

05-01-18

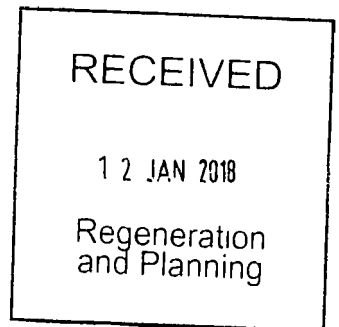
2 WATERFALL MEWS
11A.4 MANOR PARK

RE APPLICATION PLAN No 2016/01160/OUT
RPH

DEAR SIR

I OBJECT TO THE
APPLICATION PLAN ABOVE BECAUSE
THE PERSON! WANTING IT HAS NO
CARE, RESPECT OR CONSIDERATION FOR
THE LOCAL RESIDENTS PEACE &
QUIET OR THE ENVIRONMENT OF THE
LOCAL WOODS, SO THEREFORE PLEASE
PLEASE DO NOT LET THIS PLAN BE
PASSED. THANK YOU

YOURS SINCERELY



Objection to Planning Application No. 2016/01160/OUT/MPH
Woodside Hamlet, Ham Manor, Llantwit Major

We strongly object to the application for tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities on the following grounds:

- (1) We have recently moved into our property on Mill-Lay Lane in August 2017 and our main decision in deciding to purchase in this area was due to the peaceful woodland surroundings.
- (2) The proposed accommodation on land next to Mill-Lay Lane will disrupt this rural idyll and destroy the natural habitat and have a negative impact on wildlife, for example, owls, buzzards and bats.
- (3) Mill-Lay Lane is a single track road with limited passing space and due to the winding and narrow nature of the lane we often have to reverse our cars some distance to give other drivers access. In addition, we often find vehicles using our driveway as a passing space. With increased traffic this is only likely to be get worse and more dangerous.
- (4) Mill-Lay Lane is often used by local people for pleasure - walking, running and dog walking. As there is no pavement on the lane an increase in traffic will affect their enjoyment of this area and is a potential hazard.
- (5) There is already noise and light pollution from events that take place at Rosedew Farm and particularly during the summer months the noise does carry. Having more tourist accommodation close to Mill-Lay Lane in the form of tree tents with little soundproofing and the resulting outside entertaining (e.g. barbecues and parties) will undoubtedly add to this.
- (6) As the proposed management of the site is limited and not 24 hours, there would be no control over guests and the number of visitors to the site and this is likely to cause distress for local residents.
- (7) There is no reference to rubbish facilities on the tourist site and littering is already prevalent in the woodland and on Mill-Lay Lane. More accommodation is likely to add to this.
- (8) The woodland is small as it is and adding tree tents will spoil the outlook for everybody particularly during the autumn and winter months when the trees are bare. Surely this kind of development should be considered in a larger remote woodland area, not next to residential properties.
- (9) There is adequate accommodation for visitors to this area at the campsite and adding more tourist facilities is likely to be detrimental to their business and other local hotels/B&Bs.

Mr and Mrs K Jones

Millbrook 2 Mill-Lay Lane
Llantwit Major
CF61 1QE

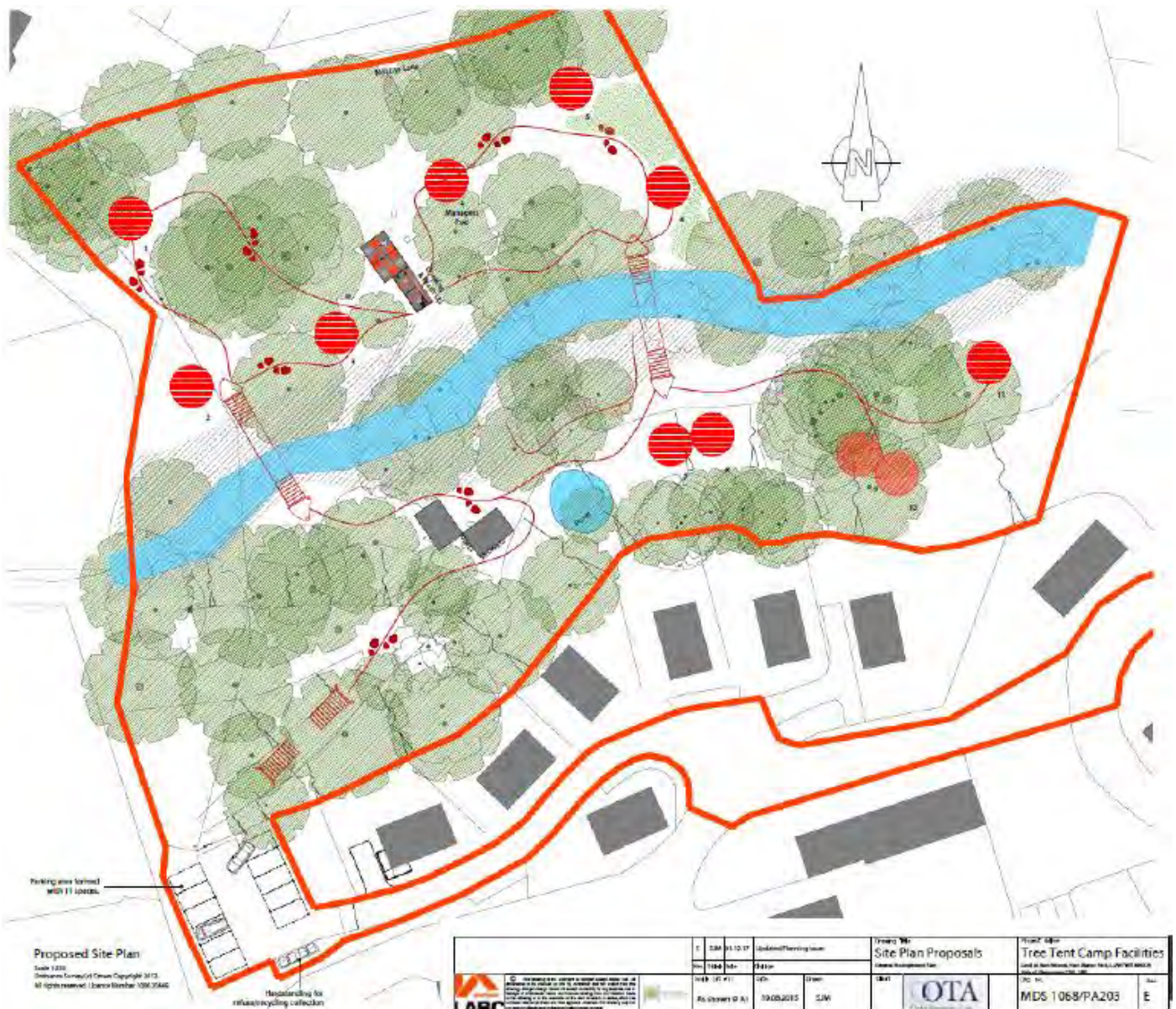
CALLING ON ALL LLANTWIT RESIDENTS – SAVE WOODSIDE HAMLET FROM DEVELOPERS

A property developer, Mr Rubenstein of Poole, England wants to create a tree tent site in Woodside Hamlet on the South side of Mill-Lay Lane. If the planning application is approved its development will have a damaging impact on the ancient woodland and its wildlife which include badgers, herons, owls etc. It will also impact the local residents' quality of life. The current access/parking proposal is shown below, however, the site access may change back to Mill-Lay Lane as the key resident has refused to sell the land required for access ☺.

To help save our woodland, please visit the Vale of Glamorgan Councils Planning website, review the documents, click on [Comment on this planning application](#) to register your objections to the destruction of our woodland and wildlife. **An example of my objection is overleaf.**

<http://vogonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2016/01160/OUT>

Planning application details: Woodside Hamlet, development of Tree tents (Illustrated by 11 red dots)



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

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

- 1) Access to the site via the initial and current proposal is not possible as the land owner has refused to sell the required parcel of land through which traffic needs to pass. Therefore, the only other known access/egress is via the initially revised plan proposal of Mill-Lay Lane which is narrow, winding and potentially dangerous. Egress from the site will be hampered by lack of visibility due to the existing:
 - 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 come up the Lane at speed.
 - The old stone wall (to the East of the proposed site entrance/exit) will obstruct the drivers view of the lane, so the wall will need to be lowered or removed.
 - 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, which includes badgers as recently filmed by a resident.
- 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 will have an impact on the wildlife and on local residents. 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) therefore for a majority of the time the site will be unmanaged/uncontrolled. This lack of control could easily result in distress for the wildlife, woodland and residents.
- 7) There are no detailed proposals to ensure the waste recycling of cans, plastic, glass, etc.
- 8) The tree tents do not appear to be suitable for disabled persons.
- 9) The development is considered by the majority of the residents and the Town Council as unsuitable for the area.
- 10) The original planning intent for the wooded area was to prevent further construction of residential units south of Mill-Lay Lane. Surely this planning intent should also prevent the construction of temporary accommodation **of all sorts**.

Councillor
Gordon Wilkie

64 Ham Lane South
Llantwit Major

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

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- 10) The original planning intent for the wooded area was to prevent further construction of residential units south of Mill-Lay Lane. Surely this planning intent should also prevent the construction of temporary accommodation **of all sorts**.
- 11) As the developer's proposal includes a wood burning stove in each tent, the risk of a fire hazard within the site is HIGH, and due to the topography of the land, access for emergency services is serious cause for concern. Also, the risk factor is increased due to the number of domestic propane tanks on the east side of the site.

Gordon Wilkie Cllr

64 Ham Lane South
Llantwit Major



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- 8) The tree tents do not appear to be suitable for disabled persons.
- 9) The development is considered by the majority of the residents and the Town Council as unsuitable for the area.
- 10) The original planning intent for the wooded area was to prevent further construction of residential units south of Mill-Lay Lane. Surely this planning intent should also prevent the construction of temporary accommodation **of all sorts**.
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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 William Lawson"/>
Address	<input type="text" value="8 Heol Y Felin, Llantwit Major, CF61 1TS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="This appears to be an ill-thought out proposal which will have a negative effect on the neighbours, wild life and environment of this conservation area."/>
Received Date	<input type="text" value="14/01/2018 15:46:19"/>
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 MANDY MARSH
Address	17 HAM MANOR PARK, LLANTWIT MAJOR, SOUTH GLAMORGAN, CF61 1BD
Type of Comment	Objection
Type	SiteNotice
Comments	I am a semi retired widow whose mother lives with me . We chose this site because of the peaceful and beautiful surroundings. everybody here on this site are of a certain age group, people who have worked hard all their lives so they could retire somewhere like here knowing we could rest assured that there would be limited noise , pollution and interference from the outside . I was appalled to find that yet again the beautiful woodland is under threat from being built on . Having lived here for some years now , i have seen the wildlife that dwell in the woodland , what a crime it would be to see it being destroyed . Not only that the area floods a lot in the winter and surely it would cause further damage to the land . There is growing concern of camp fires and an increase in vandalism in what is an idyllic place . ,
Received Date	14/01/2018 13:42:57
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="Miss Jo James"/>
Address	<input type="text" value="30, four acre, Llantwit Major, , Cf612xn"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="Other type details: My late mum owned one of the lodges which is now being passed over to me and my family . Comment: These plans should absolutely not go ahead !!! Woodside hamlet is a respectable neighbourhood. Its unique, extremely quiet with absolutely no problems whatsoever until now!!! Living so close to the woods it's so beautiful to see the wildlife passing whilst sitting peacefully either in the garden or watching out of the window. All of this will be destroyed if the planning goes ahead . Privacy will be a no no whilst now it's a very private area . There are many elderly people living in the caravans and they chose to live where they are to have peace and tranquility . If those tents go ahead it will cause much disruption, more traffic , no privacy and lots of noise . A big concern to myself and many of the residents at Woodside hamlet is that it could massively reduce the price on our properties."/>
Received Date	<input type="text" value="13/01/2018 01:25:52"/>
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 Patricia Wilkie"/>
Address	<input type="text" value="64 Ham Lane South, L. Major, CF611RN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="My objections are in the attached document."/>
Received Date	<input type="text" value="12/01/2018 22:16:39"/>
Attachments	The following files have been uploaded: I Pat Wilkie strongly object to the Application on the following grounds.jpg

Tourist Tree Tent Town proposal 2016/01160/OUT

Dear Mr Howell,

I am writing to oppose the proposed development of woodland adjoining Woodside Hamlets. The proposition is an exciting one, but having considered the application, the location appears wholly unsuitable for a development of this nature. My concerns are as follows:

1. There is no public access to the site. The proposed access via Ham Manor Park is across privately owned land (not owned by developer) and the previously suggested Mill Lay Lane access point is not a right of way, but through a broken boundary wall.
2. Ham Manor Park is a quiet residential area for retired people. Most of the residents are elderly, many are infirm, and the park has no footpaths and only one winding lane with poor visibility. The existing traffic to the Acorn campsite and heavy plant traffic associated with Rosedew farm already pose a danger to residents, and any further development would only worsen the problem.
3. The development would necessitate lighting for safety, which would cause a negative visual impact and disturbance for neighbouring residents. We are also concerned about noise and rowdy or drunken behaviour from campers in an un-marshalled campsite. Furthermore, the development poses a very real threat of trespass as people in the woods will seek the shortest route into town - through the gardens of elderly residents. There have already been incidents of trespass via the woods since the boundary was broken, causing fear and distress to vulnerable, elderly residents.
4. Adding further accommodation to the wood threatens to change the nature of the area from a peaceful rural countryside adjoining a quiet residential area, to something like a holiday park, and opens the way for even less sympathetic development.
5. This development would impact a remnant of ancient woodland and river that is of county level importance, as well as a refuge for rare and declining species of birds, protected species such as bats, badgers and otters. Owls and birds prey inhabit the woodland. The proposed site of the parking would disturb an existing badger sett. Having a human presence in the woodland, with associated noise, smoke, litter and smells, would have a negative impact on the wildlife that depends on the wood.
6. These tents are heated with a woodburning stove. In addition to the fire risk, this will encourage tree damage for firewood and cause more wildlife disturbance and stress from the smoke.
7. Increased foot traffic would cause compaction of tree roots and hasten the death of trees which, according to the arboriculturist's report, are already stressed from previous construction work. Greater tourist traffic would also aid the spread of diseases such as Ash Dieback.
8. The site frequently floods and the ground is habitually very boggy around the river. In addition to making disabled access near impossible, the risk of more frequent extreme flood events posed by our changing climate make this site unsuitable for accommodation.
9. The small nature of the woodland, together with the fact it is surrounded by residential homes and bordered by a well-travelled road, make it unappealing to people who typically rent tree tents for seclusion. Currently, no other site in the United Kingdom has more than one of these treehouses. They are all in far more remote and secluded settings. None are on the edge of a town, or in areas where they could be a tempting target for vandals.

In short, this development would be well suited to an established forestry or on a much smaller scale (one or two tents) as part of a large, established rural campsite. The Vale already has a glut of tourist accommodation for camping and 'glamping' and trying to place this development practically in the grounds of a retirement village is inappropriate both for the site and for the existing inhabitants. I hope you can persuade the developer to see the error of his ways and find a better location for this project.

Yours sincerely,

Kristi Herbert writing on behalf of Marie Dowdall

Your ref: Planning Application 2016/01160/OUT/MPH

Yet again I strongly object to this application. I objected to the last application just after I bought the property and this one will have an even more detrimental impact on our lives!

- 1) The development would bring noise and light pollution into what is a very quiet area of mainly retired people.
- 2) The development construction and operation would impact not only on the human residents but also on the abundant wildlife that live in this ancient woodland.
- 3) I am concerned about the potential for flooding and sewage pollution.
- 4) This development would encroach on surrounding countryside that is part of a conservation area.
- 5) There appears to be no management on site to control the noise levels and activities. I can only imagine the problems that this would cause with music into the night, camp fires etc. from the young people that this sort of accommodation would attract. Some of these tents are immediately behind my property!
- 6) Some trees are very weak. Recently two trees were blown down from these woods into a neighbour's garden, landing on fences and damaging garden furniture. Only hours earlier, children were playing in that garden!
- 7) The latest application shows access via our private road at Woodside Hamlet leading to a car park to be constructed on a neighbour's private field. There is also a proposal for refuse/recycling on a hard-stand to be constructed on another neighbour's private garden. To my knowledge neither neighbour will agree to this plan. All seven neighbours in Woodside Hamlet currently share the cost for road maintenance. Who will pay for the damage caused by another eleven vehicles plus refuse lorry using our road? In addition there is the extra noise from vehicle movements. Who would control illegal parking on our narrow private road? How will emergency vehicles access the tree tent site in case of emergency? Who will control litter in the woods and around the new bins that we would now have as our outlook?
- 8) The Town council have already gone to print on the last 2 applications stating that the proposed development is unsuitable for the area.

I cannot see any reason why this application should not reach the same conclusion.

Stephen Williams
Elm Lodge
Woodside Hamlet
Ham Manor Park
Llantwit Major
Vale of Glamorgan
CF61 1BN

Sarah Clayton-Ball
Old Fairmead House
Mill-Lay Lane
Llantwit Major
Vale of Glamorgan
CF61 1QE

10 January 2018

Mr Morgan P Howell
Case Officer
Vale of Glamorgan Council

Dear Mr Howell

Reference No: 2016/01160/OUT

Please accept my apologies for the late objection to the planning application, I hope that these comments can be taken into consideration. Once again, I would like to submit my strong objection to the proposed tree tent development. I wrote at length when the last planning application was put forward and am unsure if these previous comments will be taken into account for the current application.

I object for the following reasons:

The site as a 'holiday destination' is totally unsuitable due to its proximity to local housing (a map on the application very cleverly does not show the proximity of many of the houses, particularly to two tree-tents close to the border with Mill-Lay Lane. I believe the tree-tent to the top right of the site would be clearly visible from a nearby property at Raglande Court.

Access to the site from Mill-Lay Lane is unsuitable due to the lay of the land and the curve of the road. It is often necessary to reverse on Mill-Lay Lane when meeting another car on the bend just after the proposed access. It is then necessary to reverse back to the proposed entrance in order to let other cars pass. Anyone exiting the site would struggle to see oncoming cars, especially from the right - many cars accelerate once they get around the bend and this has potential for accidents. Cars exiting the site would be executing a hill-start so would find it hard to join Mill-Lay in a timely fashion and get out of the way of on-coming cars. Many people use Mill-Lay Lane to walk their dogs and visit the beach so there is usually the added challenge of negotiating pedestrians (including dogs and young children), cyclists (including young children) and horses.

Access from Ham Manor would add further traffic, disruption and noise pollution to those living on the development, many of who originally moved there to enjoy peaceful surroundings. They already have large, noisy tractor (which I have often witnessed travelling at quite a speed) using the development for access to Rosedew Farm, plus the associated traffic with the farm, caravan park, holiday lodges, etc.

It is unacceptable that such a site would be managed remotely and not by wardens that visit every day or check the site, particularly during the evenings. How would the tents be guarded when empty? When the current chainmail fence fell down some years ago (making the now so-called 'Existing Entrance' on Mill-Lay Lane), people began to wander into the wooded area with their dogs

and other people like to wander in to see what is there. Would the site be left open or would it be fenced and gated? If left open, as the site is unmanned, how would this affect the safety and security of the site? Surely the tents could be a draw for unscrupulous people, whether occupied (potential for break-ins and thefts) or empty (potential for break-in's and squatters). Whilst crime is relatively low in our area, due proximity and visibility of many of the pods to Mill-Lay Lane they would stand out quite clearly and draw attention due to their unusual nature.

As well as the wildlife mentioned in other objections, including badgers, I believe there may be green woodpeckers nesting in dead wood within the site as these are often spotted feeding in the area.

The particular style of the proposed green, spherical tree tents with bright orange contrasts, is extremely ugly and would be an eye-sore, looking like something out of a bad sci-fi movie. They would not be a very attractive proposition in any situation. I do not believe they meet the description on the application of 'inconspicuous' and I certainly think there would be an unacceptable visual impact. They would not complement the woodland in this area.

Who would remove rubbish and recycling, eg the Council or a private contractor? Who would manage the rubbish on site, ensuring it was put in the correct place, did not blow away, was ready for collection, etc, etc? Who would replace the refuse containers after rubbish has been collected. We, as residents, often have to retrieve discarded bins and recycling bags that have blown across the road after being emptied as the refuse collectors do not always have time to ensure they are secured after emptying them. Large commercial waste bins would be an eye-sore along the lane and I assume they would need to be kept alongside the lane as it would not be possible for anyone to push them up the hill.

The lane is unlit for the majority of its length and this could cause various issues in terms of safety. Any lighting for the site could cause a nuisance to nearby residents who never expected that land to be built on and the light would also affect the local wildlife.

The site itself is not a good holiday destination. I would imagine that people wanting a tree-tent experience would also want a more remote, rural experience rather than being on the edge of a residential area. Helicopters fly low directly over the area many times a day, there is often a lot of noise from the farm machinery nearby during the day and there is a fairly busy lane nearby all of which would be a disturbance to those sleeping in a tent. The lane is especially busy on Summer evenings especially with cars speeding along, often accelerating noisily, after a night at the beach.

Lastly, if these tents were allowed, then in future years they may seek to construct further tents and expand across the whole of the woodland with further impact to wildlife habitat, neighbouring properties and add further traffic to the narrow lane or Ham Manor which is already busy from traffic going to and from the beach, existing properties and to Rosedew Farm for deliveries and weddings, etc.

I feel the impact of this proposed development on this particular site could far outweigh any potential for any benefit. Tree tents are a nice idea, but only if in the right setting.

Yours sincerely

Sarah Clayton-Ball

Sycamore Lodge,
Mill-Lay Lane,
Llantwit Major.
CF611QE

08/01/2017

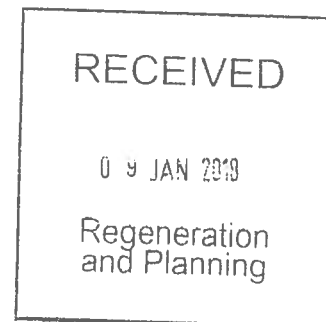
Re. Planning Application 2016/01160/OUT/MPH Woodside Hamlet.

Dear Mr Howell,

We strongly object to the above application due to the negative effect on the woodlands wildlife, the encroachment on the surrounding countryside and damage to the ancient woodland. The increase in noise and light pollution are also a cause for concern. If access is to be from Mill-Lay Lane this will increase traffic on a minor road and will require removal of old stone walls and more ancient woodlands.

Yours sincerely,

Robert and Laura Sheldon.



[REDACTED]

From: Pat Maynard [REDACTED]
Sent: 09 January 2018 16:00
To: Planning
Subject: planning- register.co.uk App No. =2016/01160/OUT

Planning Applicatio for Woodside Hamlet, Mill Lay Lane, Llantwit Major. Development of Tree Tents.

FAO Mr Morgan P. Howell

YOUR REFERENCE: Planning Application 2016/o1160/OUT/MPH Woodside Hamlet- LLantwit Major.

I have very strong objections to this Planning Application and on 2 occasions I have written letters regarding the same applications in the past. Thankfully these were turned down.

The proposed site is an area of special interest due to the badger sets, herons nest, a wonderful selection of birds including woodpeckers and owls. Ham Manor Park which is situated upstream of the river has Tree Protection Orders on many of the trees and the banks of the river are considered to be a Conservation Area. As the proposed site is a continuation of this same woodland surely this matter should be addressed.

Access to the site from Mill Lay Lane has already been turned down and the road through Ham Manor Park is NOT a public highway. It is private land with an ancient right of way through to Rosedew Farm and its lodges Acorn Camp Site and the old cottages. Berkeleyparks own the stretch of road which passes through our Park and maintains this road from the entrance off Ham Lane South up to the cottages.

When the Farmers Lodges were given Planning permission it was on the understanding that the very large farm vehicles which pass through our Retirement Park would be relocated. They have been moved up into the fields and still come through our Park all the time. To make matters worse we now have huge petrol tankers coming through to fill Rosedew Farm's slurry pit. On 2 occasions there have nearly been nasty accidents to residents in their motorised buggies.

Ham Manor Park is a Retirement Park for the over 50s and to have these tree tents unsupervised at all times will bring visitors exploring upstream and on to our Park.

It is a most unsuitable site for this development and I believe that our own Town Council is also against it.

Yours faithfully, Pat Maynard.

(Mrs Anne Patricia Maynard, 30, Waterfall Mews, Ham Manor Park, Llantwit Major. CF61 1BA)

Reference – 2016/01160/OUT

Dear Sirs

With reference to the above, I would wish to make the following observations:-

1a) Drawing MDS 1068/PA203 Rev E, Site plan proposals.

This drawing presumably purports to identify the applicant's land ownership as being edged red.

This suggested land ownership boundary is inaccurate and misleading.

The applicant does not, to my knowledge, own the roadway through Ham Manor and certainly does not own the land upon which the proposed car park is situated, nor do they own the land upon which the proposed refuse area is located.

The plan deceives and the application should be stayed until correct and accurate plans are submitted. I also question whether the 11 number parking spaces can actually fit on the area indicated.

1b) The owners of Woodside Hamlet own a sewage treatment plant situated in the woods and enjoy an access/maintenance path through the proposed car park and in the woodland itself.

None of this apparatus/access are shown on the proposed plan and yet it should be afforded due consideration. Again, I suggest the application is stayed until full details of the existing apparatus, its location and the access legally enjoyed by the residents for maintenance etc. is provided.

2) The owners and users of Woodside Hamlet are entitled not to be unduly disturbed by noise, light, contamination etc. The lodge users will by nature of the proposal be affected.

3) The proposals are not forthcoming with much detail :- for example

- * Access by emergency vehicles
- * Access for refuse vehicles
- * Access for construction traffic.
- * Turning facilities for large vehicles – the owner only owns a 4 metre wide strip through the proposed car park area which incorporates a 90 degree splay – does not permit access for anything much larger than a car.
- * Gradients – I suggest you have a site visit, if you have not already done so, and look at the topography – over 45 degrees in places.
- * Light pollution.
- * Smoke pollution from stoves within the tree tents together with the inherent fire risk.

- * Noise disturbance to both wildlife and adjacent users/owners.
- * Proposals to deal with Knotweed contamination.

I question with the amount of detail outstanding whether an outline application is sufficient and believe a full application would be better suited.

4) The applicant's statement accompanying the outline application. Document – Land at Ham Wood, 24th September 2016 revision A 1st December 2017 .

- * 1.06 – Paragraph 3

The applicant refers to pollution, NRW have investigated and located the source as a property in Mill Lay Lane discharging waste from a washing machine into a storm drain which subsequently discharges into the river Hodnant.

My understanding is NRW wrote to the Vale of Glamorgan council some 10 months ago concerning this. Assuming NRW and the Vale council have acted upon this, the pollution no longer exists and by definition the water course can be considered clean.

