
The area is already suffering from traffic overload and the narrow roads, particularly Mill-Lay Lane, are totally unsuitable to take more traffic. The area is very prone to flooding already. This type of quiet, green area is disappearing in so many places and needs to be preserved and protected for all. 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



RECEIVED  
28 DEC 2016  
Regeneration  
and Planning

15, Ham Manor  
Ham Manor Park  
Planture Major  
CF61 1 125

Re 2016/01160/OUT.

Dear Sir,

My wife and I object to the above planning application on the following grounds.

The tents will be suspended from deciduous trees which of course shed their leaves. This means that for a long period the tents will not be hidden from view and will be intrusive to our and other residents view. It will also mean that there is the distinct possibility that our privacy will be invaded.

Ham Manor Park is a residential site and one has to be over 50 years of age to live here. The quiet life is one of the main attractions. At the top of the park is acorn camping which is a busy site in holiday times. Children from the site do stray down to the stream to play and can be very noisy on times ~~add~~ add on more children from the tents and it could be mayhem.

P.T.O.

The residents of Ham Manor will be by rules which are most strict by who will be policing the tent occupation. It is highly unlikely that they will be 50+ years old and therefore they will be more likely to play the music that we will be more likely to 'party' and be more likely to disregard those around them.

Ham Manor has one road running through it. There are approximately 110 units on site. Most units have a car, add on to traffic from Rowden Farm and its number of chalets plus the traffic from acorn bombing (capacity unknown) and we have a substantial amount of traffic. There is supposed to be a speed limit on the path but as it is 2016 such things are ignored. Accidents waiting to happen. I believe that in the proposal there is mention of access from Mill Key Lane - gaining such could be disastrous. Pedestrians using Mill Key Lane have to be very careful. Boy racers going to or coming back from the beach take great delight in hunting along this narrow and bendy road.

The woods themselves are not particularly spectacular and indeed many of the trees are ready to fall down but the woods provide a home to a variety of wildlife. Simply implanting a number of tents will have a detrimental effect.







# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="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	<input type="text" value="Mr. Morgan P. Howell"/>
Name	<input type="text" value="Mr alam young"/>
Address	<input type="text" value="1 Cedar Lodge, Woodside Hamlet, Ham Mannor, Llantwit Major, CF61 1BN, CF61 1BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="05/01/2017 15:37:43"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Jo Cody"/>
Address	<input type="text" value="32 Waterfall Mews, Ham Manor Park, CF61 1BA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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 devastating 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	<input type="text" value="28/12/2017 16:26:46"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Adrian Woods"/>
Address	<input type="text" value="9, whitewell Drive, CF61 1TA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="24/12/2017 13:44:12"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="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	<input type="text" value="Mr. Morgan P. Howell"/>
Name	<input type="text" value="Mr Tim Bunce"/>
Address	<input type="text" value="6 Raglande Court, Llantwit Major, CF61 1TB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="08/12/2016 14:04:05"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Adam Rees"/>
Address	<input type="text" value="8 Mill Lay Lane,Llantwit Major,CF61 1QE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="23/12/2017 17:18:29"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Lance Lewis"/>
Address	<input type="text" value="70 HAM LANE SOUTH,CF61 1RN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="04/01/2018 09:35:54"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Jeremy Cutter"/>
Address	<input type="text" value="Rushwood, Mill lay lane, Llantwit major, Cf61 1qe"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="03/01/2018 21:01:03"/>
Attachments	



# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Michael Williams"/>
Address	<input type="text" value="Berkeley Leisure Group Ltd, West Coker House, West Coker, Yeovil, Ba22 9BW, Ba22 9BW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="03/01/2018 14:22:29"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Christopher Rowbottom"/>
Address	<input type="text" value="9 Raglande Court,CF611TB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="02/01/2018 23:49:14"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Johana Rowbottom"/>
Address	<input type="text" value="9 Raglande Court,CF611TB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="02/01/2018 23:31:28"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr DAVID COLLINS"/>
Address	<input type="text" value="CHESTNUT LODGE, Woodside Hamlet, CF61 1BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Other type details: Neighbour. 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 allowed 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 ridiculous plan is rejected as the area is totally unsuitable for development both on safety and environmental grounds."/>
Received Date	<input type="text" value="02/01/2018 21:48:44"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Martin Staples"/>
Address	<input type="text" value="4 Ham Mews, CF61 1BE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Please find attached letter of objection to the above planning application"/>
Received Date	<input type="text" value="02/01/2018 17:22:56"/>
Attachments	The following files have been uploaded:  Tree Tents 2017.doc 