- * Section 4

This refers to 6 number tree tents where the application is for 11 number.

- * Parking provision.

This is referred to as accessed from Mill Lay Lane which does not accord with the proposed site plan.

- * Trees

Part of the report indicates a need to take down trees, part of the report states that none are to be removed. The document is contradictory.

In summary, the document is poorly constructed, inaccurate and misleading. Again I suggest the application is stayed until accurate representations are submitted.

5) The woods and wildlife.

The woods are considered to be ancient woodland contrary to the applicant's views. There is at least 1 active badger sett within the woods and possibly 3.

Green, lesser spotted and great spotted woodpeckers are regularly seen and an officer from NRW was delighted to view a kingfisher whilst investigating the "pollution", referred to earlier.

Bats are common and frequently sighted.

The pond which the applicant considers to have minimal bio-diversity value, should be properly investigated and reported.

The provision of tree tents and the corresponding light/smoke/noise pollution 24 hrs a day will have a prohibitively negative impact on all wildlife.

For the reasons of disruption to wildlife and ancient woodland, the application should be refused.

6) In conclusion, and in my opinion:-

The proposal is poorly considered.

The proposal is poorly presented.

The proposal does not consider the ancient woodland and its wildlife.

The proposal does not consider adjoining owners/users.

The proposal does not satisfy vehicular access, disabled access, parking provision, emergency vehicle access.

The application should be refused.

I would be grateful if you would confirm receipt of this communication.

Yours faithfully

Julie Edwards

(Owner of Oak Lodge, 6, Woodside Hamlet)

~~XXXXXXXXXX~~

From: Dawn ~~XXXXXXXXXX~~
Sent: 15 January 2018 10:13
To: Howell, Morgan P
Subject: Planning Application 2016/01160 - Woodside Hamlet, Llantwit Major

Hi Morgan

Attached comments from a concerned resident re Planning Application 2016/01160 – Woodside Hamlet. Please could you include these comments with this Application .

Many Thanks.

Dawn Howles

From: noreply@valeofglamorgan.gov.uk [mailto:noreply@valeofglamorgan.gov.uk]
Sent: 13 January 2018 14:57
To: ~~XXXXXXXXXX~~
Subject: Llantwit Major TC Contact Form

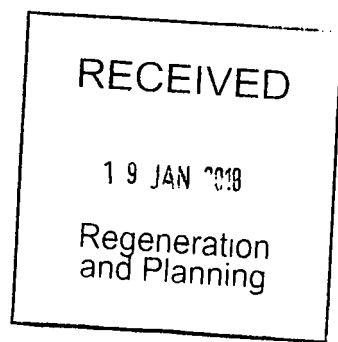
A Contact Form Has Been Submitted

Contact Details

Title	Mr
Surname	Hurry
First name	Michael
House number/name	9
Street name	Clos yr Onnen
Town/city	Llantwit Major
Postcode	CF61 1TT
Telephone number	XXXXXXXXXX
Mobile number	
Work number	
Email address	XXXXXXXXXX
Details of email	Ref Woodside Hamlet,I have read the information from Councillor Wilkie and his objection the proposed development at Woodside Hamlet but I have not been able to make contact with the Vale to express my own objections.The site plan does not give me much idea of the actual area and apart from the stream I am not sure where we are. However I do

object and being a senior citizen cant imagine the use of this proposal for anybody other than the quite young which might mean loud music and general noise plus much more traffic using unsuitable roadway

18/1/2018.



MRS. M.D RICHARDS
1, HAM MANOR,
HAM MANOR PARK,
LLANTWIT MAJOR,
VALE OF GLAMORGAN,
CF61 1BD

Dear Mr. Howell,

I strongly object to the proposed
Tourist Tree Tent accommodation.

Can you imagine the detrimental effect it
will have on the wildlife.

Ham Woods is a haven for Badgers,
woodpeckers amongst a variety of other
wild life, in a beautiful wood.

This proposal will be a magnet for stag,
& hen parties amongst many others,
the noise will be horrendous, they
will walk or drive through the retirement
park where all the residents are elderly.

It will most certainly devalue properties
in the surrounding areas.

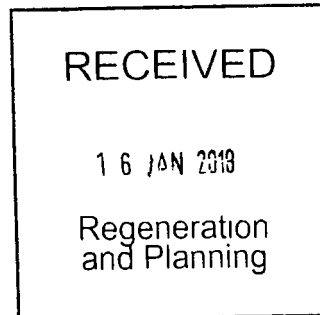
I can see absolutely no reason
whatsoever for this project, there is
a very large Acorn Camping site close
why can't they use that? instead of
completely ruining the woods & the
peace & quiet we enjoy very much.
Yours faithfully.

Mr M.Powell

20a Ham Manor park Llantwit major

15th January 2018

Mr Morgan P Howell
Vale of Glamorgan Council
Civic Offices
Holton Road, Barry, CF63 4RU



REF.Planning application 2016/01160/OUT

Dear Mr Morgan P Howell:

I am writing regarding the above planning application to erect a tree tented village in the woods close to my property at Ham manor. I strongly oppose this application for the following reasons.

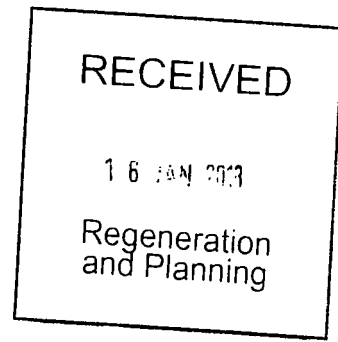
- 1 The noise nuisance that will be created from the tents when occupied, and the erection and construction of tents on an annual basis. This is a valley site and every little noise can be heard for miles around it. I already suffer noise nuisance from trespassers in spring and summer as it is.
2. The area around the proposed sight is a retirement village for over 55's who moved here for a quiet retirement, not to overlook a theme park and playground for noisy holiday makers.
3. This site is an ancient woodland which should be protected ,not destroyed,
4. Wildlife in the area including owls and rare herons which visit in spring and badgers, foxes, otters and numerous birds will all have their habitat destroyed by this as will the many squirrels in the area.
5. The increase in traffic on the sites private road as well as the narrow lane at Mill Lay lane leading down to the beach which would also have to come past the local school would be intolerable and would undoubtedly lead to serious accidents to the older residents in the area .
6. The site would provide very little income for the area and zero employment for locals and would also cost the council money to manage rubbish clearance and road alterations. Money that would be better spent tidying up the area and encouraging visitors to enjoy the nature quietly.
7. This application in another guise has already been rejected last year. NO should mean NO and we in this area should not have to live with the year on year battle to keep this area as it is.

Please reject this application once and for all and let the residents that pay council tax to live here live here in peace.

Sincerely,



Malcolm Powell



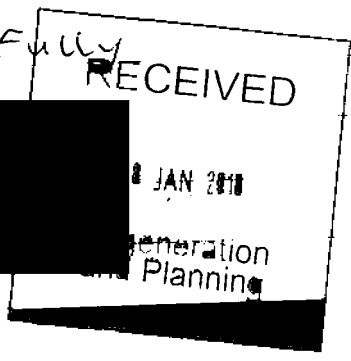
17-1-2018

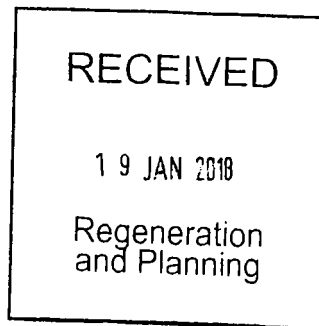
MR N LARK
34 NUT WALK
HAM MANOR PARK
LLANTWIT MAJOR
CF61 1BH

LETTER REGARDING
PLANNING APPLICATION 2016/01160/OUT
WOODSIDE HAMLET, HAM MANOR, LLANTWIT MAJOR
PROPOSED TOURIST (TREE TENTS)

I WOULD LIKE TO OBJECT TO THIS
DEVELOPMENT. AS THERE APPEARS THERE'S
NOBODY LOOKING AFTER THE SITE ONLY
PORTABLE TOILETS. WHO'S GOING TO CLEAN
AND KEEP THESE FACILITIES TIDY, AND EXTRA
TRAFFIC.

YOURS FAITHFULLY





1 The Green
Ham Manor Park
LLantwit Major

Dear Mr Howells

Re planning application 2016/01160/OUT

I am writing to object to the planned Tourist Tree Tent proposed for the woods behind Woodside Hamlet.

This proposed plan via Ham Manor, which is a quiet residential area for retired people. Most of the residents are elderly many infirm; the park has no footpath and narrow road access.

The existing traffic to the Acorn camp site and heavy plant traffic to Rosedew farm already poses a danger to residents so much so my boundary wall has taken a few knocks from these vehicles.

The development would necessitate lighting for safety, which would cause a negative visual impact and disturbance for neighbouring residents. I am also concerned about noise and rowdy drunken behaviour from campers in an un-marshalled campsite. My other worry is the trespassers as people in the woods will seek the shortest route into town –through the gardens of resident’s hence adding fear and disturbance to all the residents of what is an existing problem as the boundary fence is at the present broken .

Adding further accommodation to an already existing campsite would change the nature of the area from a peaceful rural countryside adjoining a quiet residential area, to something like a holiday park and opens the way for even less sympathetic developments.

This development would impact a remnant of ancient woodland and rivers that is of county level importance, as well a refuge for rare and declining species of bird, protected species such as bats, badgers and otters.

Owls and birds of pray inhabit the woodland. The proposed site of the parking would disturb an existing badger set. Having a human presence in the woodland , with associated noise, smoke, litter and smells, would have a negative impact on the wildlife that depends on the wood.

These tents are heated with a wood burning stove. In addition to a fire risk, this will encourage tree damage for firewood and cause MORE wildlife disturbance and stress from the smoke.

Due to the potential of flooding the area around the river becomes very boggy making disabled access near impossible, the risk of more frequent extreme flood events posed by our changing climate makes this site unsuitable for accommodations.

As this proposed site is surrounded by residential homes and already has a established campsite, I feel this would not be beneficial for the site or its existing inhabitants.

I hope you can persuade the developers to see the errors of their ways and find an alternative for this project.

Yours faithfully



M.R.Hartland.

17/1/18 .

Mr Brown

1 Manor View
Rem Manor Park
Pantwyt Major

Dear Sirs

Planning application 2016/00160

in Woodside hamlet Rem Manor & out
Pantwyt Major.

I object to this planning on the grounds that, it is unsuitable to this area, it will bring a load of younger people, with unregulated management on site, plus more traffic in this area past the school.

RECEIVED *g Jones*

18 JAN 2018

Regeneration
and Planning

1	RECEIVED	5, Raglan Road Cour Llanwriz Major.
	25 JAN 2018	Vale of Glamorgan
	Regeneration and Planning	CF61 1TB.

Mr Morgan Howell,
 Planning Department,
 Vale of Glamorgan Council,
 Dock Office, Barry, CF63 4RT.

Dear Sir,
 Re: Planning Application 2014/01160/
 WOODSIDE HAMLET, HAM MAND
 LLANTWIT MAJOR. (TREE TEND).

Even though my protest at Dis
 Large "AMENDED" Planning Applicat
 is handwritten I expect it to be
 given the same consideration as
 computer protests. After all we live
 in a democratic society.

My objections together with
 my husbands are as follows:-

● necessary Egress from
Milly Lane.

- ② Damage to the ecology.
- ③ Flooding.
- ④ Anti-social behaviour.
- ⑤ Damage to Ancient
Woodland.
- ⑥ Disturbance to wildlife.
- ⑦ Litter.
- ⑧ Plus an elderly widow
living at the top end of
Milly Lane near Ham Lane
was refused Planning
permission twice to build 2
houses for her daughter on
private land because of the
access/egress from Milly Lane

Yours faithfully



[REDACTED]

From: Julie Edwards <[REDACTED]>
Sent: 24 January 2018 17:47
To: Planning
Subject: Planning objection Ref 2016/01160/OUT

Dear Sir

I attach an objection to the planning application 2016/01160/OUT
I was unable to download the document onto the planning form on line.

Kind regards
Julie Edwards
Ty Chwarel
Castleton Road
St Athan

Tel [REDACTED]
Mobile [REDACTED]

Sent from [Mail](#) for Windows 10

2 The Green
Ham Manor Park
LLANTWIT MAJOR
CF61 1BB
17-01-2018

RECEIVED

18 JAN 2018

Regeneration and Planning
APPLICATION 1160/OUT
TREE TENTS - WOODSIDE HAMLET

Dear Mr Howell,

I have lived at Ham Manor Park for 21 years and during that time have never seen an inspection of the trees in the woods, consequently many have fallen to the detriment of residents living adjacent to the woods. Would the same lack of care and consideration apply should this proposal be granted.

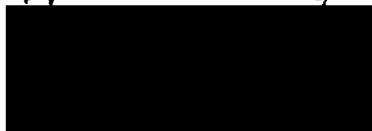
What about the wild life, only today in my garden were two woodpeckers, a bluejay, a bird of prey in the tree and a blue tit nesting in my box at the edge of the woods what becomes of these birds together with the hedgehogs and badgers.

Toilet facilities would not be manned causing filth and smells. We all have large Calor Gas cylinders close to the woods which could be a worrying fire hazard should cautions use of fires be used.

Isn't it enough that we have to put up with the continuous mess and ridiculously heavy vehicles from the farmer without even more traffic. This was meant to be a Retirement Park but certainly doesn't fit that category.

Thank you for any assistance you can help with

Yours sincerely



[REDACTED]

From: Julie Edwards [REDACTED]
Sent: 24 January 2018 17:47
To: Planning
Subject: Planning objection Ref 2016/01160/OUT

Dear Sir

I attach an objection to the planning application 2016/01160/OUT
I was unable to download the document onto the planning form on line.

Kind regards
Julie Edwards
Ty Chwarel
Castleton Road
St Athan

Tel 01446 [REDACTED]
Mobile [REDACTED]

Sent from [Mail](#) for Windows 10

RECEIVED

16 JUN 2018

Regeneration
and Planning

Tourist Tree Tent Town proposal 2016/01160/OUT

Dear Mr Howell,

I am writing to oppose the proposed development of woodland adjoining Woodside Hamlets. The proposition is an exciting one, but having considered the application, the location appears wholly unsuitable for a development of this nature. My concerns are as follows:

1. There is no public access to the site. The proposed access via Ham Manor Park is across privately owned land (not owned by developer) and the previously suggested Mill Lay Lane access point is not a right of way, but through a broken boundary wall.
2. Ham Manor Park is a quiet residential area for retired people. Most of the residents are elderly, many are infirm, and the park has no footpaths and only one winding lane with poor visibility. The existing traffic to the Acorn campsite and heavy plant traffic associated with Rosedew farm already pose a danger to residents, and any further development would only worsen the problem.
3. The development would necessitate lighting for safety, which would cause a negative visual impact and disturbance for neighbouring residents. We are also concerned about noise and rowdy or drunken behaviour from campers in an unmarshalled campsite. Furthermore, the development poses a very real threat of trespass as people in the woods will seek the shortest route into town - through the gardens of elderly residents. There have already been incidents of trespass via the woods since the boundary was broken, causing fear and distress to vulnerable, elderly residents.
4. Adding further accommodation to the wood threatens to change the nature of the area from a peaceful rural countryside adjoining a quiet residential area, to something like a holiday park, and opens the way for even less sympathetic development.
5. This development would impact a remnant of ancient woodland and river that is of county level importance, as well as a refuge for rare and declining species of birds, protected species such as bats, badgers and otters. Owls and birds prey inhabit the woodland. The proposed site of the parking would disturb an existing badger sett. Having a human presence in the woodland, with associated noise, smoke, litter and smells, would have a negative impact on the wildlife that depends on the wood.
6. These tents are heated with a woodburning stove. In addition to the fire risk, this will encourage tree damage for firewood and cause more wildlife disturbance and stress from the smoke.
7. Increased foot traffic would cause compaction of tree roots and hasten the death of trees which, according to the arboriculturist's report, are already stressed from previous construction work. Greater tourist traffic would also aid the spread of diseases such as Ash Dieback.
8. The site frequently floods and the ground is habitually very boggy around the river. In addition to making disabled access near impossible, the risk of more frequent extreme flood events posed by our changing climate make this site unsuitable for accommodation.
9. The small nature of the woodland, together with the fact it is surrounded by residential homes and bordered by a well-travelled road, make it unappealing to people who typically rent tree tents for seclusion. Currently, no other site in the United Kingdom has more than one of these treehouses. They are all in far more remote and secluded settings. None are on the edge of a town, or in areas where they could be a tempting target for vandals.

In short, this development would be well suited to an established forestry or on a much smaller scale (one or two tents) as part of a large, established rural campsite. The Vale already has a glut of tourist accommodation for camping and 'glamping' and trying to place this development practically in the grounds of a retirement village is inappropriate both for the site and for the existing inhabitants. I hope you can persuade the developer to see the error of his ways and find a better location for the

Yours sincerely,

No 1 Waterfall Mews
Ham Manor Park
2 Manor CF61-1BA

15 Waterfall Mews,
Ham Manor Park,
Llantwit Major,
Vale of Glamorgan,
CF 61 1BA 16/01/2018

Dear Mr. Howell,

TOURIST TREE TENT TOWN PROPOSAL 2016/01160/OUT

I am writing in opposition to the above proposed development in the Woodside Hamlet. In my opinion, this location is not suitable & does not appear to take into consideration the large elderly population residing on the Ham Manor Park estate. We already have to contend with heavy farm vehicles in & out of the estate, & if the proposal goes ahead, the situation will get worse. I also fear that we would be subjected to excessive noise & quite probably drunken behaviour.

At the moment, the Hamlet is a very quiet, pleasant area which has lots of wildlife running free, & any development like the proposal would have a devastating effect on these animals. I can also envisage much damage being caused to the remaining trees by wanton vandalism. I can also imagine lots of fires breaking out which could endanger the homes on the Ham Manor Park estate.

I am not against the idea of a development similar to the above proposal, but I do believe this site is in no way suitable and I implore the Developer to look for a better location for his plans.

Yours sincerely,


Frederick Davis

RECEIVED

18 JAN 2018

Regeneration
and Planning

23/1/2018.

RECEIVED	DAVID PROSSER
25 JAN 2018	11 WATERFALL MEWS
Regeneration and Planning	HAM MANOR PARK
	LLANTWIT MAJOR
	CF61 1BA

F.A.O MR MORGAN HOWELL

I am writing regarding the proposed development of a tree tent complex at Woodside, Harriet, Ham Manor Park, Llantwit Major (Planning application ref 2016/01160/001)

I think this site is wholly unsuitable for this type of development.

(a) Proposed access is via private land in Ham Manor Park or by Mill Lay Lane a very narrow road.

(b) Ham Manor park is a residential site for the elderly most in their sixties and seventies. The people attracted to this type of tented accommodation will be much younger coming on holiday to have a good time, as the site will be unmanaged or controlled except on arrival and departure the potential for light and noise pollution by late night parties, loud music, alcohol consumption and the lighting of campfires in the woodland is a major concern for me. Added to this the additional traffic both on foot as well as cars both by day and late at night will have a impact on property prices both in Ham Manor Park and the houses above Mill Lay Lane overlooking the site. I myself was attracted to buying a property in Ham Manor Park by its Quite Country location yet still near to Llantwit Major Town Centre.

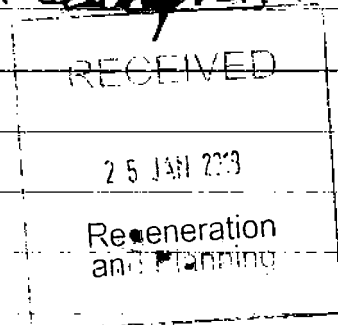
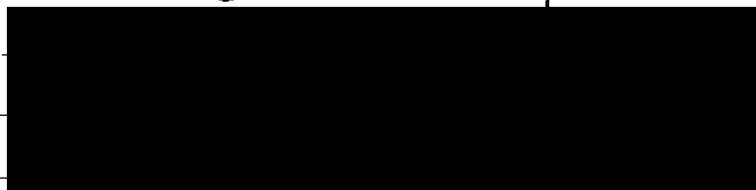
(2) The wood and surrounding countryside is a haven for

wildlife including badger setts and bats, owls and birds of prey and many woodland birds, having a human presence in the upland would have a very negative effect and their protected and delecting refuges.

Finally I understand that the developer lives in Poole in Dorset so wonder why he want to build this tented site here in Wales when Dorset has so many lovely countryside location close to where he lives and therefore manage and over look.

For all the above reasons I wish to register my strong opposition to this development.

Yours Sincerely



P.S. Could you please keep me informed of the progress of the above application Many Thanks and look forward to hearing from you.

(Low ref) Planning
Application No: 2016/01160/OUT

15, Raglanole Court,
Llantwit Major,

Vale of Glamorgan,

RECEIVED

CF63 1TB.

25 JAN 2018

Regeneration
and Planning

24th January, 2018.

Mr. Morgan P. Howell,
Vale of Glamorgan Council,
Planning Dept.,
Dock Office, Barry Dock,
BARRY, CF63 4PT.

Dear Sir,

PROPOSED TOURIST DEVELOPMENT AT WOODSIDE
HAMLET, LLANTWIT MAJOR.

I object very strongly to the above-named
Application on the following grounds!

1. The proposed development is unsuitable for the area as it would be partially on a Conservation Area as well as on valuable countryside. The Prime Minister has stressed again the responsibility of everyone to safeguard the environment. Surely the Vale of Glamorgan Council has a duty to protect and preserve Conservation Areas for the benefit of all, not assist in their destruction for individual commercial gain. Why would the Council be considering a proposal to damage or destroy such an Area?

2. The proposed development would result in the destruction and loss of more habitat in the locality (especially since the unauthorised[?] barn demolition near the Ham Manor 'cottages', of owls, birds of prey, Kingfishers, bats, badgers, foxes as well as the more usual birds and animals of woodland and related environments. Some of these are in dire need of their protected status. No doubt the legal surveys would be required.
3. The proposed development area is an old, established environment that gives this part of residential Llantwit Major its desirable and distinctive quiet ambience. The proposed development would result in, probably, destruction of this and, as part of the pathway to the, much valued by many, Heritage Coast. It would detract from its appeal by removing part of its natural character.
4. For everyone to enjoy the natural surroundings and wildlife it is counterproductive to destroy its natural tranquillity by 'living' in its woodland. Far better to 'live' or stay somewhere else and visit it. Other campsites exist already nearby and with far less impact.
5. Part of the proposed development site is

marshy and so has the mammals and plants of such habitats. It is liable to flooding during periods of prolonged and/or heavy rain. The possibility of someone falling in or into this area at such times, especially without the benefit of local knowledge, would be a real health and safety concern.

6. The natural cycle of growth and decline should be seeing the proper professional management of this woodland to ensure its future. Where are the proposals for the replacement of any failing tree and supplementary planting to maintain such a valuable resource for the future? The Heritage Coast and its hinterland need to be protected and conserved for the future.
7. The proposed development for visitors would inevitably be a source of increased noise, pollution, traffic, congestion and disruption for the human residents and the wildlife.
8. The change in the light levels reaching the ground in the woodland would change the environment for the wildlife and plants.
9. The lack of proper on-site supervision for the 'composts' would be another aspect of concern from noise, traffic, rubbish etc resulting whilst further provisions for these

on site would just increase the connectivity for the woodland and wildlife.

9. Any of the proposed routes of access and/or exit are unsuitable from safety and congestion considerations. Walls, trees and bends obscure the view.
11. The Mill-Lay Lane is particularly unsuitable with its narrow, winding route very much appreciated by residents and walkers with, in some cases, three small children and/or dogs. Amending this in any way would harm the natural character of the Vale countryside leading to the Heritage Coast. Currently it is in keeping with the quiet rural nature of the area - the very reason so many people of all ages are attracted to visit an unspoilt, uncommercialised area.

Please do not allow artificiality and individual commercial greed to obliterate the very characteristics of its natural tranquility that are the essence of its appeal.

Thomas Faithfulley,



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 Julie Edwards"/>
Address	<input type="text" value="Ty Chwarel, Castleton Road, St Athan, Barry, CF62 4LD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Drawing MDS 1068/PA200 REV E site location plan dated 01.12.17 clearly shows an existing access road from oak lodge, 6 woodside hamlet into the wood. This length of road approx 19 LM does not exist, the land is currently grassed with some trees. the plan is misleading and accurate information should be requested from the applicant"/>
Received Date	<input type="text" value="26/01/2018 11:52:40"/>
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 Brian Hill
Address	11 Daniel Hopkin Close,CF61 1QT
Type of Comment	Objection
Type	Other
Comments	Other type details: Regular pedestrian of Mill Lay Lane living less than 200 yds away. Comment: This is ancient woodland (my grandfather was a gardener for Lord Nicholl) & one of the last remaining wood in the Llantwit area. It is a haven for the surviving wildlife in the area including badgers, squirrels, birds ,reptiles & amphibians. I believe there would be a high probability of waste water/sewage & refuse to enter the waterway. Many trees are very old and/or burdened with ivy. Several have fallen down in the recent winds. The extra loading from the tree tents could be hazardous. The "existing access" in Mill Lay Lane was created by removing the remainder of the existing wall; the remains can be clearly seen in the gap. No official access was available to my knowledge. The valley descends at about 40* from the lane; a car park area would require major works to level and prevent vehicles "bottoming out" when passing over the boundary. The lane is very narrow, single tr
Received Date	23/01/2018 18:28:44
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 John Hall"/>
Address	<input type="text" value="4 Cambrian Avenue, Llantwit Major, CF61 1QU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Other type details: I reside approximately 100 meters from the site in question.. Comment: I object to this application for the following reasons, 1: The proposed area is an established old woodland which supports diverse wild life including many nocturnal species. 2: Access to the site is very restricted and liable to cause traffic problems. 3: Noise and light pollution could be a problem for the many domestic properties in the vicinity of the proposed site"/>
Received Date	<input type="text" value="23/01/2018 10:59:37"/>
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 Mike Bevan"/>
Address	<input type="text" value="2 Daniel Hopkin Close ,Llantwit major ,Cf611qt"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="SiteNotice"/>
Comments	<input type="text" value="I really object to the tree tent site in Woodside hamlet. This a beautiful untouched ancient woodland, and this proposed site would damage the local wildlife. This is a wood that I used to play in as a child, and my children do now. its as if nothing nowadays can be left Alonso!"/>
Received Date	<input type="text" value="22/01/2018 20:00:20"/>
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 John Price"/>
Address	<input type="text" value="10 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="In addition to wife's objection already with you. As there will not be a resident warden in place, can you confirm that there will be a quick response to rowdiness and vandalism on site. Also who is responsible for keeping site clean and tidy, such as rubbish collection and toilet facilities.?. Surely there must be more suitable sites in the U.K. other than such a development nearly in local residents back or front gardens. The disruption to wildlife & noise generated is not acceptable."/>
Received Date	<input type="text" value="21/01/2018 18:33:56"/>
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, 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 ifor symmonds"/>
Address	<input type="text" value="13 Heol Y Felin, Llantwit Major CF61 1TS,,CF61 1TS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Having previously objected to this planning item before, my position has not changed. This request for development will impact on the community and the natural environment of the area. My main arguments are the same as many, its an ancient natural wood land of which there is scare amount in the area and the direct impact in allowing human habitation albeit it by tents will be to the detriment of wild life. Also from a safety point for access, although they are stating they will access via the proposed south side there will be people looking for short cuts and jumping out of the fenceline on Mill Lay Lane this is a potential safety hazard for pedestrians and trafiic using this road way. Please do not allow this project to good ahead."/>
Received Date	<input type="text" value="21/01/2018 16:53:08"/>
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, 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 Philip Davies"/>
Address	<input type="text" value="7 Whitewell Drive, Llantwit Major, Vale of Glamorgan,, CF61 1TA"/>
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 for the following reasons: - These proposed tree tents will be located close to my home and tents cannot be soundproofed. I already suffer with noise pollution from Rosedew Farm Weddings which is situated a considerable distance further away from my home than the proposed tree tents. I am concerned: That the proposed site management will be 'remote'. Will there be 24 hour on-site management/security to prevent and deal with noise/light pollution, anti social behaviour, mess etc. The increase in noise and light pollution will have a detrimental impact on my family's quality of life as well as other local residents and wildlife in the area. This proposed site construction and operation will have a seriously damaging impact on wildlife and local residents and detrimental ecological impact to the ancient woodland. I am absolutely against this development. I would welcome further contact if necessary."/>
Received Date	<input type="text" value="20/01/2018 16:42:23"/>
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 A Ingram"/>
Address	<input type="text" value="Stallcourt Avenue, Llantwit Major, CF611TE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="I wish to object to the proposed development from a developer who does not even reside in Wales. This is not the place for such a development. The wildlife will be negatively impacted and the surrounding quiet area is not designed to have groups of people staying with no obvious control measures in place for noise, recycling etc. The local community who live in Llantwit Major are not in support of this venture."/>
Received Date	<input type="text" value="19/01/2018 09:13:44"/>
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="Mrs Patricia Harris"/>
Address	<input type="text" value="8 Tewdrig Close, Llantwit Major, Vale of Glamorgan, CF61 1SZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="PressAdvert"/>
Comments	<input type="text" value="I object to the development for the following reasons: It will have a detrimental ecological impact on the area The access and egress to the site will be dangerous and have a negative impact on residents using Mill Lay Lane It will have a negative impact of the wildlife within the area It will add to an already congested area of Llantwit Major (Ham Lane) especially around the schools"/>
Received Date	<input type="text" value="19/01/2018 08:13:38"/>
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 Elizabeth Parker
Address	1c Ham Manor,,LLantwit Major,,Vale of Glamorgan,CF611BD
Type of Comment	Objection
Type	Neighbour
Comments	<p>I object to the proposed change of use of the Woodland Hamlet for the use of tourists, on the following grounds 1. Increased traffic through a residential park for elderly persons, many who have difficulty with mobility. 2. The impact on the local environment i.e. destruction of the habitat of many woodland creatures. 3. Increased noise and light pollution for both human and non human inhabitants of the area. 4. Lack of onsite mangement which may lead to distress for residents of the park and wildlife in the woodland. 5. Use of Mill Lay Lane for access. This is a narrow roadway which already causes problems for vehicles traversing it, due to lack of visibility for approaching traffic. 6. Lighting of fires in ancient woodland, leading to further destruction of an area of natural beauty.</p>
Received Date	16/01/2018 13:55:53
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"/>
Name	<input type="text" value="Mr Anthony Young"/>
Address	<input type="text" value="44 Trebeferad, Boverton, CF61 1UX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="PressAdvert"/>
Comments	<input type="text" value="Other type details: I strongly object to the land being built on..
Comment: I strongly object to the land being built on."/>
Received Date	<input type="text" value="16/01/2018 07:45:02"/>
Attachments	

**Jerry and Rosemary Cutter
"Rushwood"
Mill Lay Lane
Llantwit Major
Vale of Glamorgan
CF61 1QE**

Operational Manager for Planning
Vale of Glamorgan Council
Docks Office
Subway Road
Barry
CF63 4RT

17th January 2019

Dear Sir,

Planning Application 2016/01160/OUT – Woodside Hamlet, Llantwit Major

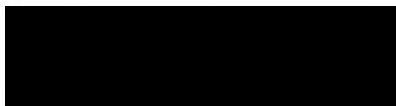
We write regarding the above planning application which we understand is to be discussed by the Planning Committee at the end of this month. We wish to object to the proposal set out in the application.

As long-established residents of Mill Lay Lane we are familiar with the narrowness of this road and the dangers and problems already experienced by pedestrians, cyclists and motorists, particularly along the length adjacent to this proposed development. Such development would be a distraction and would only increase the level of hazard that already exists along this part of the lane.

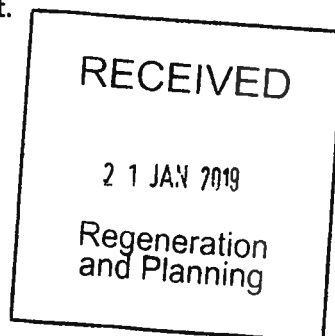
Any assessment of the proposed location would have noted that the wooded area lies on steep slopes amongst a quiet residential part of Llantwit Major containing a significant number of retirement homes. Inviting contrasting groups of people into these proposed 'tree tents' could only be detrimental to this area. There are many other groups of trees within the Vale of Glamorgan, on land that would be far more suitable for such a form of development – yet these are not being developed. One should conclude that if this application for development was to be granted then subsequent further applications will be made for even more damage and development to be inflicted on to this area of woodland.

As representatives of the people of the Vale of Glamorgan we would ask that, when you consider this application, you will give appropriate consideration to the views of our Town Council and also to the views of those of us who will be affected by it. Such development is clearly inappropriate and ill-conceived; it could provide no benefit to the woodland or to local people; please reject it.

Yours faithfully



Jerry and Rosemary Cutter



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

Tel: [REDACTED] Email: [REDACTED]

20th January 2019

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

Dear Sirs,

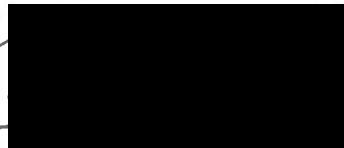
Ref: 2016/01160/OUT/MPH

I understand that yet aother application has been made for "Tree Tents" to be erected in the wooded area of Mill Lay Lane, Llantwit Major, on both sides of the Hoddnant Brook.

I have written to you before on two occasions protesting about this, and this letter is yet another letter of protest.

I strongly object to the erection of the Tree Tents.

Yours faithfully,



Linda Davies (Miss)

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21 JAN 2019

Regeneration
and Planning

Meryl Higgins
17 Waterfall Mews
Ham Manor Park
Llantwit Major
CF611BA.

OBJECTION TO PLANNING APPLICATION REF: 2016/01160/OUT

FAO Mr Morgan Howell, Planning Department, Vale of Glamorgan Council, Docks Office, Barry, Vale of Glamorgan CF63 4RT

Sir

I am re-registering my objection to this planning application as I have done on two previous occasions.

Having discovered that this application, which failed previously, is now back with the VoG Planning Department, I wish to also register my disappointment at having to resubmit my objection.

Having given due consideration to this new application before the VoG my previous concerns remain in place. I remain concerned as to the:

Disruption to the peaceful atmosphere enjoyed by the Ham Manor Park residents, most of whom are of retirement age and above.

Noise, smell and extra traffic levels both during the construction and usage of the site.

Disruption and distress to local established wildlife during construction and usage of the site.

The potential for an increase in a rodent population due to waste material being left around the accommodation.

The removal of fifty trees which have stood for many years in this location depriving established local wildlife of potential nesting and feeding sites.

This application is close to the site of Ham Manor Park. There had been a house on the site in the 16th or 17th century. In the 1860s, this was replaced by a Gothic mansion. The house was gutted by fire after World War 2, and was subsequently demolished. The majority of the garden is also lost. By allowing the removal of fifty trees and enabling the construction of this application, Llantwit Major will lose another area of greenery to development.

I thank you in advance for your time and help in this matter.

Yours

[Redacted signature]

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21 JAN 2019
Regeneration
and Planning

H Manor Square
Ham Manor Park.

OBJECTION TO PLANNING APPLICATION REF: 2016/01160/OUT

FAO Mr Morgan Howell, Planning Department, Vale of Glamorgan Council, Docks Office, Barry, Vale of Glamorgan CF63 4RT

Sir

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Disruption and distress to local established wildlife during construction and usage of the site.

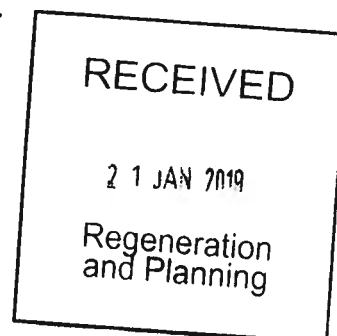
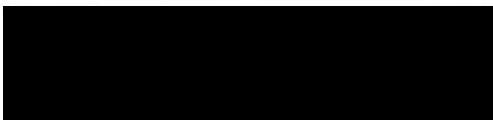
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I thank you in advance for your time and help in this matter.

Yours



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 park,ham manor , llantwit major,cf611bd"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Dear Sir, this the third time I have objected to this planning application.there are many reasons for my objections, But mainly because they would destroy a wildlife habitat many animal use that wood to live there or to use while passing through. having a tree tent facility would frighten wildlife away. But also the noise that it would create for local people plus the mess(rubbish)that would be left strewn around the wood, the age group it would attract are late teens to thirty year olds and possibly drunken behaviour adding to the discomfort of local residence . i see lots of problems associated with this tree tent application , all I hope is that you don't allow this application to go forward .thank you. s .p . Hooper"/>
Received Date	<input type="text" value="19/01/2019 19:52:16"/>
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 Simon Harrison"/>
Address	<input type="text" value="35 Manor Park,Llantwit Major,CF611RS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="At the time of first application, a large building project was underway on Ham Lane East to redevelop the schools. This work impacted upon the natural habitat through the removal of trees and increase in traffic (human and vehicular) throughout the immediate vicinity. Additional building schemes are currently taking place around Llantwit Major with little or no regard for the impact upon our wildlife. This application if permitted will result in the loss of important natural habitat relevant to protected flora and fauna thereby directly contravening National and Local Planning Policy relating to Restored Ancient Woodland and Sites of Importance for Nature Conservation. In the interests of protecting such sites from increased impact I strongly object to this proposal."/>
Received Date	<input type="text" value="14/01/2019 13:02:33"/>
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 David hill Aicken"/>
Address	<input type="text" value="21 Heol y felin Llantwit major ,Cf611ts 1 ts"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="The proposed application will adversely affect an area of finite and therefore valuable natural woodland witch surely needs protecting for future generations to enjoy"/>
Received Date	<input type="text" value="10/02/2018 10:40:17"/>
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 Robert Dyer"/>
Address	<input type="text" value="Willow Lodge, Woodside Hamlet, ,CF61 1BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Firstly we agree with the statement and contents of the appeal made against the application made by Julie Edwards 6 Woodside Hamlet We are the owners of the land that is proposed in the application for the storage of the refugees containers The entrance to the site is used frequently and is very narrow and would not accommodate large vehicles or machinery and does not possess any turning point for the vehicles"/>
Received Date	<input type="text" value="27/01/2018 09:13:47"/>
Attachments	

MR + MRS P. HARRIS
7 MANOR SQ
HAM MANOR PARK
LLANTWIT MAJOR
VALE OF GLAMORGAN
CF61 1BG

OBJECTION TO PLANNING APPLICATION REF: 2016/01160/OUT

FAO Mr Morgan Howell, Planning Department, Vale of Glamorgan Council, Docks Office, Barry, Vale of Glamorgan CF63 4RT

Sir

I am re-registering my objection to this planning application as I have done on two previous occasions.

Having discovered that this application, which failed previously, is now back with the VoG Planning Department, I wish to also register my disappointment at having to resubmit my objection.

Having given due consideration to this new application before the VoG my previous concerns remain in place. I remain concerned as to the:

Disruption to the peaceful atmosphere enjoyed by the Ham Manor Park residents, most of whom are of retirement age and above.

Noise, smell and extra traffic levels both during the construction and usage of the site.

Disruption and distress to local established wildlife during construction and usage of the site.

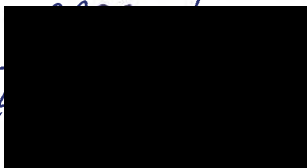
The potential for an increase in a rodent population due to waste material being left around the accommodation.

The removal of fifty trees which have stood for many years in this location depriving established local wildlife of potential nesting and feeding sites.

This application is close to the site of Ham Manor Park. There had been a house on the site in the 16th or 17th century. In the 1860s, this was replaced by a Gothic mansion. The house was gutted by fire after World War 2, and was subsequently demolished. The majority of the garden is also lost. By allowing the removal of fifty trees and enabling the construction of this application, Llantwit Major will lose another area of greenery to development.

I thank you in advance for your time and help in this matter.

Yours



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16 JAN 2019

Regeneration
and Planning

5, Baglands Court

Wanbury Major,

Vale of Gloucestershire

CF6 1SB.

14th January, 2019

Dear Sir,

Re: Planning Application 2016/01160/

WOASSIDE HAMLET - Tree Tent

With reference once again to
previous application, I find myself
and my husband having to list
objections.

- 1) ACCESS and egress to and from
the site.
- 2) HEALTH and safety.
- 3) Litter,
- 4) NOISE and disturbance to local
often elderly residents.
- 5) DRUNKENNESS and inappropriate
behaviour.

- 6) Disturbance to wildlife.
- 7) Desecration of Patient Woodland.
- 8) Lack of facilities.
- 9) Parking facilities.

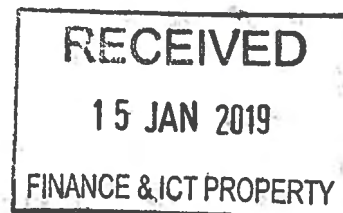
think this is a travesty of justice that after all this time is still being considered. Where are our human rights? Will our Council tax be reduced, commensurate with all the upheaval and all the noise and inconvenience it will cause if approved?

Yours faithfully,

[Redacted Signature]

Operations Manager
Civic Offices,
Holton Road,
Barry

MPK



Planning Application: 2016/01160/OUT Woodside Hamlet Tree Tent

Dear Operations Manager,

I am writing to express my deep concerns about the above proposed development which is under consideration.

In particular, I am writing on behalf of the elderly residents of Ham Manor Park, a retirement estate which the proposed development wishes to use for access.

My concerns, in summary, are:

- Ham woods is an ancient woodland which is protected from development.
- It is home to protected species including otters and badgers which are sensitive to human disturbance.
- There is no public benefit from this development, but there is significant potential for environmental and social harm.
- The Llantwit area is already oversupplied with camping sites with better access and sewerage than the proposed site.
- The proposed development will overlook (and destroy the privacy and peace of) a retirement park for elderly residents. It is not appropriate to site a tourist tent town, with its associated traffic, noise and disturbance, right next to an estate for peaceful retirement.
- The site has inadequate access. Ham Manor Park has no footpaths and the road is heavily used by pedestrians, many of whom are infirm. Traffic levels from the nearby Rosedew Farm development are already dangerously high. Furthermore, there is no right of way from Ham Manor Park to the planned car park. The land there is privately owned by another party.

Policy MD10 of Vale of Glamorgan Council's LDP states: 'Where proposals have a negative impact on sites shown to be important for biodiversity, developers will need to demonstrate that the development could not be located elsewhere.' In this case the development could be placed in any number of more suitable sites, such as forestry and land already used for recreation.

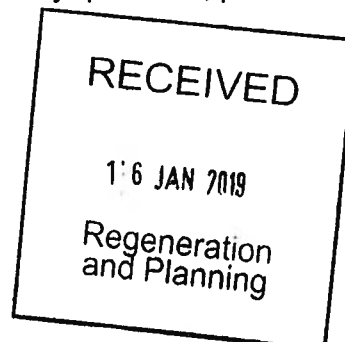
I also understand under Habitats Regulation Licensing a licence will only be granted if three tests are satisfied. I believe this proposal will fail those tests, as there is no overriding public interest in siting a campsite in ancient woodland, a satisfactory alternative would be to not allow the development to go ahead (or to locate it somewhere suitable), and the proposed mitigations do not remove the inevitable human disturbance which will prevent wildlife from using and breeding in the woodland as it currently does.

It is my view that this development is unnecessary and dangerous. It is already causing distress, worry and disruption for residents. It will provide negligible economic benefit to the area in return for degrading a protected and increasingly rare habitat and risking further biodiversity loss. I and my family continue to object strongly to this proposal on the grounds that the proposed location is completely unsuitable for this kind of development.

I enclose copies of previous letters outlining our concerns. If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Kristi Herbert
On behalf of Marie Dowdall



Tourist Tree Tent Town proposal 2016/01160/OUT

Dear Mr Howell,

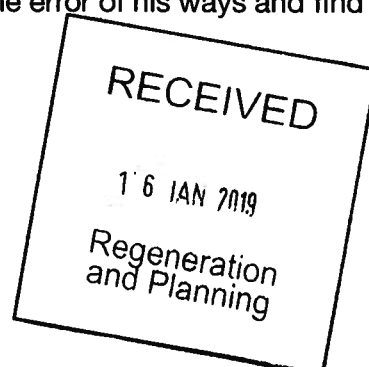
I am writing to oppose the proposed development of woodland adjoining Woodside Hamlets. The proposition is an exciting one, but having considered the application, the location appears wholly unsuitable for a development of this nature. My concerns are as follows:

1. There is no public access to the site. The proposed access via Ham Manor Park is across privately owned land (not owned by developer) and the previously suggested Mill Lay Lane access point is not a right of way, but through a broken boundary wall.
2. Ham Manor Park is a quiet residential area for retired people. Most of the residents are elderly, many are infirm, and the park has no footpaths and only one winding lane with poor visibility. The existing traffic to the Acorn campsite and heavy plant traffic associated with Rosedew farm already pose a danger to residents, and any further development would only worsen the problem.
3. The development would necessitate lighting for safety, which would cause a negative visual impact and disturbance for neighbouring residents. We are also concerned about noise and rowdy or drunken behaviour from campers in an un-marshalled campsite. Furthermore, the development poses a very real threat of trespass as people in the woods will seek the shortest route into town - through the gardens of elderly residents. There have already been incidents of trespass via the woods since the boundary was broken, causing fear and distress to vulnerable, elderly residents.
4. Adding further accommodation to the wood threatens to change the nature of the area from a peaceful rural countryside adjoining a quiet residential area, to something like a holiday park, and opens the way for even less sympathetic development.
5. This development would impact a remnant of ancient woodland and river that is of county level importance, as well as a refuge for rare and declining species of birds, protected species such as bats, badgers and otters. Owls and birds prey inhabit the woodland. The proposed site of the parking would disturb an existing badger sett. Having a human presence in the woodland, with associated noise, smoke, litter and smells, would have a negative impact on the wildlife that depends on the wood.
6. These tents are heated with a woodburning stove. In addition to the fire risk, this will encourage tree damage for firewood and cause more wildlife disturbance and stress from the smoke.
7. Increased foot traffic would cause compaction of tree roots and hasten the death of trees which, according to the arboriculturist's report, are already stressed from previous construction work. Greater tourist traffic would also aid the spread of diseases such as Ash Dieback.
8. The site frequently floods and the ground is habitually very boggy around the river. In addition to making disabled access near impossible, the risk of more frequent extreme flood events posed by our changing climate make this site unsuitable for accommodation.
9. The small nature of the woodland, together with the fact it is surrounded by residential homes and bordered by a well-travelled road, make it unappealing to people who typically rent tree tents for seclusion. Currently, no other site in the United Kingdom has more than one of these treehouses. They are all in far more remote and secluded settings. None are on the edge of a town, or in areas where they could be a tempting target for vandals.

In short, this development would be well suited to an established forestry or on a much smaller scale (one or two tents) as part of a large, established rural campsite. The Vale already has a glut of tourist accommodation for camping and 'glamping' and trying to place this development practically in the grounds of a retirement village is inappropriate both for the site and for the existing inhabitants. I hope you can persuade the developer to see the error of his ways and find a better location for this project.

Yours sincerely,

Kristi Herbert writing on behalf of Marie Dowdall



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.

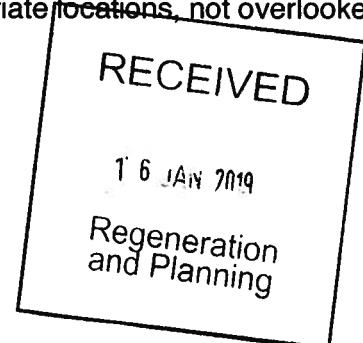
Our main concern is that the proposed development is completely out of character for the area, which is a quiet, peaceful retirement park inhabited solely by elderly people, many of whom are vulnerable. The proposal appears to disregard this, implying instead that this is a tourist area. We therefore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

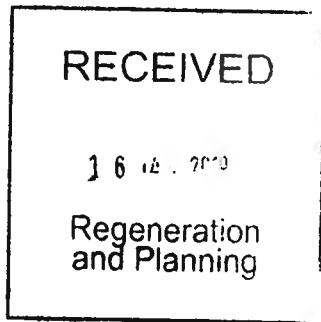
1. **Noise:** The distance from the proposed development to retirees' properties is minimal. The tents have no soundproofing and any noise from the guests will be clearly audible to residents, causing disturbance and interfering with the quiet enjoyment of their own homes and gardens for which they have 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





19 Ham Manor
Ham Manor Park
Llantwit Major
Vale of Glamorgan
CF61 1BD

14 January 2018

Operational Manager for Planning
Vale of Glamorgan Council
Docks Office
Subway Road
Barry
CF63 4RT

Dear Sir/Madam

Re: Planning Application 2016/01160/OUT – Woodside Hamlet Tree Tents

mPH

Its all been said before, but I am writing once again to advise you that I strongly object to the above planning application. I cannot understand why it was not rejected in the first instance as it is obvious that it is an extremely unsuitable idea for this area. Ham Manor Park is a **residential retirement park** (which we pay a monthly fee to live here) and not a camp site. This type of holiday accommodation should be located in a larger and more secluded woodland area and not overlooking residential homes.

It would be appreciated, if for once, the Vale Council would pay more attention to the wishes of Llantwit Town Council and many of the residents who actually live in the surrounding areas who will be greatly affected by this application.

I would urge you think again before you make your decision to **approve** this application.

Yours faithfully


Mrs V Redwin

10 Raglande Court,
Llantwit Major.
CF61 1TB.
14/01/2017

Dear Sir,
Re Planning Application 2016/01160/OUT.

I understand that now the final planning application has been submitted, I must once again voice my objections to the above application. Why it has taken so long to give a decision is any ones guess. It seems that everytime residents voice their objections the application is amended accordingly.

I was first notified of this planning application in October 2015 under application no. 2015/00995/OUT. Over the years it has had a new planning number and has been frequently amended, but the basics remain the same, that is:

- 1) the development would be in a conservation area right on top of residential houses.
- 2) the noise generated will affect residents quality of life.
- 3) the destruction of established wildlife in ancient woodland.
- 4) extra traffic in an already congested area where there are three schools.

This proposed development would be most appreciated by the younger generation, with all the noise and parties that younger people do. With no resident caretaker on site 24/7 who would control any noise, rubbish control and any general disturbance?

Many residents in the area have lived here 20+ years. Many have health problems related to ageing. We have humane rights not to be subjected to lots of unnecessary noise and to have a decent quality of life.

During the winter months when the trees have shed their leaves, what an eyesore these tree tents would be to both residents and tourists alike.

Over the years that this application has been outstanding, I do hope that someone from the Planning Department has actually visited this site, to get to understand the area and why there has been so many objections over the years.

I hope you will take these and other objections you receive very seriously as this application, if approved, will affect many lives.

Yours faithfully,



(Mrs J. Price)



RECEIVED

15 JAN 2019

Regeneration
and Planning

Ms M Scandrett
18 Waterfall Mews
Ham Manor Park
Llantwit Major
CF61 1BA



12/1/19.

Re Planning Application 2016/0160/OUT

WOODSING HAMLET - TREE TENTS

Dear Sir,

Yet again this application rears its ugly head, when are you going to take "No" for an answer?

As stated in my previous letters this site is not to be managed & human nature being as it is will become a rubbish dump for all and sundry attracting among other things - RATS. Will the council be clearing it up, I think not.

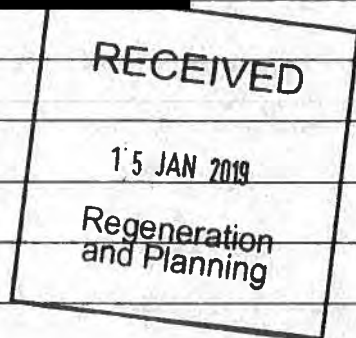
There is also the noise & upheaval if the work is allowed to be carried out.

There are plenty of trees in Welsh St Donats for these stupid tents to be hung, but then that wouldn't be allowed so why should it be allowed here.

This proposal is not to attract tourism as we are being led to believe - that's RHUBARB, it will

just be a blight on a beautiful landscape
disturbing the wild life & of course, at usual, the
person advocating it is not living anywhere near it,
so will not be affected, neither will any of the
Planning Committee, a case of "I'm alright Jack"
Also, no thought has been given to the residents
living opposite in such close proximity having
to endure long term nuisance value that is sure
to occur, & which will surely have a knock on
effect for the residents of the Mokile Home Side, who
only want to live in peace.

For goodness sake let common sense prevail &
say "NO" to this ridiculous proposal & put an end
to the matter permanently



Mrs Susan Jones
6 Manor Square
Ham Manor Park
Llantwit Major
CF61 1BG

OBJECTION TO PLANNING APPLICATION REF: 2016/01160/OUT

FAO Mr Morgan Howell, Planning Department, Vale of Glamorgan Council, Docks Office, Barry, Vale of Glamorgan CF63 4RT

Sir

I am re-registering my objection to this planning application as I have done on two previous occasions.

Having discovered that this application, which failed previously, is now back with the VoG Planning Department, I wish to also register my disappointment at having to resubmit my objection.