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Gordon Wilkie"/>
Address	<input type="text" value="64 Ham Lane South, Llantwit Major, CF611RN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Please see attached (UPDATED) word document"/>
Received Date	<input type="text" value="01/01/2018 17:28:22"/>
Attachments	The following files have been uploaded:  I strongly object to the Application on the following grounds (1).doc 

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
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Organisation	<input type="text"/>
Name	<input type="text" value="Mr Gordon Wilkie"/>
Address	<input type="text" value="64 Ham Lane South,CF611RN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="I strongly object to the Application on the following grounds: Please see attached word document."/>
Received Date	<input type="text" value="01/01/2018 12:05:52"/>
Attachments	The following files have been uploaded:  I strongly object to the Application on the following grounds.doc 

# 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	<p>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 than 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.</p>
Received Date	30/12/2017 15:51:10
Attachments	The following files have been uploaded:  Tree Tent Objection 30 Decemebr 2017.docx 



# 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	<p>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.</p>
Received Date	29/12/2017 15:25:18
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Lewis Griffiths"/>
Address	<input type="text" value="13 Leigh Close,Boverton ,Llantwit Major,CF61 1UL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="SiteNotice"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 09:53:42"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
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Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Marion Harris"/>
Address	<input type="text" value="7 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="05/01/2018 11:09:34"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
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Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Susan Jones"/>
Address	<input type="text" value="6 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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, 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	<input type="text" value="04/01/2018 20:01:15"/>
Attachments	

# Comment for planning application 2016/01160/OUT

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Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Joan Walsh"/>
Address	<input type="text" value="Ty Celyn, Mill-Lay lane, Llantwit Major, Vale of Glamorgan, CF61 1QE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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 &amp; is constantly used as access to the beach, Caravan &amp; Camping site &amp; 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 consideration for residents of Ham Manor or Mill-Lay Lane. Another concern is the possibility 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 access to the proposed site would bring."/>
Received Date	<input type="text" value="04/01/2018 14:03:20"/>
Attachments	

# Comment for planning application 2016/01160/OUT

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Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Alan Young"/>
Address	<input type="text" value="1 Cedar Lodge, Woodside Hamlet, Ham Manor, CF61 1BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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."/>
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Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Doreen Harwood"/>
Address	<input type="text" value="29 Nut Walk, Ham Manor Park, Llantwit Major, CF61 1BH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="I have lived in Ham Manor for over 22 years and came here 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	<input type="text" value="04/01/2018 11:07:02"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
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Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Jean Guest"/>
Address	<input type="text" value="2 The Green, Ham Manor Park, Llantwit Major,, CF61 1BB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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 in 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	<input type="text" value="04/01/2018 10:58:39"/>
Attachments	

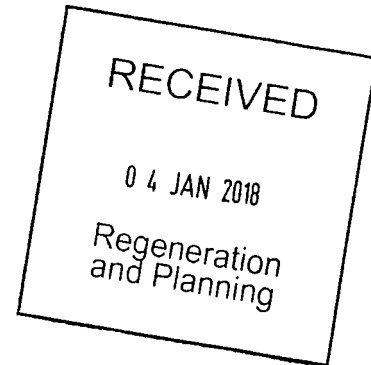


34 Manor Park, Llantwit Major, Vale of Glamorgan CF61 1RS

Tel: 01446 790602 Email: [REDACTED]

30<sup>th</sup> 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.

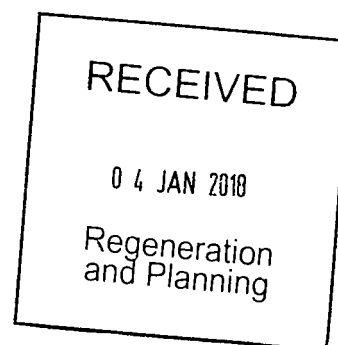
Democracy has already spoken twice. WE DO NOT WANT THIS TREE TENT CAMP!

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

Yours faithfully,



Linda Davies (Miss)



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 Milllay 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, Milllay 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

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Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Lewis Griffiths"/>
Address	<input type="text" value="13 Leigh Close,Boverton ,Llantwit Major,CF61 1UL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="SiteNotice"/>
Comments	<input type="text" value="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."/>
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Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Marion Harris"/>
Address	<input type="text" value="7 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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."/>
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Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Susan Jones"/>
Address	<input type="text" value="6 Manor Square, Ham Manor Park, Llantwit Major, CF61 1BG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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, 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."/>
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Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Joan Walsh"/>
Address	<input type="text" value="Ty Celyn, Mill-Lay lane, Llantwit Major, Vale of Glamorgan, CF61 1QE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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 &amp; is constantly used as access to the beach, Caravan &amp; Camping site &amp; 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 consideration for residents of Ham Manor or Mill-Lay Lane. Another concern is the possibility 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 access to the proposed site would bring."/>
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Organisation	<input type="text"/>
Name	<input type="text" value="Mr Alan Young"/>
Address	<input type="text" value="1 Cedar Lodge, Woodside Hamlet, Ham Manor, CF61 1BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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."/>
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Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Doreen Harwood"/>
Address	<input type="text" value="29 Nut Walk, Ham Manor Park, Llantwit Major, CF61 1BH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="I have lived in Ham Manor for over 22 years and came here 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	<input type="text" value="04/01/2018 11:07:02"/>
Attachments	

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 its 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.

Relevant Planning History: 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 its time to weave its 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



[REDACTED]

---

**From:** Nigel Seddon [REDACTED]  
**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.

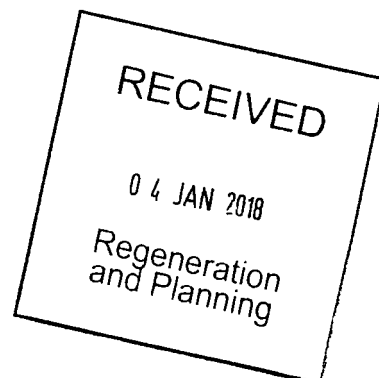
The site would not be continuously manned and we all know it only takes a few people to act irresponsibly to cause serious, long term, possibly irreparable damage on top of the devastation already caused by allowing such a development in this already vulnerable area.

Yours faithfully,

[Redacted signature]

[Redacted name]

Mr. D and Mrs A Mutlow



# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Faye Clarke"/>
Address	<input type="text" value="105 eagleswell rd,Llantwit major,,Cf612ue"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 17:44:53"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mrs Lynn Lansley-Mabbitt"/>
Address	<input type="text" value="3 Glamorgan Close, Llantwit Major, Vale of Glamorgan, CF61 2GG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 17:43:42"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr David Smith"/>
Address	<input type="text" value="3 Mae's illtud,Llantwit major,cf61 2sd"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 16:42:09"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Timothy Hoyle"/>
Address	<input type="text" value="32 Nicholl Court, Llantwit-Major, CF 61 2LR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="SiteNotice"/>
Comments	<input type="text" value="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"/>
Received Date	<input type="text" value="07/01/2018 16:29:49"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Hayley Hoyle"/>
Address	<input type="text" value="32 Nicholl Court Llantwit Major, CF61 2LR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 16:20:13"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Miss sara walker"/>
Address	<input type="text" value="6 fitzhamon avenue llantwit major,vale of glamorgan,CF61 1TN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 15:05:21"/>
Attachments	



# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Danielle Daley"/>
Address	<input type="text" value="4 Raglande court,Llantwit major,Cf611tb"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 14:27:48"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Jayne Jones"/>
Address	<input type="text" value="4 Cambrian avenue,Cf61 1qu"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 13:52:16"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Marc Daley"/>
Address	<input type="text" value="4 raglande court,Llantwit major,Cf611tb"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 13:36:03"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Sandra and Roy Cook"/>
Address	<input type="text" value="8 Beech Avenue, Ham Manor Park, Cf61 1bl"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 11:26:36"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Debra Johnson"/>
Address	<input type="text" value="Old post office ,Eagkeswell road ,Boverton ,LLANTWIT MAJOR,Cf61 1uf,Cf611uf"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 11:25:39"/>
Attachments	