Having given due consideration to this new application before the VoG my previous concerns remain in place. I remain concerned as to the:

Disruption to the peaceful atmosphere enjoyed by the Ham Manor Park residents, most of whom are of retirement age and above.

Noise, smell and extra traffic levels both during the construction and usage of the site.

Disruption and distress to local established wildlife during construction and usage of the site.

The potential for an increase in a rodent population due to waste material being left around the accommodation.

The removal of fifty trees which have stood for many years in this location depriving established local wildlife of potential nesting and feeding sites.

This application is close to the site of Ham Manor Park. There had been a house on the site in the 16th or 17th century. In the 1860s, this was replaced by a Gothic mansion. The house was gutted by fire after World War 2, and was subsequently demolished. The majority of the garden is also lost. By allowing the removal of fifty trees and enabling the construction of this application, Llantwit Major will lose another area of greenery to development.

I thank you in advance for your time and help in this matter.

Yours

Mrs Susan Jones

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 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="Other type details: susan leworthy. Comment: Each time this application has been made I have objected to it via this route. My objections remain the same. In short: this is a rural/coastal area of natural beauty. The historic area in question for this application plays a massive part in supporting nature, both animal, bird and plant life. The stream that runs through the area is likely to become polluted by rubbish and the noise levels anticipated by such tourism will disturb the peace and tranquility of this ancient woodland to the detriment of animals, birds, neighbours and other local people who enjoy the walk beside the woods en rout to the beach of Llantwit Major. I strongly object to this application and refer to my earlier objections for further detail."/>
Received Date	<input type="text" value="17/01/2019 14:39:15"/>
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="Mrs Sharon Bowen"/>
Address	<input type="text" value="1 Allen court. Llantwit Major. Vale of Glamorgan,CF61 2LN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="SiteNotice"/>
Comments	<input type="text" value="We already have a tenting and caravan site in this vicinity besides which the land is covered in forestry and therefore would harm wildlife and seasoned trees and plants in the area for another commercial site that is not needed."/>
Received Date	<input type="text" value="14/01/2019 10:42:32"/>
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 J 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 FIND IT SAD THAT WE HAVE TO WRITE THIS OBJECTION AGAIN. MY MAIN OBJECTION IS THE WILDLIFE. ,WE HAVE BADGERS, MANY SPECIES OF BIRDS, HERONS NEST,RABBITS ETC APPARENTLY WALES HAS THE LEAST WILDLIFE PER AREA THAN ANYWHERE IN THE WORLD. !! AND HERE WE ARE GETTING RID OF ANOTHER WILDLIFE AREA. THE TRAFFIC WILL BUILD UP ALONG A NARROW, UNPAVEMENTED ROAD,AND THIS CAMPSITE WILL CAUSE NOISE POLLUTION. THIS IS NOT THE RIGHT AREA FOR IT."/>
Received Date	<input type="text" value="13/01/2019 23:25:41"/>
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 Rebecca Ashton"/>
Address	<input type="text" value="7 St David's Avenue, Llantwit Major, CF61 1RR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="Having an entrance on Millay Lane and having additional traffic will be dangerous for all pedestrians and cyclists who use the lane, which has no footpath. Unless a safe systems approach can be included for this lane without changing the features, permission for this development should be denied. At any rate this development will impact negatively on the immediate area, we already have a more than adequate camping site and lodges without the need to spoil the woods."/>
Received Date	<input type="text" value="13/01/2019 22:41:24"/>
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="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="Other type details: Simon Barker. Comment: Noise at the bottom of my street. Access issues for emergency services from mill lay lane. Effects on wildlife in the woods. Raglande Court will be used as a short cut to get there. Spoiling the character of the woods. Potential flooding risk. Risk of people falling from trees."/>
Received Date	<input type="text" value="13/01/2019 15:30:43"/>
Attachments	

Richard Vidler

Archives

Mill-Lay Lane

Llantwit Major

CF61 1QE

Email: [REDACTED]

11 April 2018

Victoria Robinson

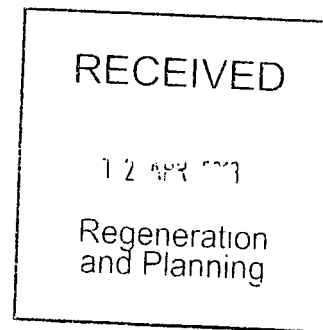
Operations Manager

Vale of Glamorgan Council, Planning

Dock Office

Barry, CF63 4RT

Dear Ms Robinson



Re Planning Application 2016/01160/OUT, Tree Pods at Woodside Hamlet, Llantwit Major

I and many other objecting residents in the area of the proposed development are wondering what on earth is going on with this proposal, which has now existed in various incarnations for several years. It seems to us that the proposal should have been thrown out long ago and yet the Council keep allowing more and more time to the applicant. This appears to be excessively lenient to a difficult proposer. The local residents deserve a conclusive resolution of the matter.

I look forward to hearing from you with an explanation.

Yours sincerely

[REDACTED]

Richard Vidler

26, WATERFALL MEWS
HAM MANOR PARK
LLANTWIT MAJOR
CF 61 1.3A

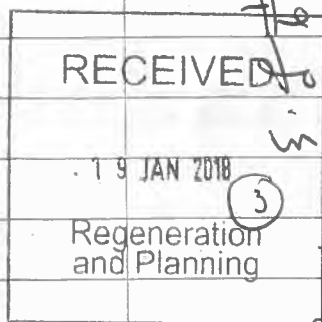
RE: PLANNING APPLICATION
2016/01160/OUT/MPH

Dear Sir
With reference to the above planning application, I am writing to you to express my total opposition to the proposed application.

Reading the planning application I am absolutely astounded that a Mr Rubenstein of Poole Worsset wants to create a tree tent site at Woodside Hamlet, is there not a single place in the Worsset area he could do this development.

① Ham Manor Park is a quiet residential area for residents that are quite elderly and traffic and quality of life come into the equation.

② In my opinion the proposed development is an accident waiting to happen with people (mainly youngsters) jumping from tree to tree like monkeys as we saw in the planet of the apes, are we going back to the neanderthal man age with monkeys in trees.



③ The desecration of the woodland and the life of wild animals, there is enough traffic coming through Ham Manor at the moment with 37 ton lorries making their way over a small rubber bridge in the centre of Ham Manor Park.

④ The toilet block is of wooden construction with no mains drains or sewage, I believe the scheme is a soak away form of sewage, with the effluent soaking away into the "ground".

⑤ The residents of Ham Manor were hoped to spend the rest of their days in peace & quiet if their application goes ahead but will end all of this.

⑥ The parking area is a total joke and the toilet block is nothing but a health and safety issue and is a total mish mash, with no thought for people around them.

Yours faithfully



Totally opposed

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19 JAN 2017

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Your Details

Name

Address

Postcode

Telephone

Email

Details of Your Complaint

Address or location of the property that you are complaining about

Brief description of your complaint

Further details of your complaint

Relevant Documents

Please include here any documents that you may think are relevant to your complaint. If you have photographs and would like us to consider these as part of your complaint, these can also be included.

Site/Owner Details (if known)

If you are aware of the name and address of the owner of the site, please provide this below.

Owner Name

Address

Telephone

Mobile

Once your complaint has been submitted, you will automatically be sent an acknowledgement via e-mail. To see how the priority is allocated, please view further information about [planning enforcement](#). (this is the link to the Vale of Glamorgan web page that provides the information.

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Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU, Tel: (01446) 700111



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localiz... found

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Submit

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Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU, Tel: (01446) 700111

HAM MANOR
LLANTWIT
CF61 1BB
12-01-2019

Dear Sir,

Once again I am strongly object to the application for Tree Tents at Woodside Ham Manor Park as for elderly residents and we will be sandwiched Tree Tents and heavy farm vehicles already subjected to the extreme smell the large tankers regularly passing and have toilet facilities in the woods would be unacceptable.

We all have large Calor Gas C and the possibility of a fire in the a be life threatening as some residents are bound.

There is a large variety of in the Woods and as our countryside gradually decreasing, to disrupt even me be greedy and selfish. Please allow these a safe home.

RECEIVED
15 JAN 2019
Regeneration
and Planning

Yours faithfully



From: Diane Bail <[REDACTED]>
Sent: 22 January 2018 16:16
To: Planning
Subject: Objection to Woodside Hamlet - Llantwit Major Planning Application No. 2016/01160/OUT/MPH

I should like to register my strong objections to the above proposed planning permission. This proposal is totally unsuitable for this area for a number of reasons, - please see list below:-

1. The site is next to residential area and therefore noise, pollution and light would have a detrimental effect on residents.
2. The proposed construction would have a detrimental effect on the woodland wildlife which includes bats, owls, herons and badgers.
3. The proposed development encroaches on the surrounding countryside which is part of the conservation area.
4. The access is narrow and dangerous for drivers and pedestrians.
5. The type of people likely to use this proposed development, will in the main, be young and noisy. Due to the close proximity of local residents this would be totally unsuitable.
6. The development is considered by the majority of residents to be totally unsuitable.

Rees, Gail

From: alisiakingsley [REDACTED]
Sent: 16 January 2019 16:58
To: Planning
Subject: 2016/01160/OUT

3, Stradling Place
Llantwit major
CF611TJ
Tel :- 07505481513

Dear sir or madam,

I am writing with regards to the proposed planning for tree top tents in Mill lay lane, Llantwit major. Although the tents wont directly affect myself i am concered about the impact on the wild life living there. Im sure you are aware that the British Hedgehog is on the endangered list.

Llantwit major over the last few years hedgehogs have been thriving and the woodland in mill lay lane has been a perfect sight for them to live and breed.

I released 6 in that area last year and have 4 babies in for the winter that were found wandering the lane that will be going back into the woodland in spring.

The reason that numbers have gone down in the uk is mainly due to their natural habbitat being disturbed and they then head inwards into towns but because of fencing around gardens they can not get enough food and find mates to breed with.

I will be contacting the Hedgehog society so they can put Llantwit major as a monitoring sight for perfect conditions to get the numbers back up.

I hope to have your cooperation in this as it would be an horrendous act to choose tents over an endangered British completely harmless animal.

Thank you

Kind regards

Mrs Alisia Kingsley

Sent from my Samsung Galaxy smartphone.

62 Fitzhamon Avenue
Llantwit Major
Vale of Glamorgan
CF61 1TP



14th January 2019

Vale of Glamorgan Planning Committee

Vale of Glamorgan Council

Civic Offices

Holton Road

Barry

CF63 4RU

Re: application for four tree tents in Ham Woods Llantwit Major, Mill Lay Road

*21.1.2019
- 2016/01160/OUT
woodside hamlets*

Dear Sir/Madam

We wish to object strongly to the application to erect tree tents in the woods in Llantwit Major.

We are keen bird and wildlife photographers and have seen many species of birds and animals in the woods which would be endangered by such a proposition.

They say they would not cut down any healthy trees but the wild life, especially the wood peckers, depend on dead and rotting trees as well as healthy ones.

We have seen, and have photographs of, most of the following and will provide pictures to our councillor, Gwyn John:

Greater spotted woodpecker

Green woodpecker

Kingfisher

Buzzard

Heron

Goldcrest

Nuthatch

Treecreeper

Long tailed tit

Wagtail

Blackbird

Blue tit

Great tit

Mistle thrush

Song thrush

Black cap

Wren

Black bird

Sparrow

Egret

Badger

Otter

Bats

Trout

Eels

They give pleasure to many local residents and we would like to see them protected.

Yours faithfully

A black rectangular redaction box covering the signature of Janet Kirkham.

Janet Kirkham (Mrs)

C.C. Councillor Gwyn John, Ashgrove House, Llantwit Major, CF61 1SS

R.S.P.B. 5-19 Cowbridge Road East, Cardiff, CF11 9AB

MURIEL JOAN EDWARDS
38 NUT WALK
HAM MANOR PARK
LLANTWIT MAJOR
CF61 1BH

OBJECTION TO PLANNING APPLICATION REF: 2016/01160/OUT

FAO Mr Morgan Howell, Planning Department, Vale of Glamorgan Council, Docks Office, Barry, Vale of Glamorgan CF63 4RT

Sir

I am re-registering my objection to this planning application as I have done on two previous occasions.

Having discovered that this application, which failed previously, is now back with the VoG Planning Department, I wish to also register my disappointment at having to resubmit my objection.

Having given due consideration to this new application before the VoG my previous concerns remain in place. I remain concerned as to the:

Disruption to the peaceful atmosphere enjoyed by the Ham Manor Park residents, most of whom are of retirement age and above.

Noise, smell and extra traffic levels both during the construction and usage of the site.

Disruption and distress to local established wildlife during construction and usage of the site.

The potential for an increase in a rodent population due to waste material being left around the accommodation.

The removal of fifty trees which have stood for many years in this location depriving established local wildlife of potential nesting and feeding sites.

This application is close to the site of Ham Manor Park. There had been a house on the site in the 16th or 17th century. In the 1860s, this was replaced by a Gothic mansion. The house was gutted by fire after World War 2, and was subsequently demolished. The majority of the garden is also lost. By allowing the removal of fifty trees and enabling the construction of this application, Llantwit Major will lose another area of greenery to development.

I thank you in advance for your time and help in this matter.

Yours

[Redacted Signature]

RECEIVED

23 JAN 2019

Regeneration
and Planning

4 Ham Manor,
Ham Manor Park,
Llantwit Manor,
CF61 1BD.
14th January 2019.

F.A.O. The Operational Manager for Planning,
Vale of Glamorgan Council,
Docks Office,
Subway Road,
Barry,
CF63 4RT.

Planning Application 2016/01160/OUT

Dear Sir/Madam,

I wish to lodge my formal objection to the above planning application.

As a resident of Ham Manor Park, I feel any application, which would allow holiday makers use of the wood, documented as an area of outstanding natural beauty, could only result in the detrimental destruction of both fauna and flora. The lighting of campfires near, the many, gas cylinders and bulk storage tanks, must surely form a serious risk to both to humans, animals and homes within the Park.

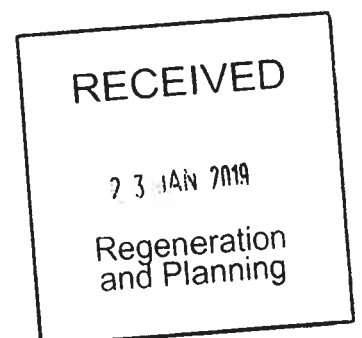
Ham Manor Park is a residential site for the over fifties, many of whom have health issues, therefore the current peace and tranquility is prerequisite for their human rights and should the planning application be allowed, the increased traffic and noise will make the Park dangerous for the less able amongst the residents.

I request that this Planning Application be denied for these reasons and trust that justice be served for the residents of Ham Manor Park,

Yours sincerely,



Mrs. Jeannette Stokes



1c Ham Manor,
Ham Manor Park,
LLantwit Manor,
CF61 1BD.
14th January 2019.

F.A.O. The Operational Manager for Planning,
Vale of Glamorgan Council,
Docks Office,
Subway Road,
Barry,
CF63 4RT.

Planning Application 2016/01160/OUT



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I request that this Planning Application be denied for these reasons and trust that justice be served for the residents of Ham Manor Park,

Yours sincerely,

Mrs. Elizabeth Parker

RECEIVED
21 JAN 2019
Regeneration and Planning

4, Manor View
Ham Manor Park,
Llantwit Major,
CF61 1BJ.

Planning Application 2016/01160

OUT - Woodside Hamlet.

Tree Tents

To whom it may concern,
I am writing with
reference to the above planning
application. I strongly object
to this application. The woods
are home to Owls and many
species of birds. Recently others
have been seen in the river
which runs through the woods.
All this will be disturbed.

There are a number of
holiday lodges and cottages
plus the caravan site here
already. We do not need

these Tents

Yours,

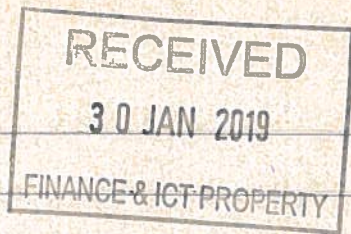
Faithfully

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 Jo Cody"/>
Address	<input type="text" value="32 Waterfall Mews,,Ham Manor Park,,Llantwit Major.,CF61 1BA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Neighbour"/>
Comments	<input type="text" value="The area in question is the last refuge for the dwindling wildlife we are fortunate to have, providing water, food and shelter. Over the last eighteen years, the holiday accommodation has increased from one camping and caravan park to additional chalets, cottages, house rentals and motel rooms, resulting in saturation point for such a small area of countryside. We and the surrounding wildlife deserve our quality of life."/>
Received Date	<input type="text" value="30/01/2019 20:33:35"/>
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="Mr Ifor Symmonds"/>
Address	<input type="text" value="13 Heol y Felin,CF61 1TS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="Other type details: Lisa Symmonds. Comment: Sir With respect to the proposal at the woodside hamlet. As before we do not agree to the proposal. The reasons are based on commercialising the only natural wood in Llantwit does not add a sustainable value to the local community. The wood in its current natural state supports a wide range of wildlife in a natural habitat and some of these creatures are rare and protected. Removal of trees and under growth for the proposed tents and support facilities will be detrimental to the natural environment. Additionally the introduction of human activities on this camp site will impact on neighbouring properties, impacting on their quality of life. Regards Ifor Symmonds MEI IEng"/>
Received Date	<input type="text" value="25/01/2019 22:46:57"/>
Attachments	



5 Hillhead Cottages,
Church Lane,
Klantwit Major
29th January 2019.

Dear Sir or Madam,

I wish to protest in the strongest possible terms concerning the development of Ham Woods into a tree tent campsite.

Oota Property Ltd. have stated that a tree tent campsite is the best use of a neglected woodland. A neglected woodland with an understorey, dead and dying trees is a very rich and suitable habitat for many birds, mammals, insects and amphibians. The proximity of the river, the rich food source and the fact that disturbance is kept to a minimum all enhances the conservation aspect.

Surely the best use of this site is to leave it to nature. Perhaps with a few additional nest boxes and other conservation measures the benefit to wildlife and local inhabitants would greatly increase.

Let's consider a few facts: any tree that shows signs of decay would have to be felled if it is in close proximity to a tent site. Opening up the woodland in such a way would expose the standing trees to the prevailing south westerly winds which blow from the Bristol Channel and is funnelled up the valley. How safe would tents in such a location be?

Approximately nine hundred new houses are being


constructed within five miles of Llantwit. This means that at least one thousand more cars will be introduced to the area. Millay Lane was designed for horse and carts not modern traffic. If the tent site goes ahead, more cars will be attracted to the area!

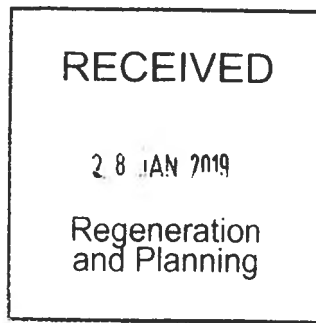
Where will parking spaces be provided, what about litter, sewage, other utilities, not to mention disturbance to local residents.

On a sunny bank holiday it is virtually impossible to find a parking space at Llantwit beach after ten am. Cars that wish to go to the beach later than that will have to turn and leave. Many use Millay Lane at the bottom of Millay Hill. A tent site will only exacerbate the traffic jam.

Finally, Sir David Attenborough states that global warming is a serious threat to all. Consequently, we need to plant more trees, preserve small isolated woodlands and protect nature from development. Surely such a tent site would be better located on Llandow Airfield in artificial trees where the disturbance would be less to locals and wildlife, and parking, utilities and space would not be a problem.

Yours sincerely,


Arborist, conservationist and Ranger
(retired).



Richard Vidler

Archives

Mill-Lay Lane

Llantwit Major

CF61 1QE


25 January 2019

The Operations Manager

Vale of Glamorgan Council, Planning

Dock Office

Barry, CF63 4RT

Dear Sir/Madam

Recorded Delivery

Re Planning Application 2016/01160/OUT, Tree Pods at Woodside Hamlet, Llantwit Major

I note that the Planning Committee are having a meeting on Thursday 31 January to make a further decision on the above Application. I first objected to the Application way back on 29/11/2016 and although a number of changes have been made since, the majority of my objections still remain.

In addition, it is ridiculous for the Applicants to have argued that the "project would make the best use of the land in a neglected and overgrown area" This is not the view shared by nearby local residents, including me, nor I suspect the many species of wildlife living in this ancient woodland. Sadly Llantwit has precious little of such vital woodland remaining.

The project is right next to local residential housing and the Pods by their very nature are likely to attract only young people. Are they likely to want to climb down on a wet night to visit the planned toilet block after a night's drinking? I don't think so.

I understand access and parking for the site may be on current agricultural land. Surely this would require an application for a change of use?

The proposal for wood burning stoves in the pods seems to run contrary to recent Government thoughts to ban such stoves to reduce polluting emissions. Surely planners are aware of this? The prevailing westerly winds would be likely to blow any such emission right into nearby houses.

Finally, I plead that the Planners heed my objections and those of numerous others and in the interest of the Llantwit Community, reject this Application once and for all.

Yours sincerely

Richard Vidler



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

25th January 2019

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 MPH.
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 Tent) accommodation on land adjacent to Woodside Hamlet, including access from Mill-Lay Lane, with associated parking, wash up and toilet facilities

We understand the Planning Application will be put to the Planning Committee on Thursday 31st January 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.

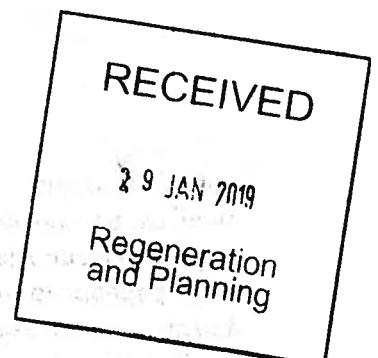
Another area of particular concern is that the site would not be continuously manned and we all know it only takes a few people to act irresponsibly to cause serious, long term, possibly irreparable damage on top of the devastation already caused by allowing such a development in this already vulnerable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

This quiet area of natural woodland and precious green space surely deserves to be preserved for ourselves and for future generations and it is the duty of us all to protect them. If the site was allowed to be polluted in this way it would be gone forever and it should be remembered that this area forms part of the designated Heritage Coast Conservation area.

Yours faithfully,

[Redacted signature]

Mr. D. and Mrs A. Mutlow



MRS S PEARCE
4 FAIRFIELD CRESCENT
LLANTWIT MAJOR
VALE OF GLAMORGAN
CF61 2XJ

OBJECTION TO PLANNING APPLICATION REF: 2016/01160/OUT

FAO Mr Morgan Howell, Planning Department, Vale of Glamorgan Council, Docks Office, Barry, Vale of Glamorgan CF63 4RT

Sir

I am re-registering my objection to this planning application as I have done on two previous occasions.

Having discovered that this application, which failed previously, is now back with the VoG Planning Department, I wish to also register my disappointment at having to resubmit my objection.

Having given due consideration to this new application before the VoG my previous concerns remain in place. I remain concerned as to the:

Disruption to the peaceful atmosphere enjoyed by the Ham Manor Park residents, most of whom are of retirement age and above.

Noise, smell and extra traffic levels both during the construction and usage of the site.

Disruption and distress to local established wildlife during construction and usage of the site.

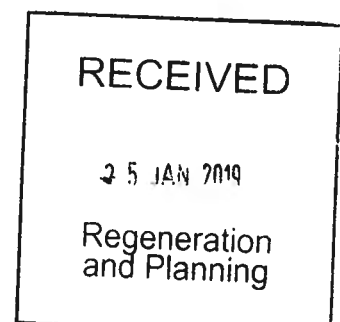
The potential for an increase in a rodent population due to waste material being left around the accommodation.

The removal of fifty trees which have stood for many years in this location depriving established local wildlife of potential nesting and feeding sites.

This application is close to the site of Ham Manor Park. There had been a house on the site in the 16th or 17th century. In the 1860s, this was replaced by a Gothic mansion. The house was gutted by fire after World War 2, and was subsequently demolished. The majority of the garden is also lost. By allowing the removal of fifty trees and enabling the construction of this application, Llantwit Major will lose another area of greenery to development.

I thank you in advance for your time and help in this matter.

Yours



Mr A Young
Cedar Lodge
1 Woodside Hamlet
Ham
CF61 1BN

To whom it may concern,

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.

After a recent event I would also like to add that, we have discovered that the bank where the plans are proposed, is unstable. It is in fact man made. We discovered this after the bank was subject to a landslide, that had enough strength to pull apart a water main pipe. This is the second time this has happened with that same bank in 20 years. I think the added pressure of people walking over the

bank will have a detrimental impact. I am hugely concerned that this will result in the serious damage to property, and personal safety of the residents, workers and guests to the site.

Thanking you in anticipation.

Yours sincerely,

Mr A P Young

70 Ham Lane South
Llantwit Major

29th January 2019

Operational Manager for Planning
Vale of Glamorgan Council

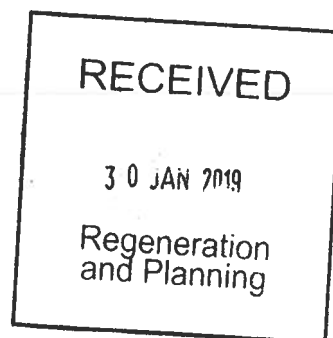
Application 2016/01160/OUT - Woodside Hamlet

I am writing to register our strong opposition to the planning of Tree tents in Ham woods.

The consent of planning in this area would have a negative impact on the natural beauty of this historic woodland as well as a loss of habitat for protected wildlife.

Thank you for your consideration.

Lance and Gwynedd Lewis



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 see my letter attached."/>
Received Date	<input type="text" value="28/01/2019 12:40:09"/>
Attachments	The following files have been uploaded: Tree Tent Objection 27_1_19.pdf

Sarah Clayton-Ball
Old Fairmead House
Mill-Lay Lane
Llantwit Major
Vale of Glamorgan
CF61 1QE

26 January 2019

Mr Morgan P Howell
Case Officer
Vale of Glamorgan Council

Dear Mr Howell

Planning Ref No: 2016/01160/OUT

Further Tree Tent Objection

Further to my previous objections dated Dec 2016 and 10 January 2018, I wish to emphasise my objection to the proposal for tree tents in Ham Woods.

1. **Access** - I have been unable to locate any updated plans for the site showing new access proposals that I have seen mentioned elsewhere. However, whether from Mill-Lay (too narrow, gradient of site, potentially dangerous due to layout of the lane/land, impact on environment, disturbance to residents) or from Ham Lodge Caravan Park (disturbance to residents, impact on environment).
2. **Environmental** - impact on local wildlife habitat (bats, badgers, green woodpeckers, etc) and proximity of 'holiday destination tents' to local residents. Previous maps did not show clearly enough how close the tents would be to houses in Ragland Court & Whitewell.
3. **Visual** - the tree tents shown in the planning information would not blend in with the environment and, unless the plans have changed since last year, some would be clearly overlooked by local housing.
4. **Management** - as the site is not to be permanently manned, how often with the site be inspected/maintained for litter, damage, security, noise, etc?
5. **Security** could be a problem, especially as from the plans I saw last year, these tents would be visible from Mill-Lay Lane.
6. **Benefits to local area** - would the small amount of business generated by those staying in the tents outweigh the negative impact on the local environment? Local businesses may gain a few short term customers (assuming the campers did not bring their own food and drink, etc), but the main beneficiary seems to be someone who does not even live in the area. The woods may benefit from more maintenance but this could also, in turn, damage the ecology of the site and it seems that many local environmental groups are very concerned about this.

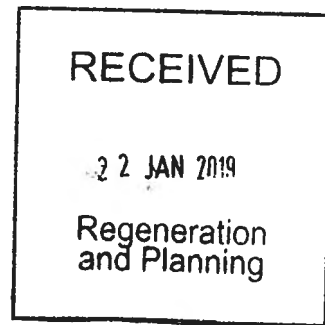
Yours sincerely

Sarah Clayton-Ball

Planning Application 2016/01160/OUT

January 20th, 2019

Subject: objection tree tents Woodside Hamlet,



Dear Council,

We received a letter about the application above.

'We' are Desiree and Edward Gatheridge and recently {July '18} moved to Ham Manor Park 18. Our Parkhome is close to the entrance of this 'retirement' park. Unfortunately unaware of these plans, it gave us a bit of a scare especially moving away from noise and traffic in a busy Cardiff area. We are early fifties and hope to spend some more quiet years to come on Ham Manor Park.

Reasons for our objections are:

- To close to our/a retirement park, our home and housing estate.
- Potential noise pollution by ppl communicate whilst being in trees.
- Traffic increase on already busy roads, and on our park no one takes notice of the 10 miles speed limit at present.
- Concerned about the potential effect on wildlife and the amount of trees being cut and current state of these trees.
- Spoiling the green area in this Beautiful part of the village . which we and many others enjoy on a daily basis.

Yours sincerely

Desiree & Edward Gatheridge

18 Ham Manor, Ham Manor

CF61 1BD Llantwit Major

VOG
Planning
Civic Offices
Burry.

RECEIVED

22 JAN 2019

Regeneration
and Planning

Mrs J Jones
44 Cambrian Avenue
LLANTWIT MAJOR
CF61 1QU

WE ARE
MACMILLAN.
CANCER SUPPORT

19th January 2019

Dear Sir, Madam

Ref: Planning no:
2016/01160/OUT/MPH.

Tree Tents Millay Lane
Llantwit Major.

Once again we write to object,
once again the same objections
in relation to the following.

- ① Narrow lane
- ② Loss of natural, historical woods.
- ③ Home to variety of mammals,
i.e. Otters, Rabbits, Kingfisher,
owls and now an Egret has
been spotted, part of the Heron
family.
- ④ Flooding occurs in the
adjacent fields.
- ⑤ It takes 100 years for trees
to be strong enough. The area
has already been thinned out
and the ground is not
suitable for this type of plan.

pro

There is already a well run
campsite and holiday cottages
in the same area and it would
have a detrimental affect on
their business.

As a final thought these
woods would act as an
environmental education for the
schools to use, especially as
a lot of open spaces are being
built on and the future children
will not be able to experience
the life that happens in these
areas. Money is not everything.

Thank you and once again let
common sense object to this
application.

Yours faithfully


(MRS. J. A. Jones.)

2016/01160/OUT

2 WATERFALL MENS

ITAM MANOR PARK

LLANZWIT MANOR

DEAR MADAM/SIR

HERE WE GO AGAIN

I HOPE IT IS THE LAST TIME AND OUT

IT SHOULD BE, AS STATED BEFORE

THIS OBJECT HAS NOT THOUGHT OF CARE

FOR THE LOCAL RESIDENTS JUST MONEY IN

MIND, I AM STRONGLY AGAINST THIS

PATHETIC PLAN SO PLEASE PLEASE DO NOT

PASS IT AND NEUR TO DO

PEOPLE HAVE VOTED AGAINST IT THE

PREVIOUS TWO YEARS SO IT IS

NOT WANTED

RECEIVED
 24 JAN 2019
 DISCREETLY
 Regeneration
 and Planning

YOURS SINCERELY

A PROFIT



QUESTION 22d

Bae Caerdydd
Caerdydd CF99 1NA
www.cynulliadcymru.org

National Assembly for Wales
Cardiff Bay
Cardiff CF99 1NA
www.assemblywales.org

Our ref: JH/CB

Via email to: developmentcontrol@valeofglamorgan.gov.uk

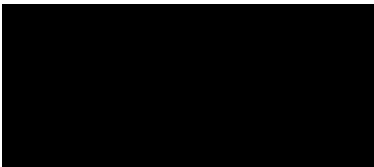
19 June 2018

Re: 2016/01160/OUT Woodside Hamlet, Ham Manor, Llantwit Major

Concerns have been raised with me about the above application.
Specifically regarding the impact on ecology, access to the site, and noise
pollution.

I would be grateful if these concerns could be accorded due consideration.

Yours sincerely



JANE HUTT AM (VALE OF GLAMORGAN)

Bae Caerdydd
Caerdydd
CF99 1NA

Cardiff Bay
Cardiff
CF99 1NA

Ffôn / Tel: 0300 200 7110
E-bost / Email: jane.hutt@assembly.wales

Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

10th January 2018

Dear Mr Howell

Planning Application: 2016/01160/OUT

Proposal: Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities | Woodside Hamlet, Ham Manor, Llantwit Major

The Trust has reviewed the revised plans for the above proposed development within Ham Wood, and area of ancient woodland designated as a Restored Ancient Woodland Site (RAWS) and a Site of Importance for Nature Conservation (SINC).

The plans do not address our concerns set out in our previous response to the original application, and the removal of trees from the boundary with Mill Lay Lane proposed within the revised plan would further compound the damage through direct loss of important natural habitat. This loss would contravene national and local planning policy designed to protect habitats such as ancient woodland from harmful developments. Ham Wood as both a RAWS and SINC clearly falls under the category of a site that is important for biodiversity, meaning that the developer should be required to find an alternative site – away from ancient woodland – for the siting of their development.

The Woodland Trust's **objection to the proposed development therefore remains**. I refer you to our previous response (3 March 2017) for further details of our objection.

We hope you find our comments to be of use to you. If you are concerned about any of the comments raised by the Trust then please do not hesitate to get in contact with us.

Yours sincerely,

Jack Taylor
Campaigner – Ancient Woodland

Coed Cadw
The Woodland Trust
Llys y Castell
6 Heol yr Eglwys Gadeiriol
Caerdydd CF11 9LJ/
Castle Court
6 Cathedral Road
Cardiff CF11 9LJ
Ffôn / Telephone
0292 002 7732
Ar y we / Website
www.woodlandtrust.org.uk/cymru
www.woodlandtrust.org.uk/wales

23rd November 2016

Tourism & Marketing Response to:

Planning Application No. 2016/01160/OUT (MPH)

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

I welcome applications that support and extend the tourism offer in the Vale, and I believe that, in principle this application aims to do this.

The Vale has good provision of quality accommodation, however 'alternative accommodation' is less readily available, and this type in particular does not currently exist. As a consequence the Vale struggles to compete with similar destinations that offer a full range of accommodation types, and by default fails to attract the alternative 'type' of visitor that are attracted by such accommodation. Given our location and excellent access to major road and rail links, this type of accommodation has great potential to increase our staying visitor market which is currently dominated by day visitors, and extend the season should it be open during the shoulder months.

Much work has been done to develop the low-impact, slow tourism ethos that is typical of the GHC. At present, Llantwit Major does not have a huge capacity to accommodate staying visitors therefore, this proposal would be welcomed not only due to its 'type' of accommodation, but also due to its location and close proximity to the town.

The only areas of concern we would have is access the site and daily management. Either utilising access and parking through an existing residential park or creating a new entrance off the lane would have issues that would need addressing. Furthermore, any development of this nature requires onsite daily management; therefore this does need to be incorporated into the plan. Many local campsite developments have recognised the need for the availability of on-site management in order to ensure the sites run appropriately, and a proposal of this nature would require the same consideration.

I would welcome the opportunity to meet the developers to advise on the local tourism industry, introduce key contacts and also introduce the Councils Rural Regeneration team who may be able to offer support through their RDP projects.

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 Howles"/>
Address	<input type="text" value="Llantwit Major Town Council, Town Hall, Llantwit Major, Vale of Glamorgan, CF61 1SD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="Other type details: LMTC Planning Committee. Comment: LMTC Planning Committee wish the following objections to be noted: 1) The developemnt is considered unsuitable for the area. 2) Difficult access onto the narrow Mill Lane and concerns reagrding the increase in the volume of traffic traveling down the lane. 3) The proposed development encroaching on the surrounding countryside which is in a conservation area. 4) Increase noise, pollution & light from the proposed development."/>
Received Date	<input type="text" value="30/11/2016 11:57:48"/>
Attachments	

The Vale of Glamorgan Council,
Civic Offices, Holton Road, Barry, CF63 4RU

Cyngor Bro Morgannwg,
Swyddfeydd Dinesig, Heol Holton, Y Barri, CF63 4RU



To/I: Operational Manager

Dept/Adran: Planning & Transportation

Date / Dyddiad:

Your Ref / Eich Cyf:

From: Private Sector Housing

Our Ref / Ein Cyf: PSH/ Rhianne Davies

Tel / Ffon: 01446 709829

Fax / Ffacs:

Planning Application No. 2016/01160/OUT (MPH)

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

I have the following comments to make with regard to the above planning application.

To use or permit to be used that portion of land for camping; the site would require a licence under Section 269 of the Public Health Act 1936. The campsite would be subject to a number of conditions.

Conditions would include items such as period of use, spacing, boundaries, fire precautions, WC facilities and waste disposal. Conditions are based on The Model Standards for Holiday Sites. Should planning be approved an application for a site licence must be made before the site operates and an inspection will be required before any licence is granted.

The licence relates to the use of a site for moveable dwelling as defined by the Public Health Act 1936, but does not include caravans as defined under the Caravan Site and Control of Development Act 1960.

Should any further information be required please contact Private Sector Housing.

I would be grateful if you could inform this department of the outcome of this planning application.

Rhianne Davies
Environmental Health Officer

Morgan P Howell
Vale of Glamorgan Council
Regeneration and Planning
Docks Office
Subway Road
Barry
CF63 4RT

19 December 2016

Annwyl Mr Howell/Dear Mr Howell

**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 AT WOODSIDE
HAMLET, HAM MANOR, LLANTWIT MAJOR**

Thank you for consulting us regarding the above application which we received on 22
November 2016.

We recommend you should only grant planning permission if you attach conditions to any
planning permission granted, as explained below. These conditions would address
significant concerns that we have identified and we would not object provided you attach
them to any planning permission granted.

European Protected Species (EPS)

We have reviewed the following document submitted in support of the application:

- Ham Woods, Llantwit Major, Ecological Impact Assessment, prepared by East Ecology, dated 2016.

As you are aware otters, dormice, great crested newts and all species of British bats are
European Protected Species, legally protected under The Conservation of Habitats and
Species Regulations 2010 (as amended). Legal protection relates to the animals
themselves and the places they use to rest and breed.

Where a European Protected Species is present and a development proposal is likely to
contravene the protection afforded to dormice, development may only proceed under a
licence issued by Natural Resources Wales (NRW), having satisfied three requirements
set out in the legislation. One of these requires that the development authorised will 'not be

detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range.’

These requirements are translated into planning policy through Planning Policy Wales (PPW) July 2014, sections 5.5.11 and 5.5.12, and Technical Advice Note (TAN) 5, Nature Conservation and Planning September 2009. The planning authority should take them into account when considering development proposals where a European protected species is present.

We note the likely impacts of the proposals on European Protected Species and advise that appropriate measures are put in place to ensure their protection. These should include appropriate species and habitat protection measures during the construction phase, and appropriate lighting during the construction and operational phase of development. We consider that in this instance, our concerns can be addressed via suitable conditions and/or planning obligations.

Therefore, we do not object to the proposal, subject to suitable planning conditions and/or Section 106 agreement to address the following:

- The applicant shall be required to submit a detailed method statement setting out the European Protected Species (EPS) protection measures that will be employed. These should include pre-construction checks and surveys, appropriate methods of vegetation clearance, what to do if an EPS is encountered during the course of the works, species protection measures (e.g. adoption of daytime working hours only, safe storage of materials, removal of tools, food and rubbish at the end of each day etc). The method statement shall be agreed with the Local Planning Authority before any works commence on site, and shall be implemented as agreed.
- The applicant shall be required to submit a lighting plan for agreement by the Local Planning Authority prior to any works commencing on site. The lighting plan shall confirm the lighting arrangements during the operational phase of the development (type of lights and location of lights, use of cowls/directional lighting, light intensity and light spill). There shall be no lighting at night during the construction phase, and lighting during the operational phase shall be minimal, if required at all. There shall be no lighting of the wider woodland habitat, including the watercourse, or any trees identified to have potential to support roosting bats.

Flood Risk

The proposed development site lies partially within Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Hoddnant.

The proposed accommodation appears to be located outside of DAM zone C and our flood map outlines. However, we note from the plans submitted – Tree Tent Camp Facilities,

Site Plan Proposals, drawing no MDS 1068/PA202, Rev C, dated 24.09.2016, that the proposed development involves two river crossings of the River Hoddnant. As a result a Flood Risk Activity Permit (FRAP) will be required for this development and NRW will need to be re-consulted on this issue.

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

For further advice on matters within our remit please visit our website at the following link www.naturalresourceswales.gov.uk. We provide guidance on environmental planning and regulatory issues, including topics on foul drainage, pollution prevention, waste management, biodiversity and protected species.

We trust our advice is clear. If you have any queries, please do not hesitate to get in touch.

Yn gywir/Yours faithfully

Andrew Hurst
Development Planning Assistant
Cyfoeth Naturiol Cymru/Natural Resources Wales
Ffôn/Tel: (03000) 653074

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andrew.hurst@cyfoethnaturiolcymru.gov.uk andrew.hurst@naturalresourceswales.gov.uk

Gwefan/Website:
www.cyfoethnaturiolcymru.gov.uk/www.naturalresourceswales.gov.uk



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

**Ein cyf/Our ref: CAS-70636-M4P4
Eich cyf/Your ref: 2016/01160/OUT
St Mellon Business Park,
Fortran Road,
Cardiff
CF3 0EY**

Ebost/Email:

Southeastplanning@naturalresourceswales.gov.uk

Ffon/Phone: 03000 653355

Vale of Glamorgan Council
Regeneration and Planning
Docks Office
Subway Road
Barry
CF63 4RT

Dyddiad/Date: 15 November 2018

Dear Sir/Madam,

**SITE: 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**

Thank you for re-consulting Natural Resources Wales (NRW) regarding this application on 26 October 2018.

We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

Condition 1: European Protected Species (bats, dormice)- Construction phase method statement setting out the measures to mitigate potential effects to European Protected Species, to be agreed with the Local Planning Authority and implemented as agreed.

Condition 2: European Protected Species (bats, dormice)- a lighting plan for the development limiting lighting to the insides of the proposed tree tents and cabins, with no lighting of the wider woodland habitat, watercourses or trees with potential for bat roost provision, to be agreed with the Local Planning Authority and implemented as agreed

We also have comments regarding Flood risk management and foul drainage.

European Protected Species

In our letter dated 19 December 2016 (our ref: CAS-26548-Y3T4) we raised significant concerns regarding potential impacts on European Protected Species (EPS) and requested conditions addressing EPS for a construction works method statement and a lighting plan. In an email to your Authority dated 06 April 2018 we clarified that we were in particular referring to bats and dormice, the latter if further survey work identified potential impacts on that species. Our position essentially remains as previously stated.

Legislation and Policy

EPS, along with their breeding sites and resting places, are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where EPS are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by NRW, having satisfied the three requirements set out in the legislation.

Paragraph 6.3.7 of Technical Advice Note 5: *Nature Conservation and Planning* (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any EPS on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Advice on proposals

The amended Ecological Impact Assessment by East Ecology (version 1.3 dated 12 October 2018) outlines the surveys implemented and measures intended to mitigate potential effects on EPS. Based on the described outline of the mitigation proposals we consider that it would be possible to maintain the favourable conservation status of the EPS species concerned, providing the detail of those measures is developed and agreed with the LPA under conditions.

In relation to developing the final details we note:

1. not all trees have been surveyed to identify if they support Potential Roost Features (PRF's). Therefore, to be able to site pods away from PRF's further tree survey may be required, depending on the desired siting locations. This will have timing implications, to ensure suitable survey.
2. the report provides a current assessment of trees with PRF's and trees with potential to be felled. Whether a bat roost would be affected, and whether a EPS bat licence would be needed for works, will depend on the final detail of the proposal and the trees that are then proposed for felling or lopping. It also needs to be noted that bat tree roosts are not necessarily used in all years and roosts may move between PRF's during a year. We therefore welcome the indication that any tree that is identified as needing felling or lopping will be resurveyed for bats. Resurvey including climbing and potentially emergence survey, will be needed to support an EPS licence application.

3. the report indicates that lighting would be minimal and confined to insides of the proposed tree tent pods and cabins. Lighting of the wider woodland habitat and watercourses should be avoided to prevent disturbance to habitat use by bats and dormice, should they be present. Control of lighting will also be of benefit to otter. Lighting should be controlled both in the construction and operational phase of the development.
4. that the scale and nature of the proposal works and land use present low risk to dormice, should they be present. The outline of measures to mitigate risk to dormice during construction are also noted, and the final detail should be agreed as part of a conditioned method statement. However, as the survey implemented is not able to demonstrate the absence of dormice, the possibility remains that dormice may be encountered during construction works. If this occurs works will need to stop and NRW be contacted. Works may not be able to proceed subsequently without a EPS licence. Whilst the risk of encountering dormice is low, this may have timing implications and the applicant may wish to consider implementing further survey prior to construction to demonstrate the absence of dormice or to support a EPS licence application.

Should your Authority be minded to grant outline permission for these proposals we are satisfied that the final detail could be agreed under the conditions we request above.

Flood risk management

The proposed development site lies partially within Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Hoddnant.

The proposed accommodation appears to be located outside of DAM Zone C and our flood map outlines, and therefore we have no significant concerns regarding flood risk. However, as we advised in our previous letter, the proposed river crossings will require a Flood Risk Activity Permit- we refer the Applicant to our [website](#) for further advice.

Foul Drainage

The application presents options but is not clear as to the means of foul drainage, proposing that the drainage detail is addressed under a drainage scheme condition at the reserved matters stage

We refer you to WG Circular 008/2018 on private drainage, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. We advise that the proposed development is in a publicly sewered area.

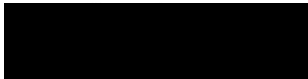
Please consult NRW again if foul sewage from the proposed development is to be disposed of by a non-mains drainage system.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests, including environmental interests of local importance*. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development. Please refer to our [website](#) for details.

If you have any queries on the above please do not hesitate to contact us.

Yn gywir / yours faithfully



Stewart Rowden
Development Planning Advisor

Morgan Howell
Vale of Glamorgan Council
Regeneration and Planning
Docks Office
Subway Road
Barry
CF63 4RT

3 January 2018

Annwyl Mr Howell/Dear Mr Howell

**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 AT WOODSIDE
HAMLET, HAM MANOR, LLANTWIT MAJOR**

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales about the
above, with amended/further details which was received on 18 December 2017.

We note that the amended/further details submitted are an e-mail trail between Morgan
Howell and Simon Morgan, Morgan Design Studio, E-mail with additional information on
ecology matters, dated 12 December 2017.

We note that the above submitted information does not address issues raised in our
response, our reference CAS-26548-Y3T4, your reference 2016/01160/OUT, dated 19
December 2016, we therefore refer you to this response for which our advice and
comments remain valid.

Our comments above only relate specifically to matters that are included on our checklist
Natural Resources Wales and Planning Consultations (March 2015) which is published on
our website at this link ([https://naturalresources.wales/planning-and-
development/planning-and-development/?lang=en](https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en)). We have not considered potential
effects on other matters and do not rule out the potential for the proposed development to
affect other interests, including environmental interests of local importance. The applicant
should be advised that, in addition to planning permission, it is their responsibility to ensure
that they secure all other permits/consents relevant to their development.

For further advice on matters within our remit please visit our website at the following link
www.naturalresourceswales.gov.uk. We provide guidance on environmental planning and

regulatory issues, including topics on foul drainage, pollution prevention, waste management, biodiversity and protected species.

We trust our advice is clear. If you have any queries, please do not hesitate to get in touch.

Yn gywir/Yours faithfully

Andrew Hurst
Development Planning Assistant
Cyfoeth Naturiol Cymru/Natural Resources Wales
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E-bost/E-mail

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Gwefan/Website:

www.cyfoethnaturiolcymru.gov.uk/www.naturalresourceswales.gov.uk

CONSULTATION RESPONSE: COUNTRYSIDE AND ENVIRONMENT (ECOLOGY)

To / I:	Operational Manager Development & Building Control	From / Oddi Wrth:	Ecology, Development Services Countryside and Economic Projects.
FAO	Mr. Morgan P. Howell		Mrs Erica Dixon
Date / Dyddiad:	9 March 2017	Tel / Ffôn:	(01446) 704855
Your Ref / Eich Cyf:	2016/01160/OUT	My Ref / Fy Cyf:	
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		

ECOLOGY RESPONSE

<input type="checkbox"/> No comment	<input type="checkbox"/> Notes for applicant
<input type="checkbox"/> Object (holding objection)	<input checked="" type="checkbox"/> Request for further information
<input type="checkbox"/> Object and recommend refusal	<input type="checkbox"/> Recommend planning conditions

Summary

Further information is required from the applicant and clarification is required from NRW before we can conclude our comments

Comments

We refer to the following documents in our response:-

- *Ham Woods, Llantwit Major. Ecological Impact Assessment 2016, revision 1.1 by East Ecology*
- *Ham Wood, Llantwit Major, Extended Phase I Habitat survey 2015 (amended) by East Ecology*
- *Email from Simon Morgan (Morgan Design Studio) to Morgan Howell (VoGC Planner) of 28 February 2017*
- *Email from Erica Dixon (VOGC Ecologist) to Morgan Howell (VoGC Planner) of 11 January 2017*
- *Ecology planning consultation response of 3 November 2015*

- Letter received from Jack Taylor (Woodland Trust) to Morgan Howell (VoGC Planner) of 3 March 2017
- Letter from Andrew Hurst (NRW) to Morgan Howell (VoGC Planner) of 19 December 2016

This consultation response updates and replaces previous responses.

We note that The Woodland Trust has objected to the application.

We note that Natural Resources Wales have not objected, subject to 2(no) planning conditions being included upon the consent for

- pre-construction checks and surveys for European Protected Species, and
- to submit and agree a lighting plan

It is not clear whether these suggested conditions for “European Protected Species” relate to dormouse or bats, or both.

Recommendation 1: MPH to email NRW for clarification.

HABITAT

It has been established that the site is an area of Restored (or Replanted) Ancient Woodland Site [RAWS]. This makes the site a SINC, as it qualifies under the criteria for identification of SINC. As the site is replanted, this is not a pristine / original ancient woodland habitat and this slightly lower quality should be taken into account when assessing the likely impact of the development on the site. *This does not directly transpose to likely impact on protected species, which may live in even degraded habitats.* It is our understanding that the site is currently used by local residents for walking/recreation

It is likely that long term retention of all trees will be threatened, however, this could also be considered to be beneficial to the woodland by ensuring management which will open up the canopy to create a better underlayer, better diversity and a better ground flora.

Changes to hydrology are not considered to be a factor, as NRW have not commented on this aspect, however, they have indicated that a Flood Risk Activity Permit will be required for the two river crossings.

BATS

The Ecological Impact Assessment has identified 26 trees with a very high or high potential for supporting a bat roost. It is recommended that any of the high/very high category trees require alteration then surveys are required to determine if a roost is present. Trees confirmed as roosts will require a NRW licence for their removal.

It has been confirmed by the applicant that no trees are to be removed for the development. However, trees which require pruning, or the placing of the tents may affect bat roosts if present. Therefore, it will be necessary to assess the impact of the development in light of the potential bat roost trees affected.

Recommendation 2: A Tree Impact Assessment is required with the following information overlaid:- trees to be affected by the pods, trees that will be removed or lopped/pruned etc, trees/hedgerow removed or altered for access and potential bat roost trees.

NRW Letter regarding European Protected Species

The Ecology report states that some survey was done for dormouse, but not enough to rule out presence. However, given that the woodland is largely unsuitable for dormouse, it is unlikely they are present, and even if they are, the type and nature of development is such that there is unlikely to be a significant impact on dormouse. [I agree with this statement]

Last paragraph, page 1 – states that a development likely to contravene the protection afforded to dormouse may only proceed under a NRW licence and that the “3 tests” must be undertaken. However, dormouse are not likely to be present. It is unclear as to why the LPA should be required to undertake the 3 tests on a species that probably isn’t present.

The ecology report identifies 26 trees of high or very high likelihood to support a bat roost, and the report recommends a survey of those trees which will be affected by the positioning of the tree tents (felling, pruning, or any tree surgery). The report goes on to conclude that if the tree(s) affected support a bat roost, then a European Protected Species licence would be required. [agreed]. We do not currently have the information as to which of the potential bat roost trees may be directly impacted by the development.

Paragraphs at the top of page 2 discuss Planning policy and the likely impacts on European Protected Species and advice the inclusion of planning conditions. However, it is not clear as to whether European Protected Species in this sense refers to dormouse, bats, or both.

This is an important distinction, because as NRW have recommended conditions be included on the consent/S106 agreement, it would be reasonable to infer that the third test of *not detrimental to the maintenance of the population of the species concerned at Favourable Conservation Status in their natural range* has been met (subject to adhering to conditions).

Given the outstanding survey work for bats and/or lack of information in the current application as to which trees may be affected by the tree tents, it is not clear how the conclusion of “no impact on FCS” for bats has been met.

If this comment relates solely to dormouse, then the conditions appear inappropriate as dormouse are unlikely to be present.

If the comments do relate to bats then we should be extremely wary of the LPA including conditions on a consent, with survey work outstanding. This would be against current caselaw and best practice and potentially opens up the authority to prosecution or Judicial Review.

When NRW have clarified these points then I shall be able to provide my comments.

Recommendations

- NRW to clarify as to whether their comments regarding “European Protected Species” and the 2 suggested planning conditions relate to bats, dormouse or both.
- Applicant to submit a Tree Impact Assessment

Conclusion

As woodland is a highly resilient habitat, temporary effects are likely to be inconsequential. Notwithstanding protected species issues, the development is unlikely to have a significant impact on the woodland habitat.