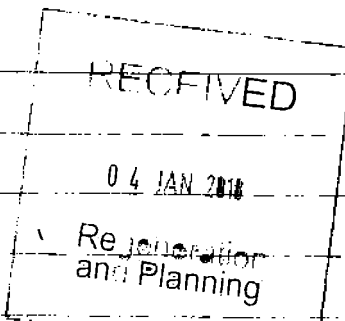
# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Jean Lawson"/>
Address	<input type="text" value="10 Manor Park, Llantwit Major, Vale of Glamorgan, CF61 1RS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="I objected to this planning application before, because I feel that the wildlife will suffer. I regularly watch small school children going down Mill Lay lane on the way to the beach, they stop on the way to look at the wildlife in the woods, the Herons are regularly there by the water. We live by the entrance to the caravan park, and suffer a large number of traffic in the summer as well as all the traffic from the farm. We have also had a number of youngsters from the caravan park returning back late at night drunk on a Saturday &amp; 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 application, we only found out about the appeal today whilst walking our dog and somebody told us."/>
Received Date	<input type="text" value="07/01/2018 10:01:57"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Colin Lawson"/>
Address	<input type="text" value="10 manor park,Llantwit Major,Cf611rs"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 09:41:17"/>
Attachments	

P.P. V.L. ROBINSON



18, Waterfall hews  
Ham Manor Park  
Stamwid Major.  
1/1/2018

Dear Sir,

TOWN & COUNTRY PLANNING ACT 1990 (as amended)

Application No 2016/01160/OUT MPT.

LOCATION WOODSIDE HAMLET HAM MANOR, L. MAJOR

PROPOSAL: PROPOSED TOURIST (TREE TENT) ACCOMMODATION  
DEVELOPMENT ON LAND ADJACENT TO WOODSIDE HAMLET  
WITH ASSOCIATED PARKING, WASH UP & TOILET FACILITIES

yet again this proposal rears it's ugly head. How many times does the Planning Dept have to be told that I & most people in this area are completely against it & always will be whatever amendments are made.

This is the third time I have made my objections known i.e. that it is not the place to put a "camp" of this description, the beautiful peaceful area will be ruined, upsetting the wild life & will probably end up as a rubbish tip & causing noise nuisance to everyone around the area; As to including access through the Lory Lane, more noise & up to noise to residences.




20  
21  
22  
I do not think the "powers to be" have looked into the proposal deep enough to realize the repercussions.

When are you people finally going to say "No" to this & mean it & put an end to the aggravation.

Finally, there are still plenty of trees in the rain forest!!

I continue to be incensed by this proposal.



# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs susan leworthy"/>
Address	<input type="text" value="swn-y-don,colhugh street,cf61 1rf"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="09/01/2018 16:04:56"/>
Attachments	

# 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, CF61 1BD
Type of Comment	Objection
Type	Neighbour
Comments	<p>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 for 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.</p>
Received Date	09/01/2018 11:35:03
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Gaynor Davies"/>
Address	<input type="text" value="Rosedew Farm, Llantwit Major, CF61 1PZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="People are already thinking we're associated with it and I feel as if this will strongly detract from our business."/>
Received Date	<input type="text" value="09/01/2018 10:21:33"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Ian Edwards"/>
Address	<input type="text" value="14 Raglande Court,CF611TB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="08/01/2018 21:44:31"/>
Attachments	

# Comment for planning application 2016/01160/OUT

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

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr simon hooper"/>
Address	<input type="text" value="6,Ham Manor Residential Park.,Ham Manor,Llantwit Major,,CF61 1BD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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 potentially 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	<input type="text" value="08/01/2018 16:59:12"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Valerie Redwin"/>
Address	<input type="text" value="19 Ham Manor, Ham Manor Park, Llantwit Major, CF61 1BD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="08/01/2018 12:53:14"/>
Attachments	



# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Adrian Asquith"/>
Address	<input type="text" value="34 Four Acre, Llantwit Major, CF61 2XN"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="08/01/2018 11:51:07"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Jane Clay"/>
Address	<input type="text" value="19 Whitewell Drive, Llantwit Major, CF61 1TA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="08/01/2018 10:07:02"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Simon Okill"/>
Address	<input type="text" value="3 Manor Square, Ham Manor, Llantwit Major, CF61 1BG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="08/01/2018 09:45:12"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Carolann Bunce"/>
Address	<input type="text" value="6 Raglande Court, Llantwit Major, CF61 1TB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="I am concerned that there is a potential environmental disturbance of noise 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	<input type="text" value="07/01/2018 23:15:01"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Tim Bunce"/>
Address	<input type="text" value="6 Raglande Court, Llantwit Major, Cf611tb"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="07/01/2018 22:10:13"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Marie Dowdall"/>
Address	<input type="text" value="21 Ham Manor,,Ham Manor Park,,Llantwit Major,,CF61 1BD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Please see attached letter."/>
Received Date	<input type="text" value="12/01/2018 21:26:45"/>
Attachments	The following files have been uploaded:  Treetent letter.pdf 

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Stephen Williams"/>
Address	<input type="text" value="Elm Lodge, Woodside Hamlet, Ham Manor Park, Llantwit Major, Vale of Glamorgan,, CF61 1BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Other type details: Neighbour. Comment: Please see attached objection letter."/>
Received Date	<input type="text" value="11/01/2018 21:33:44"/>
Attachments	The following files have been uploaded:  Treetent Development Planning Objections.doc 

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Sarah Clayton-Ball"/>
Address	<input type="text" value="Old Fairmead House, Mill-Lay Lane, Llantwit Major, Vale of Glamorgan, CF61 1QE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Please find a letter of objection attached. I hope that it is not too late to be included."/>
Received Date	<input type="text" value="11/01/2018 13:10:26"/>
Attachments	The following files have been uploaded:  Tree Tent Second Letter of Objection.docx 



# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Donald Watkins"/>
Address	<input type="text" value="Am Nawr, Colhugh Street, Llantwit Major, CF61 1RF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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."/>
Received Date	<input type="text" value="11/01/2018 09:58:38"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr Gordon Wilkie"/>
Address	<input type="text" value="64 Ham Lane South, Llantwit Major, CF611RN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="I object strongly to the planning application, my objection are detailed in the attached word document, Rev A. Regards Gordon Wilkie Cllr"/>
Received Date	<input type="text" value="10/01/2018 20:12:28"/>
Attachments	The following files have been uploaded:  I strongly object to the Application on the following grounds - Rev A.doc 

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Nicola Edwards"/>
Address	<input type="text" value="23 Wimbourne Close, Llantwit Major, CF61 1QW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="PressAdvert"/>
Comments	<input type="text" value="Strongly object to the destruction of the local woodland, hard covering to flood plains and traffic congestion an already busy junction"/>
Received Date	<input type="text" value="10/01/2018 17:21:45"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Susan Simpson"/>
Address	<input type="text" value="26 Tresilian Close, 26 Tresilian Close, Cf61 1qx"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="10/01/2018 01:01:45"/>
Attachments	The following files have been uploaded:  I strongly object to the Application on the following grounds.pdf 

# Comment for planning application 2016/01160/OUT

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

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mr John Robinson"/>
Address	<input type="text" value="Fairmead, Mill-Lay Lane, Llantwit Major, CF61 1QE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="SiteNotice"/>
Comments	<input type="text" value="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	<input type="text" value="09/01/2018 18:17:15"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Ms Inez De Miranda"/>
Address	<input type="text" value="26 Stallcourt Avenue,CF611TE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="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	<input type="text" value="09/01/2018 11:48:52"/>
Attachments	

# Comment for planning application 2016/01160/OUT

Application Number	<input type="text" value="2016/01160/OUT"/>
Location	<input type="text" value="Woodside Hamlet, Ham Manor, Llantwit Major"/>
Proposal	<input type="text" value="Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities"/>
Case Officer	<input type="text" value="Mr. Morgan P. Howell"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mrs Janice Rees"/>
Address	<input type="text" value="Step aside Colhugh Street Llantwit Major, CF61 1RF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="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	<input type="text" value="09/01/2018 11:33:31"/>
Attachments	



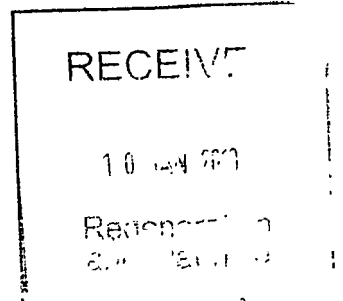
66 Ham Lane South  
Montwit Meyer  
CF61 1RN