There may be protected species issues, but we require further clarification from NRW and from the applicant before we can form a conclusion.

ANNEX 1 – SUPPORTING INFORMATION (LEGISLATION, PLANNING POLICY AND CASE LAW)

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED):

Known as the “Habitats Regulations”, this statutory instrument transposes the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (the Habitats Directive) into UK law. The Directive is the means by which the European Union meets its obligations under the Bern Convention. The most vulnerable and rarest of species internationally (in the European context) are afforded protection under this legislation. The species listed on Schedule 2 are termed “European Protected Species” and are afforded the highest levels of protection and command strict licensing requirements for any works which may affect them. The species include all British bats, Otter, Dormouse and Great Crested Newt. They are fully protected against disturbance, killing, injury or taking. In addition any site regarded as their “breeding site or resting place” is also protected. It is generally regarded that the site is protected whether the animals are present or not.

The Habitats Regulations clearly outline the role of Planning Authorities in the implementation of the Habitats and Birds Directives; by stating [Section 9(3)] “**A competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive and Birds Directive so far as they may be affected by the exercise of those functions**”

New amendments to the Conservation of Habitats and Species Regulations 2010 included a duty on LPAs to “*take such steps in the exercise of their functions as they consider appropriate to contribute to... the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the UK including by means of the upkeep, management and creation of such habitat....*” (Reg 9A(2) & (3))

Habitats Regulations Licensing

Where works will affect a EPS, then the developer must seek a derogation (licence) prior to undertaking the works. The licence can only be issue once the “3 tests” are satisfied, that is:

- Test 1 – the purposes of “preserving public health or safety, or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Test 2 – there must be “no satisfactory alternative”; and
- Test 3 – the derogation is “not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”.

Licences are issued by Natural Resources Wales (NRW), with NRW assessing Test 3, and the LPA assessing tests 1 & 2 (where proposals are not subject to planning, then NRW alone will assess all three tests). Where Planning regulations apply, the NRW will only issue a licence after determination of the planning application. Planners failing to do so will be in breach of the Habitats Regulations (see also Case Law, Morge Case and Woolley Ruling below).

WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

The WCA protects the UK's most vulnerable and rare species as outlined below.

Section 1 – breeding birds. The basic protection afforded to all birds is:

- Protection from killing, injury or taking of any wild bird
- Protection from taking, damaging or destroying the nest of any wild bird
- Protection from taking or destroying the egg of any wild bird

Further, some species, specifically those listed on Schedule 1 of the Act are afforded extra levels of protection to include:

- Protection from disturbance whilst it is nest building; or, is at or near a nest with eggs or young, or disturb the dependant young of such a bird.

There are exemptions from this basic protection for, for example: sale, control of pest species and sporting eg. game birds outside of the close season.

Section 9 (Schedule 5) - protected animals (other than birds) All animals listed on Schedule 5 are protected against killing, injury or taking. Any structure/place used for shelter or protection is protected against damage, destruction or obstructing access to. And it is an offence to disturb an animal whilst using such a structure / place. Some species are afforded "Part Protection" meaning that they enjoy only some of the protection outlined above – eg the animals may be protected, but not their structure used for shelter/protection (such as slow worm).

Section 13 (Schedule 8) – protected plants. Protected plants are afforded protection against: being picked, uprooted or destroyed. They are also protected against sale (or advertising for sale) – this is particularly relevant with respect to bluebells.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006

Under the NERC Act, Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. The Duty affects all public authorities and aims to raise the profile and visibility of biodiversity, to clarify existing commitments with regard to biodiversity, and to make it a natural and integral part of policy and decision making. Note - Conserving biodiversity includes restoring and enhancing species populations and habitats, as well as protecting them.

PLANNING POLICY WALES SEPTEMBER 2009 (TECHNICAL ADVICE NOTE 5: NATURE CONSERVATION AND PLANNING)

Section 6.2.1 – the presence of a protected species is a material consideration when a local planning authority is considering a development proposal, that, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

Section 6.2.2 – It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Section 6.3.5 – any step in the planning or implementation of a development likely to affect a European Protected Species could be subject to a licence to permit or the survey or implement the proposal are under a duty to have regard to the requirements of the Habitats Directive in exercising their functions.

PLANNING POLICY WALES (EDITION 5, NOVEMBER 2012)

Planning Policy Wales, Section 5.5.11 states that *“The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat”*.

Furthermore, Section 5.5.12 states that *“Developments are always subject to the legislation covering European Protected Species regardless of whether or not they are within a designated site. ”*And *“Local planning authorities are under a duty to have regard to the requirements of the Habitats Directive in exercising their functions. To avoid developments with planning permission subsequently not being granted derogations in relation to European protected species, planning authorities should take the above three requirements for derogation into account when considering development proposals where a European protected species is present”*.

VALE OF GLAMORGAN COUNCIL - SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance – Biodiversity and Development

WOOLLEY RULING

This case confirmed that local planning authorities must apply the same three tests as Natural England (in Wales, CCW) when deciding whether to grant planning permission when one or more of the European protected species offences under the Habitats Regulations may be committed.

This judgment clarifies a legal duty which was already in existence although many planning authorities were not applying it correctly. His Honour Judge Waksman QC, in the High Court in June 2010, handed down this ruling in the case of R (on the application of Simon Woolley) v Cheshire East Borough Council concerning a development with a bat roost. **This judgment makes it clear that the local planning authority must apply the “3 tests” when determining a planning application.**

MORGE CASE (SUPREME COURT CASE 19 JANUARY 2011)

The case gives clarification to deliberate disturbance and to the interpretation of “damage or destruction of a breeding site or resting place”. It also gives guidance on how LPA should discharge their duties with respect to the Habitats Directive.

CORNWALL RULING

Judgement that a planning authority had acted unlawfully by granting planning permission without sufficient information on flora and fauna.

Sometimes planning authorities grant planning permission before some or all ecological surveys have been carried out, making ecological surveys a planning condition, or Section 106 Agreement, under the Town and Country Planning Act 1990.

For development that requires an Environmental Impact Assessment this practice was subject to judicial review proceedings in the High Court and it was determined that the planning authority had acted unlawfully by granting planning permission without sufficient information on flora and fauna (known as the Cornwall Ruling because the planning authority in this case was Cornwall County Council). Requiring surveys as a condition of the Section 106 Agreement was not sufficient, as this would exclude the consultation process that is required under the Town and Country Planning (EIA) Regulations (1999).

CONSULTATION RESPONSE: COUNTRYSIDE AND ENVIRONMENT (ECOLOGY)

To / I:	Operational Manager Development & Building Control	From / Oddi Wrth:	Ecology, Development Services Countryside and Economic Projects.
FAO	Mr. Morgan P. Howell		Mrs Erica Dixon
Date / Dyddiad:	13 November 2018	Tel / Ffôn:	(01446) 704855
Your Ref / Eich Cyf:	2016/01160/OUT	My Ref / Fy Cyf:	
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		

ECOLOGY RESPONSE	
<input type="checkbox"/> No comment	<input checked="" type="checkbox"/> Notes for applicant
<input type="checkbox"/> Object (holding objection)	<input type="checkbox"/> Request for further information
<input type="checkbox"/> Object and recommend refusal	<input checked="" type="checkbox"/> Recommend planning conditions

Summary

We remove our objection to this application, however, we recommend that the issues regarding 1) tree removal for Health and Safety reasons, 2) exact positioning of tree pods, 3) lighting and 4) Japanese Knotweed treatment be addressed at Reserved Matters. We recommend that this consent includes two Advisory notices for the applicant relating to Japanese Knotweed and a Bat licence, if required.

Comments

This consultation response updates and replaces previous responses.

We refer to the following documents in our comments below

- fdsa Ham Wood, Llantwit Major, Extended Phase I Habitat survey 2015 (amended) by East Ecology
- Ham Woods, Llantwit Major. Ecological Impact Assessment 2016, revision 1.3 by East Ecology
- Ecology planning consultation response of 3 November 2015

- *Letter from Andrew Hurst (NRW) to Morgan Howell (VoGC Planner) of 19 December 2016*
- *Email from Erica Dixon (VOGC Ecologist) to Morgan Howell (VoGC Planner) of 11 January 2017*
- *Email from Simon Morgan (Morgan Design Studio) to Morgan Howell (VoGC Planner) of 28 February 2017*
- *Letter received from Jack Taylor (Woodland Trust) to Morgan Howell (VoGC Planner) of 3 March 2017*
- *Email from NRW (Andrew Hurst) to Morgan Howell (VoGC Planner) of 6 April 2017*
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- *Email from Erica Dixon (VoGC) to Morgan Howell (VoGC planner) 15 March 2018*
- *Woodland Trust 2nd response of 10 January 2018*

We note the trees have been assessed for the presence of bats. We note that the limited dormouse survey was inconclusive.

Conclusion

In summary, we remove our objection to this application and recommend that the aspects detailed above are more fully addressed at Reserved Matters. We recommend that there is a planning condition requiring a lighting plan (to be submitted at Reserved matters stage). For this consent, we recommend the following 2(no) advisory notices.

To be addressed at Reserved Matters:-

LIGHTING. A condition regarding the lighting plan for the site will need to be included on the consent, to ensure impacts on biodiversity arising from lighting can be adequately mitigated. This will protect bats, potentially dormouse and otter on site.

TREES TO BE REMOVED FOR H&S REASONS - We note that a plan showing the potential bat roosts with trees to be removed on Health and Safety grounds was not provided, however, we do not consider this a consideration to warrant further objection. We remind the applicant of his obligations regarding bats and Health & Safety tree works, regarding of the planning controls, as the legislation will still apply. We recommend an advisory (below)

EXACT POSITIONING OF TREE PODS - We welcome the plan showing the location of the tree pods with respect to the potential bat roost trees. At Reserved matters

stage, this should be resubmitted, in more detail, and at a larger scale for further consideration, however at this stage, it is not considered that the presence of tree pods poses a risk to the integrity of bat roosts in trees (if present).

JAPANESE KNOTWEED TREATMENT PLAN – A plan detailing management/treatment of Japanese Knotweed on site, (see comments under Advisories, below)

Suggested Advisory(s)

- 1) Though a Japanese Knotweed treatment plan will be requested at Reserved Matters, we recommend that the applicant begin treatment management prior to this, and ideally as soon as possible, this is particularly important given that the stand of Knotweed lies adjacent to/close to neighbouring residential properties.

- 2) Trees to be removed / pruned on Health and Safety grounds will need to be assessed for the possible presence of bat roosts and a licence from NRW sought if necessary.

ANNEX 1 – SUPPORTING INFORMATION (LEGISLATION, PLANNING POLICY AND CASE LAW)

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017

Known as the Conservation of Habitats and Species Regulations 2017 “Habitats Regulations” transpose the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) instrument transposes the into UK law. The Directive is the means by which the European Union meets its obligations under the [Bern Convention](#). The most vulnerable and rarest of species internationally (in the European context) are afforded protection under this legislation. The species listed on Schedule 2 of the Habitats Regulations are termed “European Protected Species” and are afforded the highest levels of protection and command strict licensing requirements for any works which may affect them. The species include all British bats, Otter, Dormouse and Great Crested Newt. They are fully protected against disturbance, killing, injury or taking. In addition any site regarded as their “breeding site or resting place” is also protected. It is generally regarded that the site is protected whether the animals are present or not.

The Habitats Regulations clearly outline the role of Planning Authorities in the implementation of the Habitats and Birds Directives; by stating [Section 10]

10.—(1)a competent authority must take such steps in the exercise of their functions as they consider appropriate to secure the objective in paragraph (3), so far as lies within their powers.

(3) The objective is the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management and creation of such habitat, as appropriate, having regard to the requirements of Article 2 of the new Wild Birds Directive (measures to maintain the population of bird species).

Habitats Regulations Licensing

Where works will affect a EPS, then the developer must seek a derogation (licence) prior to undertaking the works. The licence can only be issue once the “3 tests” are satisfied, that is:

- Test 1 – the purposes of “preserving public health or safety, or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Test 2 – there must be “no satisfactory alternative”; and
- Test 3 – the derogation is “not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”.

Licences are issued by Natural Resources Wales (NRW), with NRW assessing Test 3, and the LPA assessing tests 1 & 2 (where proposals are not subject to planning, then NRW alone will assess all three tests). Where Planning regulations apply, the NRW will only issue a licence after determination of the planning application. Planners failing to do so will be in breach of the Habitats Regulations (see also Case Law, Morge Case and Woolley Ruling below).

WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

The WCA protects the UK's most vulnerable and rare species as outlined below.

Section 1 – breeding birds. The basic protection afforded to all birds is:

- Protection from killing, injury or taking of any wild bird
- Protection from taking, damaging or destroying the nest of any wild bird
- Protection from taking or destroying the egg of any wild bird

Further, some species, specifically those listed on Schedule 1 of the Act are afforded extra levels of protection to include:

- Protection from disturbance whilst it is nest building; or, is at or near a nest with eggs or young, or disturb the dependant young of such a bird.

There are exemptions from this basic protection for, for example: sale, control of pest species and sporting eg. game birds outside of the close season.

Section 9 (Schedule 5) - protected animals (other than birds) All animals listed on Schedule 5 are protected against killing, injury or taking. Any structure/place used for shelter or protection is protected against damage, destruction or obstructing access to. And it is an offence to disturb an animal whilst using such a structure / place. Some species are afforded "Part Protection" meaning that they enjoy only some of the protection outlined above – eg the animals may be protected, but not their structure used for shelter/protection (such as slow worm).

Section 13 (Schedule 8) – protected plants. Protected plants are afforded protection against: being picked, uprooted or destroyed. They are also protected against sale (or advertising for sale) – this is particularly relevant with respect to bluebells.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ENVIRONMENT (WALES) ACT 2016

The Environment (Wales) Act became law in March 2016 and replaces the earlier Natural Environment and Rural Communities Act 2006. It puts in place legislation to enable Wales' resources to be managed in a more proactive, sustainable and joined up manner and to form part of the legislative framework necessary to tackle climate change. The Act supports the Welsh Governments wider remit under the Well-Being of Future Generations (Wales) Act 2015 so that Wales may benefit from a prosperous economy, a healthy and resilient environment and vibrant, cohesive communities.

Section 6 of the Environment Act requires all that public authorities “***must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions***”. The intention of this duty is to ensure biodiversity becomes an integral part of decision making in public authorities.

Welsh Government, with consultation with NRW must prepare and publish a list of habitats and species which, in their opinion, are of principal importance for maintaining and enhancing biodiversity in Wales (“Section 7 list”). Public bodies must take all reasonable steps to maintain and enhance the living organisms and types of habitat on this list. At the current time, this list directly replaces the list created under the now defunct Section 42 of the Natural Environment of Rural Communities (NERC) Act 2006 (Habitats and Species of Principal Importance for Conservation in Wales).

PLANNING POLICY WALES SEPTEMBER 2009 (TECHNICAL ADVICE NOTE 5: NATURE CONSERVATION AND PLANNING)

Section 6.2.1 – the presence of a protected species is a material consideration when a local planning authority is considering a development proposal, that, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

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PLANNING POLICY WALES (EDITION 9, NOVEMBER 2016)

Planning Policy Wales, Section 5.5.11 states that “*The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat*”.

Furthermore, Section 5.5.12 states that “Developments are always subject to the legislation covering European Protected Species regardless of whether or not they are within a designated site. ”And “*Local planning authorities are under a duty to have regard to the requirements of the Habitats Directive in exercising their functions. To avoid developments with planning permission subsequently not being granted derogations in relation to European protected species, planning authorities should take*

the above three requirements for derogation into account when considering development proposals where a European protected species is present”.

VALE OF GLAMORGAN COUNCIL - SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance – Biodiversity and Development

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This case confirmed that local planning authorities must apply the same three tests as Natural England (in Wales, CCW) when deciding whether to grant planning permission when one or more of the European protected species offences under the Habitats Regulations may be committed.

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Judgement that a planning authority had acted unlawfully by granting planning permission without sufficient information on flora and fauna.

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For development that requires an Environmental Impact Assessment this practice was subject to judicial review proceedings in the High Court and it was determined that the planning authority had acted unlawfully by granting planning permission without sufficient information on flora and fauna (known as the Cornwall Ruling because the planning authority in this case was Cornwall County Council). Requiring surveys as a condition of the Section 106 Agreement was not sufficient, as this would exclude the consultation process that is required under the Town and Country Planning (EIA) Regulations (1999).

CONSULTATION RESPONSE: COUNTRYSIDE AND ENVIRONMENT (ECOLOGY)

To / I:	Operational Manager Development & Building Control	From / Oddi Wrth:	Ecology, Development Services Countryside and Economic Projects.
FAO	Mr. Morgan P. Howell		Mrs Erica Dixon
Date / Dyddiad:	10 th April 2018	Tel / Ffôn:	(01446) 704855
Your Ref / Eich Cyf:	2016/01160/OUT	My Ref / Fy Cyf:	
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		

ECOLOGY RESPONSE

- | | |
|--|---|
| <input type="checkbox"/> No comment | <input type="checkbox"/> Notes for applicant |
| <input checked="" type="checkbox"/> Object (holding objection) | <input checked="" type="checkbox"/> Request for further information |
| <input type="checkbox"/> Object and recommend refusal | <input type="checkbox"/> Recommend planning conditions |

Summary

The works to assess the Ecological value and Health and Safety of the trees has already been carried out and submitted by the applicant. This information needs to be cross-referenced to allow the LPA to assess the likely impact on bats.

Detailed Comments

We refer to the following documents in our response:-

- *Ham Wood, Llantwit Major, Extended Phase I Habitat survey 2015 (amended) by East Ecology*
- *Ham Woods, Llantwit Major. Ecological Impact Assessment 2016, revision 1.1 by East Ecology*
- *Ecology planning consultation response of 3 November 2015*
- *Letter from Andrew Hurst (NRW) to Morgan Howell (VoGC Planner) of 19 December 2016*
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- *Email from Erica Dixon (VoGC) to Morgan Howell (VoGC planner) 15 March 2018*
- *Woodland Trust 2nd response of 10 January 2018*

This consultation response updates and replaces previous responses.

We note much correspondence between the planning agent, Vale of Glamorgan Council and Natural Resources Wales. We shall not detail all the discussions here, but will summarise the outstanding issues/conflicts.

BATS

NRW have agreed to the inclusion of a lighting plan as a planning condition. However, NRW have failed to identify the Health and Safety tree works in assessing the likely impact of this development on potential bat roosts.

As confirmed by the planning agent in the most recent email, (and their ecologist), a number of trees have high to moderate potential to support a bat roost, namely T13, T14, T41, T46, T52, T53 and T60 which are recommended for survey for the identification of bat roosts in spring / summer 2018 (these are named in the email of 12/12/18. However, the Ecological Impact Assessment report identifies 10(no) category 1* trees (very high potential) and 16(no) category 1 trees and the Ecological Impact assessment map shows 5 Grade 1*, 33 Grade 1 and 7 Grade 2 bat roost potential trees.

We note that some trees will require removal, crown reduction and/or pruning on Health and Safety grounds and that this is an outline application and the exact locations of the tree pods has not been fixed. Regardless of the reason for removal, where a tree supports a bat roost, its removal will require a licence from NRW. The Ecological Impact Assessment has an unidentified number of trees with very high, high or moderate potential for supporting a bat roost. In addition, bat roosts may be impacted by the siting of tree pods too close to, and thereby obstructing access to the roost; and/or by pruning and crown reducing of trees, as bat roost locations are not always in the main trunk.

Due to the outline nature of the application, it remains unclear as to the location of the bat potential trees with respect to the tree pods and tree safety works. It is unclear therefore whether any bat roost trees will be adversely impacted as a result of this application.

We are not able to condition surveys regarding protected species as this would be contrary to planning case law and policy.

Therefore, to progress this application, we recommend the following

Recommendations

The ecology report showing location of very high, high and moderate potential bat roosts is cross-referenced with the Arboricultural survey identifying which trees are unsafe. This will show which of the higher potential bat trees will be subject to tree surgery. We can then make an assessment on the likely impact of the development on bat roost trees. We recommend the ecologist is reconsulted following submission of this information.

In principle and without prejudice to the point above, providing no trees will be directly impacted by tree surgery works, we can then include a condition on the consent for the submission of a detailed plan showing location of tree tents at Reserved Matters stage.

CONSULTATION RESPONSE: COUNTRYSIDE AND ENVIRONMENT (ECOLOGY)

To / I:	Operational Manager Development & Building Control	From / Oddi Wrth:	Ecology, Development Services Countryside and Economic Projects.
FAO	Mr. Morgan P. Howell		Mrs Erica Dixon
Date / Dyddiad:	9 March 2017	Tel / Ffôn:	(01446) 704855
Your Ref / Eich Cyf:	2016/01160/OUT	My Ref / Fy Cyf:	
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		

ECOLOGY RESPONSE	
<input type="checkbox"/> No comment	<input type="checkbox"/> Notes for applicant
<input type="checkbox"/> Object (holding objection)	<input checked="" type="checkbox"/> Request for further information
<input type="checkbox"/> Object and recommend refusal	<input type="checkbox"/> Recommend planning conditions

Summary

Further information is required from the applicant and clarification is required from NRW before we can conclude our comments

Comments

We refer to the following documents in our response:-

- *Ham Woods, Llantwit Major. Ecological Impact Assessment 2016, revision 1.1 by East Ecology*
- *Ham Wood, Llantwit Major, Extended Phase I Habitat survey 2015 (amended) by East Ecology*
- *Email from Simon Morgan (Morgan Design Studio) to Morgan Howell (VoGC Planner) of 28 February 2017*
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- Letter received from Jack Taylor (Woodland Trust) to Morgan Howell (VoGC Planner) of 3 March 2017
- Letter from Andrew Hurst (NRW) to Morgan Howell (VoGC Planner) of 19 December 2016

This consultation response updates and replaces previous responses.

We note that The Woodland Trust has objected to the application.

We note that Natural Resources Wales have not objected, subject to 2(no) planning conditions being included upon the consent for

- pre-construction checks and surveys for European Protected Species, and
- to submit and agree a lighting plan

It is not clear whether these suggested conditions for “European Protected Species” relate to dormouse or bats, or both.

Recommendation 1: MPH to email NRW for clarification.

HABITAT

It has been established that the site is an area of Restored (or Replanted) Ancient Woodland Site [RAWS]. This makes the site a SINC, as it qualifies under the criteria for identification of SINC. As the site is replanted, this is not a pristine / original ancient woodland habitat and this slightly lower quality should be taken into account when assessing the likely impact of the development on the site. *This does not directly transpose to likely impact on protected species, which may live in even degraded habitats.* It is our understanding that the site is currently used by local residents for walking/recreation

It is likely that long term retention of all trees will be threatened, however, this could also be considered to be beneficial to the woodland by ensuring management which will open up the canopy to create a better underlayer, better diversity and a better ground flora.

Changes to hydrology are not considered to be a factor, as NRW have not commented on this aspect, however, they have indicated that a Flood Risk Activity Permit will be required for the two river crossings.

BATS

The Ecological Impact Assessment has identified 26 trees with a very high or high potential for supporting a bat roost. It is recommended that any of the high/very high category trees require alteration then surveys are required to determine if a roost is present. Trees confirmed as roosts will require a NRW licence for their removal.

It has been confirmed by the applicant that no trees are to be removed for the development. However, trees which require pruning, or the placing of the tents may affect bat roosts if present. Therefore, it will be necessary to assess the impact of the development in light of the potential bat roost trees affected.

Recommendation 2: A Tree Impact Assessment is required with the following information overlaid:- trees to be affected by the pods, trees that will be removed or lopped/pruned etc, trees/hedgerow removed or altered for access and potential bat roost trees.

NRW Letter regarding European Protected Species

The Ecology report states that some survey was done for dormouse, but not enough to rule out presence. However, given that the woodland is largely unsuitable for dormouse, it is unlikely they are present, and even if they are, the type and nature of development is such that there is unlikely to be a significant impact on dormouse. [I agree with this statement]

Last paragraph, page 1 – states that a development likely to contravene the protection afforded to dormouse may only proceed under a NRW licence and that the “3 tests” must be undertaken. However, dormouse are not likely to be present. It is unclear as to why the LPA should be required to undertake the 3 tests on a species that probably isn’t present.

The ecology report identifies 26 trees of high or very high likelihood to support a bat roost, and the report recommends a survey of those trees which will be affected by the positioning of the tree tents (felling, pruning, or any tree surgery). The report goes on to conclude that if the tree(s) affected support a bat roost, then a European Protected Species licence would be required. [agreed]. We do not currently have the information as to which of the potential bat roost trees may be directly impacted by the development.

Paragraphs at the top of page 2 discuss Planning policy and the likely impacts on European Protected Species and advice the inclusion of planning conditions. However, it is not clear as to whether European Protected Species in this sense refers to dormouse, bats, or both.

This is an important distinction, because as NRW have recommended conditions be included on the consent/S106 agreement, it would be reasonable to infer that the third test of not detrimental to the maintenance of the population of the species concerned at Favourable Conservation Status in their natural range has been met (subject to adhering to conditions).

Given the outstanding survey work for bats and/or lack of information in the current application as to which trees may be affected by the tree tents, it is not clear how the conclusion of “no impact on FCS” for bats has been met.

If this comment relates solely to dormouse, then the conditions appear inappropriate as dormouse are unlikely to be present.

If the comments do relate to bats then we should be extremely wary of the LPA including conditions on a consent, with survey work outstanding. This would be against current caselaw and best practice and potentially opens up the authority to prosecution or Judicial Review.

When NRW have clarified these points then I shall be able to provide my comments.

Recommendations

- Ø NRW to clarify as to whether their comments regarding “European Protected Species” and the 2 suggested planning conditions relate to bats, dormouse or both.
- Ø Applicant to submit a Tree Impact Assessment

Conclusion

As woodland is a highly resilient habitat, temporary effects are likely to be inconsequential. Notwithstanding protected species issues, the development is unlikely to have a significant impact on the woodland habitat.

There may be protected species issues, but we require further clarification from NRW and from the applicant before we can form a conclusion.

ANNEX 1 – SUPPORTING INFORMATION (LEGISLATION, PLANNING POLICY AND CASE LAW)

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED):

Known as the “Habitats Regulations”, this statutory instrument transposes the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (the Habitats Directive) into UK law. The Directive is the means by which the European Union meets its obligations under the Bern Convention. The most vulnerable and rarest of species internationally (in the European context) are afforded protection under this legislation. The species listed on Schedule 2 are termed “European Protected Species” and are afforded the highest levels of protection and command strict licensing requirements for any works which may affect them. The species include all British bats, Otter, Dormouse and Great Crested Newt. They are fully protected against disturbance, killing, injury or taking. In addition any site regarded as their “breeding site or resting place” is also protected. It is generally regarded that the site is protected whether the animals are present or not.