FAO Mr. Morgan P. Howell  
Planning Dept  
Curic Offices  
CF63 4RU

8/1/18

Ref 2016/01160/out

Dear Sir



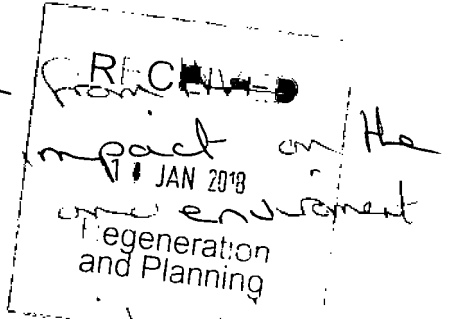
I am writing about ~~the~~ above  
planning application for a Tree Test  
Camp. Both my wife and I strongly  
object to this application on the  
following grounds:-

1) This is ancient woodland and  
there is a proposal to fell 50  
trees I believe apart from the  
damage done to the one  
supporting the tent. Also there is  
numerous ~~and~~ wildlife on this site

owls, herons, badgers, foxes, bats etc.  
Bats and Badgers are protected.

2) Ham Manor Park is home to elderly vulnerable and some disabled people who purchased their homes to live in peace and quiet. They live by various site rules one being they are over 50. Are the Tree Trunk occupants going to be over 50 - I don't think so.

3) Noise and pollution proposed site, will impact on the surrounding residents



4) Vehicle access be it via Ham Manor Park or heaver forbie Mill hay lane - lane being the word here - used by children walking to school, dog walkers, walkers to the beach, the army on exercises, cars, disabled mini

buses to the beach.

Extra traffic on this narrow lane will be horrendous and extremely dangerous. How about emergency access for fire or ~~ambulances~~.

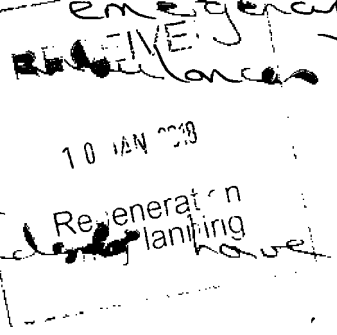
5) How about fire?

How Hanger Park residents ~~have~~ have outside oil tanks?

Camp sites light fires - the distance between the two is not great - wood burns. I view this as inadequate fire precautions.

6) Is there going to be an on site manager / supervisor permanently - No. Therefore lack of control perhaps resulting in possible accidents to people / noise / property etc.

This proposal has been turned down once - ~~does~~ no one listen? Are residents views not taken into account.

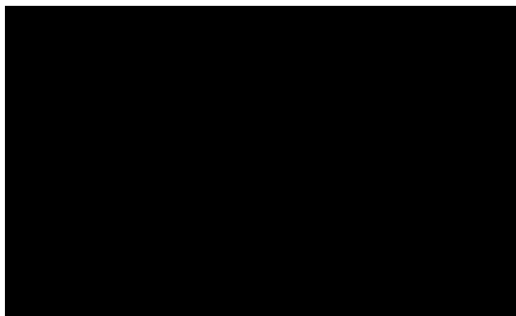


Does money speak louder than people's lives. It certainly makes you think so.

Blountwit Mayor is on Historical Tour with plenty of Tourist Accommodation we do not need any more be it permanent or temporary.

Listen to the people who live here. I'm sure they know better than a remote owner/proposer.

Yours faithfully



RECEIVED

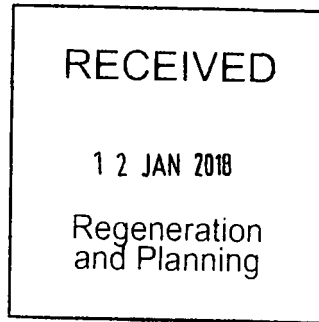
10 MAY 1979

Regeneration  
and Planning

Mr. & Mrs WARD

16, Grange Gardens  
Llantwit Major  
Vale of Glamorgan  
CF612XB

Planning Officer  
Dock Office  
Barry Dock  
CF634RT



Jan 11<sup>th</sup> 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 ambience 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)