The Habitats Regulations clearly outline the role of Planning Authorities in the implementation of the Habitats and Birds Directives; by stating [Section 9(3)] “**A competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive and Birds Directive so far as they may be affected by the exercise of those functions**”

New amendments to the Conservation of Habitats and Species Regulations 2010 included a duty on LPAs to “*take such steps in the exercise of their functions as they consider appropriate to contribute to... the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the UK including by means of the upkeep, management and creation of such habitat....*” (Reg 9A(2) & (3))

Habitats Regulations Licensing

Where works will affect a EPS, then the developer must seek a derogation (licence) prior to undertaking the works. The licence can only be issue once the “3 tests” are satisfied, that is:

- Test 1 – the purposes of “preserving public health or safety, or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Test 2 – there must be “no satisfactory alternative”; and
- Test 3 – the derogation is “not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”.

Licences are issued by Natural Resources Wales (NRW), with NRW assessing Test 3, and the LPA assessing tests 1 & 2 (where proposals are not subject to planning, then NRW alone will assess all three tests). Where Planning regulations apply, the NRW will only issue a licence after determination of the planning application. Planners failing to do so will be in breach of the Habitats Regulations (see also Case Law, Morge Case and Woolley Ruling below).

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Further, some species, specifically those listed on Schedule 1 of the Act are afforded extra levels of protection to include:

- Protection from disturbance whilst it is nest building; or, is at or near a nest with eggs or young, or disturb the dependant young of such a bird.

There are exemptions from this basic protection for, for example: sale, control of pest species and sporting eg. game birds outside of the close season.

Section 9 (Schedule 5) - protected animals (other than birds) All animals listed on Schedule 5 are protected against killing, injury or taking. Any structure/place used for shelter or protection is protected against damage, destruction or obstructing access to. And it is an offence to disturb an animal whilst using such a structure / place. Some species are afforded "Part Protection" meaning that they enjoy only some of the protection outlined above – eg the animals may be protected, but not their structure used for shelter/protection (such as slow worm).

Section 13 (Schedule 8) – protected plants. Protected plants are afforded protection against: being picked, uprooted or destroyed. They are also protected against sale (or advertising for sale) – this is particularly relevant with respect to bluebells.

THE PROTECTION OF BADGERS ACT 1992

This protects badgers from killing, injury and taking; or attempting to kill, injure or take. Badger setts are also afforded protection and it is an offence to:

- Damage a badger sett or any part of it
- Destroy a badger sett
- Obstruct access to any entrance of a badger sett
- Disturb a badger when it is occupying a badger sett

Development which will destroy or disturb a badger sett (within 30m) is subject to licensing. The licensing body is NRW. However, badgers are considered a species protected under UK legislation (see PPW) and are therefore a material consideration during the planning decision.

NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006

Under the NERC Act, Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. The Duty affects all public authorities and aims to raise the profile and visibility of biodiversity, to clarify existing commitments with regard to biodiversity, and to make it a natural and integral part of policy and decision making. Note - Conserving biodiversity includes restoring and enhancing species populations and habitats, as well as protecting them.

PLANNING POLICY WALES SEPTEMBER 2009 (TECHNICAL ADVICE NOTE 5: NATURE CONSERVATION AND PLANNING)

Section 6.2.1 – the presence of a protected species is a material consideration when a local planning authority is considering a development proposal, that, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

Section 6.2.2 – It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

Section 6.3.5 – any step in the planning or implementation of a development likely to affect a European Protected Species could be subject to a licence to permit or the survey or implement the proposal are under a duty to have regard to the requirements of the Habitats Directive in exercising their functions.

PLANNING POLICY WALES (EDITION 5, NOVEMBER 2012)

Planning Policy Wales, Section 5.5.11 states that *“The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat”*.

Furthermore, Section 5.5.12 states that *“Developments are always subject to the legislation covering European Protected Species regardless of whether or not they are within a designated site. ”*And *“Local planning authorities are under a duty to have regard to the requirements of the Habitats Directive in exercising their functions. To avoid developments with planning permission subsequently not being granted derogations in relation to European protected species, planning authorities should take the above three requirements for derogation into account when considering development proposals where a European protected species is present”*.

VALE OF GLAMORGAN COUNCIL - SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance – Biodiversity and Development

WOOLLEY RULING

This case confirmed that local planning authorities must apply the same three tests as Natural England (in Wales, CCW) when deciding whether to grant planning permission when one or more of the European protected species offences under the Habitats Regulations may be committed.

This judgment clarifies a legal duty which was already in existence although many planning authorities were not applying it correctly. His Honour Judge Waksman QC, in the High Court in June 2010, handed down this ruling in the case of R (on the application of Simon Woolley) v Cheshire East Borough Council concerning a development with a bat roost. **This judgment makes it clear that the local planning authority must apply the “3 tests” when determining a planning application.**

MORGE CASE (SUPREME COURT CASE 19 JANUARY 2011)

The case gives clarification to deliberate disturbance and to the interpretation of “damage or destruction of a breeding site or resting place”. It also gives guidance on how LPA should discharge their duties with respect to the Habitats Directive.

CORNWALL RULING

Judgement that a planning authority had acted unlawfully by granting planning permission without sufficient information on flora and fauna.

Sometimes planning authorities grant planning permission before some or all ecological surveys have been carried out, making ecological surveys a planning condition, or Section 106 Agreement, under the Town and Country Planning Act 1990.

For development that requires an Environmental Impact Assessment this practice was subject to judicial review proceedings in the High Court and it was determined that the planning authority had acted unlawfully by granting planning permission without sufficient information on flora and fauna (known as the Cornwall Ruling because the planning authority in this case was Cornwall County Council). Requiring surveys as a condition of the Section 106 Agreement was not sufficient, as this would exclude the consultation process that is required under the Town and Country Planning (EIA) Regulations (1999).

From: [Jack Taylor](#)
To: [Howell, Morgan P](#)
Subject: RE: Woodland Trust comments on planning application 2016/01160/OUT
Date: 15 January 2019 10:59:40

Morning Morgan,

I appreciate that confirmation.

Having had a look at the Local Development Plan again, I would then consider that Policy MD7 - Environmental Protection is more applicable to this case. We consider that the development in question will have unacceptable impacts on the natural environment by affecting the woodland and its wildlife. Where development proposals are sited within ancient woodland they will inevitably result in damage and loss, with the only form of mitigation available being avoidance of the ancient woodland. For an irreplaceable habitat such as ancient woodland we consider that the only acceptable level of impact is no impact.

I hope this can be taken into consideration still Morgan. Thank you for the opportunity to provide further comment on this application.

Best,
Jack

Jack Taylor
Campaigner - Ancient Woodland

Telephone: 0343 770 5627
Email: JackTaylor@woodlandtrust.org.uk

Woodland Trust, Kempton Way, Grantham, Lincolnshire,
NG31 6LL
0330 333 3300
woodlandtrust.org.uk

From: Howell, Morgan P [mailto:MPHowell@valeofglamorgan.gov.uk]
Sent: 14 January 2019 17:15
To: Jack Taylor
Subject: RE: Woodland Trust comments on planning application 2016/01160/OUT

Hi Jack,

Thanks for your reply to my email.

I just want to clarify that MD10 is for the development of a site for affordable housing schemes and not low impact tourism sites. As such, I could not take into account in this instance.

Kind regards

Morgan Howell
Senior Planner (Development Control) / Uwch Gynllunydd
Regeneration and Planning / Adfywio a Chynllunio

Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704743
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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Jack Taylor [mailto:JackTaylor@woodlandtrust.org.uk]
Sent: 10 January 2019 10:53
To: Howell, Morgan P
Subject: RE: Woodland Trust comments on planning application 2016/01160/OUT

Dear Mr. Howell,

Many thanks for emailing the Trust with an update to this application. The Trust is disappointed to learn that the council's ecologist has removed their objection to an application that will clearly cause damage, loss and degradation of an irreplaceable habitat protected by national and local planning policy.

While the relocation of the proposed access to the site is a positive step and we understand that the developers do not intend to remove any trees, it is important to consider that the value of ancient woodland is not simply on account of its trees. Ancient woodland is a complex and diverse habitat that provides a home for many sensitive and threatened species. The relatively undisturbed nature of the ancient woodland soil has resulted in complex relationships forming between the soil, fungi and plants, which provides the foundation on which the rest of the woodland and its wildlife is able to thrive.

Where development is situated within ancient woodland the associated human activity disturbs and disrupts the relationship between plants, animals and soils. The development in question would greatly disturb this ancient woodland in a number of ways, which are as follows:

- The intensified human activity within the ancient woodland will inevitably result in trampling of ancient woodland vegetation, disturbance to woodland fauna, disruption to fungal communities and littering.
- The construction and operation of the proposed accommodation would lead to impacts of noise and light pollution, affecting the woodland wildlife. Furthermore, the presence of humans on site and construction of the tree tents will reduce the available habitat on site for the woodland wildlife.
- There would be a loss to local biodiversity as the sensitive woodland wildlife that uses the site will be displaced by the continuous habitation and use of the site by humans. Bats, otters and numerous bird species are intolerant of human presence and would not

continue to breed within the ancient woodland as they are slow to react to change and are not able to adapt to the new enforced conditions. This can lead to more generalist species dominating the specialist woodland species. Bats in particular would be affected as their flight paths within the woodland would be disrupted by the installation of the tree tents within the canopy.

Considering these factors, it is clear that this development both national and local planning policy.

Planning Policy Wales (2018) states: "Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees and woodlands should be afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits; this protection should prevent potentially damaging operations and their unnecessary loss." The loss and damage to the ancient woodland of Ham Wood and resulting loss of local biodiversity in this case would clearly not be outweighed by the public benefits of a campsite.

Policy MD10 of Vale of Glamorgan Council's LDP states: "Where proposals have a negative impact on sites shown to be important for biodiversity, developers will need to demonstrate that the development could not be located elsewhere." Clearly, such development should and can be located outside of and away from designated ancient woodland. There is no justifiable reason as to why this development must be confined to ancient woodland.

In summary, the Trust **strongly objects** to this application. As an irreplaceable habitat, ancient woodland is a completely inappropriate location for such a development. The proposed development within Ham Wood will clearly result in irreversible and long-term deterioration of this ancient woodland habitat and would also contribute to a loss of local biodiversity.

Best regards,
Jack

Jack Taylor
Campaigner - Ancient Woodland

Telephone: 0343 770 5627
Email: JackTaylor@woodlandtrust.org.uk

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woodlandtrust.org.uk



Woodland Trust



Stand up for trees

From: Howell, Morgan P [mailto:]
Sent: 09 January 2019 17:59
To: campaigning@woodlandtrust.org.uk
Subject: RE: Woodland Trust comments on planning application 2016/01160/OUT

Dear Mr. Taylor,

I write with respect to the above mentioned application for a proposed tree tent tourist development in Ham woods in Llantwit Major.

I wanted to make you aware that the Council have received amendments to the application, which have relocated the proposed access from from Mill lay lane to the South of the site through Ham Manor. The applicant has also submitted updated Ecology report and bat Surveys following requests from National Resource Wales and the Council's Ecologist.

From a consideration of your objections to the proposals (10th January 2018) it was with respect to the loss of the trees within the site and the potential impact upon an ancient woodland and the impact upon the ecology of the site. I just wanted to make sure that you understood that the access has been relocated and as a consequence no trees would have to be removed to form the access. In addition, although the submitted tree report does state that a number of the trees can/should be removed, the applicant has indicated that they do not wish to remove these trees to enable the development and they intend to only locally work on any trees close to the tent locations (if considered appropriate) with Tree Consultant and Ecology Consultant on site at time of installation.

The application is going to the next available planning committee on 31st January and I am currently drafting the report to be considered by members. My deadline for finishing the report is the end of the week and, as such, if you would like to amend your comments on the amended proposals then could you please email me to indicate your comments by Friday. If your comments are sent to the council following my deadline but before the planning committee date (31st) then they can be considered as a late representation to the report.

Kind regards

Morgan Howell
Senior Planner (Development Control) / Uwch Gynllunydd
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704743
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e-mail / e-bost: MPHowell@valeofglamorgan.gov.uk

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: campaigning@woodlandtrust.org.uk [<mailto:campaigning@woodlandtrust.org.uk>]
Sent: 03 March 2017 12:50
To: Howell, Morgan P; Planning & Transportation (Customer Care)
Cc: campaigning@woodlandtrust.org.uk
Subject: Woodland Trust comments on planning application 2016/01160/OUT

Dear Mr Howell,

Apologies for the second email but you would disregard the letter provided in our original email and instead accept this copy as our representation; unfortunately the wrong letterhead was used.

Many thanks,
Jack

From: campaigning@woodlandtrust.org.uk
Sent: 03 March 2017 12:21
To: 'mphowell@valeofglamorgan.gov.uk'; 'developmentcontrol@valeofglamorgan.gov.uk'
Cc: campaigning@woodlandtrust.org.uk
Subject: Woodland Trust comments on planning application 2016/01160/OUT

Dear Mr Howell,

Please find attached the Woodland Trust's comments on planning application 2016/01160/OUT.

We hope you find our comments to be of use to you. Please do not hesitate to get in contact with the Trust if you have any questions or concerns regarding the comments we have provided.

Best regards,
Jack

Jack Taylor
Campaigner - Ancient Woodland

t: 0343 770 5627
e: JackTaylor@woodlandtrust.org.uk

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Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

3rd March 2017

Dear Mr Howell,

Planning application: 2016/01160/OUT

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 | Woodside Hamlet, Ham Manor, Llantwit Major

As the UK's leading woodland conservation charity, the Woodland Trust (Coed Cadw) aims to protect native woods, trees and their wildlife for the future. Through the restoration and improvement of woodland biodiversity and increased awareness and understanding of important woodland, these aims can be achieved. We own over 1,250 sites across the UK, covering around 23,000 hectares (57,000 acres) and we have over 500,000 members and supporters.

Ancient Woodland (land that has been continually wooded since at least AD1600) is one of the UK's richest habitats, supporting at least 256 species. Ancient woods form a unique link to the primeval wildwood habitat that covered lowland Britain following the last ice age. Ancient woodland sites are irreplaceable – the interactions between plants, animals, soils, climate and people are unique and have developed over hundreds of years. These ecosystems cannot be re-created and with only 2% of the land area in the UK covered by ancient woodland we cannot afford to lose any more.

The Woodland Trust **objects** to this planning application on the basis of damage, loss and deterioration to Ham Wood (grid ref: SS972680), an area of ancient woodland designated on Natural Resources Wales' Ancient Woodland Inventory as Restored Ancient Woodland Site (RAWS).

Planning policy

The Welsh Assembly has recognised that areas of ancient woodland are declining and becoming increasingly fragmented and emphasises the importance of conserving ancient woodland and its value as a biodiversity resource through the publication of Planning Policy Wales (2014). The following paragraphs highlight ancient woodland's importance:

Paragraph 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.”

Paragraph 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.”

Paragraph 5.5.15: “In the case of a site recorded on the inventory of ancient woodland (1) produced by the former Countryside Council for Wales, authorities should consult with the Natural Resources Wales before authorising potentially damaging operations.”

Within Vale of Glamorgan Council’s Local Development Plan ‘Policy MD 10 - Promoting Biodiversity’ states the following:

“New residential, commercial and community development will be required, where possible, to positively contribute to biodiversity interests within the Vale of Glamorgan by:

1. Maintaining and enhancing existing important biodiversity features such as woodland, trees, hedgerows, wetland, watercourses, ponds, green lanes, geological features and habitats;

Where proposals have a negative impact on sites shown to be important for biodiversity, developers will need to demonstrate that the development could not be located elsewhere.”

Ham Wood as both a RAWS and Site of Importance for Nature Conservation (SINC) clearly falls under the category of a site that is important for biodiversity, meaning that the developer should be required to find an alternative site – away from ancient woodland – for the siting of their development.

Impacts on ancient woodland

The proposed development in this area will constitute loss and damage to ancient woodland. Ancient woodland is irreplaceable and cannot be recreated. The highly valuable and important ancient woodland, as well as the associated wildlife populations, will be heavily impacted by the development and as such it would be highly significant if this habitat was subjected to this harmful development. Any loss and fragmentation of ancient woodland would have a deleterious effect on the wider environment and network of habitats, whether ancient or non-ancient, or woodland, hedgerow or wetland.

The Woodland Trust is particularly concerned about the following impacts:

- Direct destruction of ancient woodland for the construction of the proposed development and infrastructure;
- Fragmentation and degradation of the surrounding wooded environment as a result of the separation of adjacent semi-natural habitats, such as small wooded areas, hedgerows, individual trees and wetland habitats;

- Intensification of the recreational activity of humans and their pets cause disturbance to the habitats of breeding birds, vegetation damage, litter, and fire damage;
- Large amounts of disturbance occurring from development, during both construction and operational phases, particularly noise and light;
- Pollution occurring from adjacent infrastructure, i.e. dust produced during the construction of the facility buildings;
- There will inevitably be safety issues in respect of trees adjoining public areas, tents and buildings, which will be threatening to the longer-term retention of such trees, thereby likely resulting in a reduction of the woodland canopy;
- There can be changes to the hydrology altering ground water and surface water quantities. Also the introduction of water run offs from urban development will result in changes to the characteristics and quality of the surface water as a result of pollution/contamination etc.
- Any effect of development can impact cumulatively on ancient woodland – this is much more damaging than individual effects.

Development in ancient woodland can lead to long-term changes in species composition, particularly ground flora and sensitive fauna, i.e. nesting birds, mammals and reptiles. Majorly adverse impacts would occur as a result of development within the woodland to make way for the construction of this proposal.

As well as the tents and buildings being located within the ancient woodland the car park will also result in considerable take of the ancient woodland. This change of use to a parking area should be considered as loss of ancient woodland. The soil will inevitably be affected by compaction and hydrological changes that ultimately change its composition, making it no longer viable for ground flora or understorey habitat to thrive and grow in this area.

Considering the breadth of wildlife identified as using the ancient woodland site, and the various habitats within, on a regular basis – otters, bats, numerous bird species – it is apparent that the woodland has a strong diversity that would be sensitive to any disturbance. As such the local faunal populations will likely be affected by noise and light pollution generated from the proposed tents and facility buildings during both the construction and operational phases. The loss and fragmentation of the woodland habitat will be an inevitable consequence of the development, and likely cause much stress to local populations, with potential impacts to wildlife in the wider environment of the area.

Noise associated with recreational/leisure developments will be elevated and likely remain constant over time. The increased noise levels will likely limit the distributions of animal species that are intolerant of noise and negatively affect their reproductive success near to woodland edges^{1 2}. This may be beneficial at some sites if, as a result, deer pressure is reduced but bird diversity has been found to be lower in noisier sites³.

¹ Fernandez-Juricic, E. (2001) Avian spatial segregation at edges and interiors of urban parks in Madrid, Spain. *Biodiversity and Conservation*, 10, pp. 1303-1316

² Warren, P. S., Katti, M., Ermann, M. & Brazel, A. (2006) Urban bioacoustics: it's not just noise. *Animal Behaviour*, 71, pp. 491-502

Light pollution from development will likely occur during both construction and operational phases and may be generated from temporary lighting, vehicle lights, torches and facility lighting. It typically includes chronic or periodically increased illumination, unexpected changes in illumination and direct glare⁴. Artificial illumination reduces the visibility of the moon and the stars⁵, affects species orientation differentially and may serve to attract or repulse particular species. This affects foraging, reproduction, communication, and other behaviour, consequently disrupting natural interactions between species⁶. Light pollution near to ancient woodland is, therefore, likely to substantially affect the behaviour of species active during dawn and dusk, and twilight/nocturnal species, such as moths, bats, and certain species of birds, resulting in the decline of some species^{7 8}.

The development as a whole will result in fragmentation due to the corridors of noise and disturbance that it will create in the woodland environment, including the necessary paths between tents and facilities. The construction of tents within the treetops will also likely result in the disruption of the habitat features bats would follow. The impact of fragmentation will likely be exacerbated by artificial lighting in the reception areas and cabin facility buildings and deter bats.

Overall, the development proposal is likely to result in the loss of ancient woodland understorey and ground level habitat and the severance of faunal commuting routes and foraging areas. The level of disturbance will be unacceptable for an area that is home to sensitive and fauna and flora. The development will result in significant negative impacts on local wildlife populations, and as a result puts the development in direct contravention of local and national policies that aim to conserve and enhance biodiversity. The Trust believes that any proposed mitigation of these impacts would not be sufficient.

Conclusion

The proposed development impacts upon Ham Wood, an area of restored ancient woodland. Ancient woodland is irreplaceable and its loss cannot be mitigated for. Evidently any such development within this area would cause lasting, significant damage and impact heavily upon the integrity of the entire woodland site. The Trust believes that

³ Stone, E. (2000) Separating the noise from the noise: A finding in support of the "Niche Hypothesis" that birds are influenced by human-induced noise in natural habitats. *Anthrozoos*, 13, pp. 225-231

⁴ Longcore, T. & Rich, C. (2004) Ecological light pollution. *Frontiers in Ecology and the Environment*, 2, pp.191-198

⁵ Elvidge, C. D., Imhoff, M. L., Baugh, K. E., Hobson, V. R., Nelson, I., Safran, J., Dietz, J. B. & Tuttle, B. T. (2001) Night-time lights of the world: 1994-1995. *ISPRS Journal of Photogrammetry and Remote Sensing*, 56, pp. 81-99

⁶ Longcore, T. & Rich, C. (2004) Ecological light pollution. *Frontiers in Ecology and the Environment*, 2, pp. 191-198

⁷ Arlettaz, R., Godat, S. & Meyer, H. (1999) Competition for food by expanding pipistrelle bat populations (*Pipistrellus pipistrellus*) might contribute to the decline of lesser horseshoe bats (*Rhinolophus hipposideros*). *Biological Conservation*, 93, pp. 5-60

⁸ Conrad, K. F., Warren, M. S., Fox, R., Parsons, M. S. & Woiwood, I. P. (2005) Rapid declines of common, widespread British moths provide evidence of an insect biodiversity crisis. *Biological Conservation*, 132, pp. 279-291

any development that adversely impacts and results in the loss of ancient woodland is highly inappropriate.

The Woodland Trust **objects** to this application as it will result in loss and damage to ancient woodland. In this case it is clear that the proposed development will be considerably impactful on Ham Wood and its associated wildlife. The siting of the development within ancient woodland means that there are no mitigation measures that would prevent ancient woodland from being adversely impacted.

As such, the development proposed as part of this planning application falls in direct contravention of a number of national and local planning policies and should therefore be refused planning permission.

We hope you find our comments to be of use to you. If you are concerned about any of the comments raised by the Woodland Trust then please do not hesitate to get in contact with us.

Yours sincerely,

Jack Taylor
Campaigner – Ancient Woodland



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Planning Application 2016/01160/OUT Woodside Hamlet, Llantwit Major - Comments.

Residents comments include the following:

1 Site Access The site plan proposal (Ref F) dated Dec 2017 shows vehicular access, parking & a refuse hardstanding on land owned by objectors. The applicant does not have the approval of the landowners to build a parking lot on this land or for the placement of a refuse hardstanding. [REDACTED]

Q. How can the applicant construct parking & refuse collection on land he does not own, or for which there is no planning permission, please clarify.

Q. How will the emergency services manage to safely access the site, please clarify.

2 Land Slip Hazard The site plan proposal (Ref F) dated Dec 2017 shows vehicular access, parking & a refuse hardstanding on an area comprising of loosely 'made-up ground' (concrete rubble and soil) and construction traffic may cause subsiding or land-slip.

The lay of the land is such that surface water naturally drains downwards in a Northerly direction from the fields above the proposed car parking and down to Woodside Hamlet where the tree tents are proposed to be located. This run-off coupled with the steep ravine walls (the inclinations of which vary between 80 & 30 degrees), has resulted in recent land-slips, which on two occasions have caused the mains water pipe to fracture. *The mains water pipe runs from Mill Lay Lane, through Woodside Hamlet, under the river & up to the lodges.*

In the event of a major land-slip, concrete rubble and soil would cascade down and onto the SE location of the proposed tree tent site where five of the tree tents are proposed to be located.

Q. Please advise how the council will address the surface water/land-slip/subsiding hazard on this made-up ground?

3 Disabled Access The applicant has indicated that disabled access will be included! However, the topography of the site is not suitable for disabled access due to undulations of the wood's boggy floor and to the steep gradients of the ravine walls (the inclinations of which vary between 80 & 30 degrees), this topography prevents vehicle access and ground level wheelchair access would be severely hampered due to uneven surfaces and the fact that each tree tent has steps. There is a high risk of injury due to this topography and to slip hazard 'on or off walkways' when navigating this site, this would be compounded when using a suspended bridge. The topography of the site would also make it hazardous for emergency services access.

NB See Supplementary Site Details Document DS 1068/PA206 which mentions disabled access/parking** however, there is no mention of this in later revision of the site plans.

Q. Please advise how the council will ensure the risk of incidents for disabled access are mitigated?

Q. Will the council be at risk of liability in the event the site is declared unsafe for disabled or abled access?

4 Risk Assessment Have risk assessments been completed covering the following subjects:

Emergency Services access, see items 1, 2 and 3 above.
Land slip hazard of made-up land, see item 2 above.
Disabled access, see item 3 above.
Smoke, see item 10 below.
Lightning hazard, see item 11 below.
Fire hazard, see item 12 below.
Drowning hazard, see item 13 below.

Q. Please advise how the Council/planning committee will ensure the risks detailed above are mitigated?

5 Ecology Report The report gives the impression that the tree tents will not have a negative impact on the wood or its wildlife. Unfortunately, the report appears to have been based on a badly timed and incomplete Ecological Impact Assessment **funded by the applicant**, the conclusion of which admits that surveys of some species were not undertaken. Having viewed the protected species listed in the following link; <http://jncc.defra.gov.uk/page-5717>, it shows that Wales is known to have >300 protected species, therefore the applicant's incomplete study is not representative.

Residents and the Woodland Trust disagree with this report that was funded by the applicant, as may an independent ecologist, **as several protected species, including [REDACTED], bats, European otters. European eels and many types of birds 'including herrings' have been seen in the woods. The river also has trout and greater crested newts.** Residents have photographic evidence of these sightings some of which have been sent on to Councillor Gwyn John.

Q. Please advise how the Ecology Development Services can recommend approval of this application when there are several protected species known to be present in the woods?

Q. Wales has 300+ of the protected species listed in <http://jncc.defra.gov.uk/page-5717> many of which have not been checked for by the applicant's surveyor, please advise if the VoG Ecology Department has checked for them?

Q. Will the planning committee consider the validity of the Ecology reports as they have been completed by the applicant and are not independent?

6 Tree Survey The survey recommends the removal of 44 of the 82 trees surveyed, this would decimate the existing wildlife. It also means many of the tree tents would have to be mounted on stilts or cradles (as shown in document MDS 1068/PA205), therefore advertising the site as 'Tree Tents' would be a false description under the Trade Description Act.

NB. The applicant has since indicated that they do not wish to remove these trees, only these close to tent locations (**define 'close to'**)? See Morgan Howell email dated 9 Jan 2019 para 3. However, as the 11 tents are proposed to be located over an area covering $\frac{3}{4}$ of the site, this could result in the removal of a significant number of trees!!!

Q. Could the planning committee please advise if tree retention could be made a pre-requisite condition in the event the application is approved?

Q. As the survey was not undertaken by the VoG Council, please advise if the agent sponsored survey is valid?

7 Woodland Trust Jan 2018 - If any trees are to be removed their objection remains. The trust also lists the probable impact on the woods protected fauna from human intrusion.

Q. Please advise why the Planning and Ecology departments have ignored the requirement to protect this small but ancient woodland and its wildlife and fauna when planners have recently allowed our hedgerows to be removed and so much of our countryside and woods to be concreted over?

8 Control Procedures Ecology report (condition 2) mentions LIGHTING i.e. A condition regarding the lighting plan for the site will need to be included on any consent, to ensure impacts on biodiversity arising from lighting can be adequately mitigated. This will protect bats, dormouse and other wildlife on site. However, as the site manager will not be resident on-site there is nothing to prevent site users from using unregulated bright LED lighting or from making excessive noise!!!

Q. Please advise what control procedures are planned for noise & light?

9 Regulatory Issues

Q. What measures will be taken to control & prevent regulatory issues, including: foul drainage, pollution prevention, biodiversity, protected species and waste management?

10 Smoke Hazard VoG Environmental Health (Memo dated 28 Dec 2017) say the smoke from wood burning stoves, BBQs and campfires would have a detrimental effect on residential amenity.

Q. If the site manager is located remotely, how will it be possible to ensure visitors follow site rules? Please advise?

Q. As the site manager will be responsible to supply fuel for wood burners, what's to prevent campers using other about fuels and causing a hazard? Please advise.

11 Lightning Hazard Tent safety during a thunderstorm can be extremely challenging. People in tents or under a tree, are at an increased risk of being struck by lightning or suffering exposure to side-flash or ground current, **all of which can be deadly, especially with the woods boggy floor.**

Q. How will the council/planning committee mitigate the risk of on-site lightning/side-flash/ground current? Please advise.

12 Fire Hazard The contents of the application directory do not include one for the fire service, having spoken with the Fire Service they say it's up to the Planners/applicant to decide if consultation is required and it cannot say if a consultation has or not been completed due to data protection. However, they did say that a consultation should be complete due to the combination of: Gas tanks in the wooden lodges and the proposed wood burners & BBQs in/near the tree tents and the obvious presence of combustible material on the site there is significant risk/concern!!!

Q. As the site proposal includes equipment that burns wood what control procedures are proposed to prevent Fire hazards? Please advise.

Q. Will the fire department be consulted on the tree tent proposal? Please advise.

Q. What measures are proposed to reduce/negate the risk of a fire on the tree tent site spreading to the Gas tanks in the adjacent wooden lodges? Please advise.

Q. Has the LPG tank capacity/fire wall & distance from ignition sources at each lodge been checked against the fire regulations for LPG tanks? Please advise.

13 Health & Safety There are numerous Health & Safety hazards on the proposed site including the river, the banks of which are very steep and slippery. In addition, the river bed is strewn with rocks.

As there are no safety rails included in the plans, there is a significant risk of someone, especially children, falling into the river and sustaining injury/drowning.

Q. Please advise how the Council/planning committee will ensure this risk is mitigated?

14 Emergency Landline The 'tree tent facility document' mentions emergency contact of the site manager who would live off-site. As some of the adjacent residential properties have either a poor or no mobile signal due to the properties being in a dip. And as the proposed tree tent site is lower than the residential properties, there may be no mobile signal available.

Q. Will an onsite emergency landline phone be included in the proposal? please advise.

15 Liability

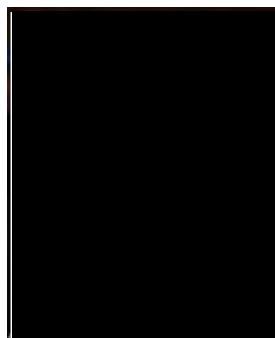
Q. In the event of a site incident subsequent to the tree tent site opening, how will the Council/planning committee ensure risk of liability is mitigated, please clarify.

16 Appeal Procedure Please advise details of appeal procedure.

Gordon Wilkie (Cllr)
Llantwit Major Town Council



Research Ombudsman/Appeal procedure (for WAG & EU attention)



Llantwit Major Town Council
Cyngor Tref Llanilltud Fawr



Town Hall
Llantwit Major
Vale of Glamorgan
CF61 1SB
Tel; (01446) 793707
Email; lm.tc@btconnect.com

Neuadd y Dref
Llanilltud Fawr
Bro Morgannwg
CF61 1SB
Ffôn; (01446) 793707
ebost; lm.tc@btconnect.com

6th March 2019

Mr Marcus Goldsworthy
Head of Planning & Regeneration
The Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

Dear Mr Goldsworthy

Re: Planning Application 2016/01160/FUL
Woodside Hamlet , Ham Manor, Llantwit Major

Following a Llantwit Major Full Town Council Planning Meeting held on the 28th February 2019 I have been asked to write to you regarding the above refused Planning Application.

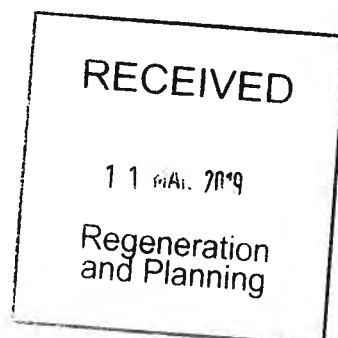
Councillors have requested that if the Applicant appeals against this decision that the Appeal is taking in the format of a Public Enquiry rather than a Written Representation.

Please could you acknowledge receipt of this request?

Thank you for your assistance.

Yours Sincerely


Mrs Dawn Howles
Deputy Town Clerk



Lambert, Fiona

From: John, Gwyn (Cllr)
Sent: 29 August 2017 11:54
To: Howell, Morgan P
Cc: Hanks, Sally M (Cllr); Norman, Jayne M (Cllr); Goldsworthy, Marcus J
Subject: RE: Tree Tents Planning Application

Thank you Morgan,

Residents in Millay Lane are very agitated that this decision is taking so long and that the Council are taking so long to determine the application. It is not just about traffic, it is also about pedestrians using Millay Lane daily and there are plenty of those walking down the Lane with their pets. Twisting Highways hand is no good as the speeds are bound to be low as any responsible motorist will drive slow due to the narrow bends in the road. In addition, this is a woodland one of the few left in the area and residents will not tolerate the demolishing of trees which this developer carried out when Woodside Hamlet chalets were built. The Council failed to monitor the application and the developer cut down more trees than were granted under the planning application, this will not happen again.

Regards
Gwyn

Gwyn John
Independent Councillor for Llanilltud Fawr/Llantwit Major Ward
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn:
mob / sym: 07701372529
personal contact number / rhif cyswllt personol:
e-mail / e-bost: GJohn@valeofglamorgan.gov.uk

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Howell, Morgan P
Sent: 29 August 2017 11:36 AM
To: Goldsworthy, Marcus J <MJGoldsworthy@valeofglamorgan.gov.uk>; John, Gwyn (Cllr) (Home) <johngandg@gmail.com>; John, Gwyn (Cllr) <GJohn@valeofglamorgan.gov.uk>
Subject: RE: Tree Tents Planning Application

Dear Councillor John,

I am still awaiting further information on the application but prior to going on leave, I had an on-site discussion with the agent and out Highways Officer where the additional information required was discussed. The process has been elongated by the requirements of the additional information i.e the speed survey was asked to be carried out in the summer period as well as additional information from the ecologist being required.

In this instance, it would be my preference to have all of the relevant information to make a considered decision on the proposal rather than refusing it for insufficient information when the applicant is willing to submit this information. In addition, as the application has been called in to committee, the file is likely to take longer to be determined when this

information is received and has to be considered. The application has been extended to the 8th October committee at this time.

I hope this of some assistance,

Kind regards

Morgan Howell
Senior Planner (Development Control) / Uwch Gynllunydd
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704743
mob / sym:
e-mail / e-bost: MPHowell@valeofglamorgan.gov.uk

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From: Goldsworthy, Marcus J
Sent: 21 August 2017 07:13
To: John, Gwyn (Cllr)
Cc: Hanks, Sally M (Cllr); Norman, Jayne M (Cllr); Edward Williams (Cllr) (Home); Howell, Morgan P
Subject: Re: Tree Tents Planning Application

Gwyn I will ask for an update from Morgan.

Regards

Sent via Vale of Glamorgan Council corporate mobile email/ Wedi'i anfon o MDM corfforaethol Cyngor Bro Morgannwg Correspondence is welcomed in Welsh or English / Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

----- Original Message -----

Subject: Tree Tents Planning Application
From: "John, Gwyn (Cllr)" <GJohn@valeofglamorgan.gov.uk>
Date: 20 Aug 2017, 19:27
To: "Goldsworthy, Marcus J" <MJGoldsworthy@valeofglamorgan.gov.uk>

Dear Marcus,

For the past year I have been in conversation with Morgan Howell about the Tree Tents Planning Application made for Ham Woods, Llantwit Major. Many residents on Mill Lay Lane are objecting to this and are contacting me regularly about when the application is coming to Planning Committee or if it is being refused when is the Officer deciding. I think that after all this time a decision should be reached, when I last spoke to Morgan he was still awaiting further information from the applicant, surely the application should be turned down and if the applicant wishes to pursue this issue in the future he should submit a new application. Residents cannot understand why there is a hold up and my response to them is wearing thin.

Regards

Gwyn

Gwyn John
Independent Councillor for Llanilltud Fawr/Llantwit Major Ward

Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn:
mob / sym: 07701372529
personal contact number / rhif cyswllt personol:
e-mail / e-bost: GJohn@valeofglamorgan.gov.uk

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Lambert, Fiona

From: Robinson, Victoria L
Sent: 22 November 2016 16:30
To: 'John, Gwyn (Cllr)'
Cc: Howell, Morgan P
Subject: RE: Planning Application 2016/01160/OUT (MPH)

Dear Cllr John,

Thank you for this.

Morgan – please note Cllr John wishes this application to be called in to be determined by Planning Committee due to strong local objection, potential wildlife impacts and the justification for holiday let accommodation in the area.

Regards,

Victoria Robinson
Operational Manager for Development Management / Rheolydd Gweithredol - Rheoli Datblygu
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704661
mob / sym: 07860526606
e-mail / e-bost: VLRobinson@valeofglamorgan.gov.uk

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: John, Gwyn (Cllr)
Sent: 22 November 2016 15:32
To: Robinson, Victoria L
Subject: RE: Planning Application 2016/01160/OUT (MPH)

Dear Victoria,

Once this application is public, I will be receiving complaints from residents at Ham Woods who previously objected and I will ask them to write a letter asking me to call the application to Planning Committee. I had many residents contact me previously and their views have never changed about tree tents which will destroy the wildlife at Ham Woods. Whilst the applicant can come up with all claims that there is no wildlife, one has to live there to witness the wildlife daily. The whole area is being destroyed by holiday lets which are going to be on the market as private dwellings and the decimation of the woods which is my view should be protected.

Kind Regards

Gwyn

Gwyn John
Elected Member
Democratic Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 793669
e-mail / e-bost: GJohn@valeofglamorgan.gov.uk

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From: Robinson, Victoria L
Sent: 22 November 2016 15:21
To: John, Gwyn (Cllr)
Cc: Howell, Morgan P
Subject: RE: Planning Application 2016/01160/OUT (MPH)

Dear Cllr John,

Thank you for your email. In accordance with the approved scheme of delegation (extract below) please can you state the reason for the call-in request as we will need to site this in the report?

4. CALL IN PROCEEDURE

4.1 Where any Member of the Council requires that a particular application shall be determined by the Planning Committee, the application will be referred to the Committee for consideration subject to the Member contacting a senior Planning Officer within 21 days of latest notification date of the application and **such request being substantiated by a good planning reason or demonstration that strong local objections had been received** and in the case of a difference of opinion between the relevant officer and any Member the matter shall be referred to the Chairman of the Planning Committee for consideration of the Member's request.

Many thanks,

Victoria Robinson
Operational Manager for Development Management / Rheolydd Gweithredol - Rheoli Datblygu
Regeneration and Planning / Adfywio a Chynllunio
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 704661
mob / sym: 07860526606
e-mail / e-bost: VLRobinson@valeofglamorgan.gov.uk

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From: John, Gwyn (Cllr)
Sent: 22 November 2016 15:06
To: Robinson, Victoria L
Cc: Howell, Morgan P
Subject: Planning Application 2016/01160/OUT (MPH)

Good Afternoon Victoria,

I wish to call in the above application in to the Planning Committee and to ask for a site visit prior to the Planning Meeting.

Kind Regards

Gwyn

Gwyn John
Elected Member
Democratic Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 01446 793669
e-mail / e-bost: GJohn@valeofglamorgan.gov.uk

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Lambert, Fiona

From: John, Gwyn (Cllr)
Sent: 05 December 2016 17:57
To: Howell, Morgan P
Subject: Document1

Dear Morgan,

I forward my objection to the outline planning application for Tree Tents at Ham Manor and I have used the UDP Policies to support my objection.

Regards

Gwyn

FAO Morgan Howell
Planning Officer
Vale of Glamorgan Council

5th December 2016

Dear Mr Howell,

Planning Application : 2016/01160/OUT Woodside Hamlet, Ham Manor,
Llantwit Major.

I wish to object against the above planning application for outline planning on the grounds as listed below.

- 1 The application does not meet the terms of the policies of the UDP under which it is being considered. I refer to Policy ENV 1 – Development in the Countryside. In paragraph 1 it states that development will only be granted for, development which is essential for agriculture, horticulture, forestry or other development including mineral extraction, waste management utilities or infrastructure for which a rural location is essential.

Appropriate Recreational use

The re-use or adaption of existing buildings particularly to assist the diversification of the rural economy or

Development which is approved under other policies of the plan.

The application does not fit any of these policies under ENV 1, apart from possibly recreational use, but there again Tree Tents are not really recreational use but more under a tourism heading. Therefore, the application does not meet the policies above.

- 2 Once again the application does not meet the terms of the Policy ENV 27 of the UDP. Policy ENV27 refers to the following and states new development will be permitted where it :

Complements or enhances the local character of buildings and open spaces

It certainly does not complement the above

Meets the Council's approved standards of amenity and open space, access, car parking and servicing.

This application certainly does not meet Council requirements or standards

Ensures adequacy or availability of utility services and adequate provision for waste management.

I would like to know where waste will be removed for the planned services to be provided in the outline plan, I am sure residents living nearby will be concerned.

Minimises any detrimental impact on adjacent areas.

There would be a huge impact on the adjacent areas, especially those residents living at Woodside Hamlet, with noise, disturbance from those residing in Tree Tents.

Ensures existing soft and hard landscaping features are protected and complemented by new planting, surface or boundary features.

The tree report highlights the removal of 52 trees, however, the applicant states that no trees will be removed, it will be interesting to see whether this actually happens, I am sure the nearby residents will be watching

Ensures clear distinction between public and private spaces.

Provides a high level of accessibility, particularly for public transport, cyclists, pedestrians and people with impaired mobility.

The site does not give a high level of accessibility, the entrance off Millay Lane will create problems for the general public, cyclists, impaired mobility and I would add this area is not on a public transport route

Has regard to energy efficiency in design, layout, materials and technology.

Has regard to measures to reduce the risk and fear of crime.

There is no evidence of protection to existing residents living at Woodside hamlet or those living at Ham Manor Residential Park. The nearby Ham Manor Residential Park has seen a number of crimes over the years.

3 Policy TOUR 4 – Caravan, Chalet and Tent Sites

Further development or expansion of static and touring caravan sites, chalet and tent sites in the coastal zone will not be permitted. Proposals for additional sites outside the boundary of the Glamorgan Heritage Coast and other parts of the coastal zone will be permitted if :

The scale of the proposal or any other extension is in keeping with surrounding uses.

The proposal is not in keeping with the surrounding uses, this application is for tourism, the surrounding area is residential.

The proposal does not unacceptably affect the interests of agriculture, conservation, areas of ecological wildlife, landscape or archaeological importance.

The application certainly does affect the conservation area of the woods, the wildlife, including badgers, birds, bats etc. If this development is granted wildlife will disappear just like it happened to the development of Woodside Hamlet Chalets which resulted in destruction of many trees.

The proposal does not have an unacceptable effect upon the amenity and character of the existing, or neighbouring environments by virtue of noise, traffic congestion, exacerbation of parking problems, or visual intrusion.

The development will have an effect on the environment with noise and visual intrusion.

The proposal meets high standards of layout landscaping and design and has safe vehicular access.

It is intended to enter the site off Millay Lane which is a narrow lane with bends used by many vehicles going to Llantwit Major Beach, pedestrians with their dogs walking to the beach or just on a quiet walk. In addition there are homes on Millay Lane where residents need access for their vehicles.

Adequate utility and infrastructure services exist, are reasonably accessible, or can readily and economically be provided.

All utility services will have to access the site from Millay Lane, please see above comments.

Suitable access is provided for disabled persons and those with impaired movement.

This access is unsuitable for a disabled person, it will put them at risk.

Parking is provided in accordance with the Council's approved guidelines.

Vehicles will be expected to access the site at Millay Lane down a steep slope, certainly unsafe.

The site is not in an area where there is a risk of flooding

The site is within a flood zone, the river Hodnant frequently floods and has done two weeks ago and previously on many occasions.

4 Policy Tran 10 – Parking

The provision of parking facilities will be in accordance with the approved parking guidelines and will be related to the type of land use, its density and location; accessibility to existing and potential public transport facilities; and the capacity of the highway network.

The location for the proposed car parking is unsuitable off Millay Lane, it will be dangerous to access and leave.

This outline application does not meet the policies of the UDP under which it is being considered, it is an intrusion on those living in close proximity and development in the open countryside. A previous application nearby at Ham Lodge was refused as it was building outside the development boundary in the open countryside, this application is just a few yards further down Millay Lane, this is another reason why the application should be refused.

Yours Sincerely,

Cllr Gwyn John
Ward Member for Llantwit Major
Vale of Glamorgan County Councillor.
Llantwit Major Town Councillor

Consultee 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="LlantwitMajWrd1"/>
Address	<input type="text" value="Councillor S Hanks"/>
Type of Comment	<input type="text" value="Object"/>
Type	<input type="text"/>
Comments	<input type="text" value="Comment submitted by Cllr. Sally Hanks: I object on the grounds that there are too many holiday rentals in this area already. The narrow lanes are too small to take all the extra traffic and this is a very popular walking area, pedestrians will be put in more danger. Access is very difficult! Trees and scrubbery will be damaged. It will have a major detrimental ecological impact on local wildlife, badgers and nesting herons and many birds. Is this proposed build not on a conservation and coastal heritage area? Tree tents are going to appeal to youngsters, so many local people are worried about more noise and rubbish, and how this site will be managed. I therefore strongly object to this development."/>
Received Date	<input type="text" value="08/01/2018 17:15:35"/>
Attachments	

Consultee 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="Tourism & Marketing"/>
Address	<input type="text" value="Ms Nia Hollins, Tourism and Marketing, Leisure & Development, Dock Office, Barry."/>
Type of Comment	<input type="text" value="No Objection"/>
Type	<input type="text"/>
Comments	<input type="text" value="Comment submitted by Nia Hollins:"/>
Received Date	<input type="text" value="08/01/2018 09:28:20"/>
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 Dawn Howles"/>
Address	<input type="text" value="Llantwit Major Town Council, Town Hall, Burial Lane, Llantwit Major, Vale of Glamorgan , CF61 1SD"/>
Type of Comment	<input type="text" value="No Objection"/>
Type	<input type="text" value="Other"/>
Comments	<input type="text" value="Other type details: Llantiwt Major Town Council Planning Comittee. Comment: The Planning Committee wish to encourage Tourism and development to the Town however must consider the concerns of local residents to this area and therefore must object to the Application on the following grounds: 1) The difficult access to the site via the narrow lanes of both Ham Manor Park and Milllay Lane. 2) The development is consider 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 area 5) The increase in noise, pollution and light from the proposed development to the residents of Ham Manor Park and Milllay Lane."/>
Received Date	<input type="text" value="22/12/2017 10:05:10"/>
Attachments	

COFNOD / MEMORANDUM

I / To:	Morgan Howell
Adran / Dept:	Planning Department
Dyddiad / Date:	08 January 2018
Eich Cyf / Your Ref:	2016/01160/OUT

Oddi Wrth / From:	Rebecca Athay
Ein cyf / Our ref:	RA1-2465/17
Ffôn / Tel:	0300 123 6696
Ebost / Email:	RAthay@valeofglamorgan.gov.uk

SUBJECT: 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
PLANNING APPLICATION NO: 2016/01160/OUT
STREET RECORD, HAM MANOR, HAM MANOR PARK, LLANTWIT MAJOR, VALE OF GLAMORGAN

I refer to your memorandum received by this department on 18 December 2017, this department has comments to make regarding the above application.

Smoke & Odour

In theory this department does not object to the above application, but there are some concerns regarding the use of a wood burning stove in each of the tree tents. Due to the topography of the land and height of the flue outlet, unless the 'correct fuel' were to be used, any smoke and odour generated through use of a wood burning stove would not be able to dissipate so as not to have a detrimental effect on residential amenity. To help alleviate any smoke/odour from having a detrimental impact, all fuel must be controlled and supplied by the 'Manager' of the site. Attention should be paid to the Solid Fuel Guidance http://solidfuel.co.uk/pdfs/guide_to_wood_and_multifuel.pdf

Noise

This department would advise for the applicant to be mindful that there are residential premises surrounding the site. This development will be attracting tourists, so of a transient nature. I would hope given the tranquil setting of the tree tents, that the 'tourists', will be seeking quiet time. Perhaps this is something the future Management of the site can administer?

REBECCA ATHAY, NEIGHBOURHOOD SERVICES OFFICER



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2016/01160/OUT
Observations By:	Paul D Harrison
Date:	20 December 2017
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

Further to reviewing amended plans in relation to the above, it is noted that the means of vehicle and pedestrian access to the site will now be provided from within Ham Manor Park. As a result it is considered that the proposals would not have a material impact along the adjacent highway network.

Therefore, provided that the details below are made conditional to the planning consent, an objection in relation to the highway and transportation aspects of the development is not raised in this instance.

Conditions:

1. Before beneficial occupation, details of 5 No. cycle parking stands to be provided within the boundary of the site, secured and undercover, shall be submitted and approved in writing by the LPA. Thereafter, the cycle parking shall be maintained and retained at all times for the use of the development. **Reason:** To promote and encourage sustainable modes of travel to and from the site.
2. Before beneficial occupation, the proposed car parking provision as shown on Drawing No. MDS1068/PA203 Rev F, shall be provided and laid out in accordance with the Councils adopted parking standards. Thereafter, the car parking provision shall be maintained and retained at all times for the use of the development.

Reason: To ensure adequate parking facilities are provided within the boundary of the site in accordance with the Council's adopted parking standards.



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2016/01160/OUT
Observations By:	Paul D Harrison
Date:	07 July 2017
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

Further to reviewing the Transport Statement (TS) submitted in relation to the above, it is noted that the development is unlikely to generate a significant increase in vehicular trips to and from the site. In addition, it is acknowledged that the recorded traffic flows along the adjacent highway are not substantial and vehicle speeds are shown to be below the prescribed speed limit. However, it is noted, the traffic surveys were not undertaken at peak times associated with the local area (during holiday periods), which may identify higher traffic flows.

Notwithstanding, the above, when considering pedestrians using Mill Lay Lane, the TS relies upon the recorded traffic flows and speeds to justify the absence of street lighting, footways and narrow carriageway widths. However, it is clear that the proposal will increase the pedestrian demand along Mill Lay Lane raising concerns of highway safety.

In addition to the above, it is noted that the required gradient (1 in 8) of the access into the site has not been shown on the submitted plans as previously requested. As a result, it is not possible to confirm that the access is acceptable to serve the development.

Therefore, based on the above, an objection is raised in relation to the highway and transportation aspects of the development.



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2016/01160/OUT
Observations By:	Paul D Harrison
Date:	14 December 2016
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

The above development is for the provision of 11 No. tree tents that will be used as tourist accommodation, with appropriate car parking provided for the use of guests. As part of the proposals, a new access will be constructed into the site from the adjacent highway, along Mill Lay Lane.

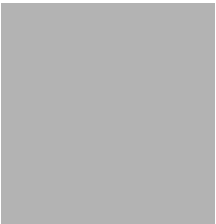
When reviewing the development, it is noted that Mill Lay Lane is a narrow single track carriageway with limited passing places that provides a link to local tourist destinations, which becomes very busy during spring and summer months. Furthermore, it is noted that there are no pedestrian or street lighting facilities provided along Mill Lay Lane, connecting to the site.

As a result, it is considered that the provision of a vehicle access to the site along Mill Lay Lane would increase the existing traffic flow and would have a detrimental impact in terms of highway safety.

Furthermore, to allow the proposals would set a precedent leading to proliferation of similar developments, affecting the Council's position in resisting the same.

Therefore, an objection in relation to the highway and transportation aspects of the development is raised based on the above.

QUESTION 22e



REASON FOR COMMITTEE DETERMINATION

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application has been called in for determination by Councillor Gwyn John due to the significant level of neighbour representation, potential wildlife impacts and the justification for holiday let accommodation in the area.

EXECUTIVE SUMMARY

This is an outline planning application to use the woodland for tourism accommodation including details of access and appearance for 11 tree tents and associated structures to be used as seasonal tourist accommodation.

The main issues to consider in this application is the principle of the change of use, access and parking, visual impact, effect on the ancient woodland, impact upon protected species and habitats, and impacts upon the amenities of neighbouring properties.

Approximately 124 representations have been received raising concerns with respect to the use not being in character with the residential area, visual impact, the impact on the nearby residential amenity from increases in traffic, noise and disturbance, impact upon ecology as well as highway safety implications.

The application is recommended for approval subject to appropriate conditions.

SITE AND CONTEXT

The application relates to an area of mixed woodland to the south of Llantwit Major with access gained from the Ham Manor Park residential park to the south.

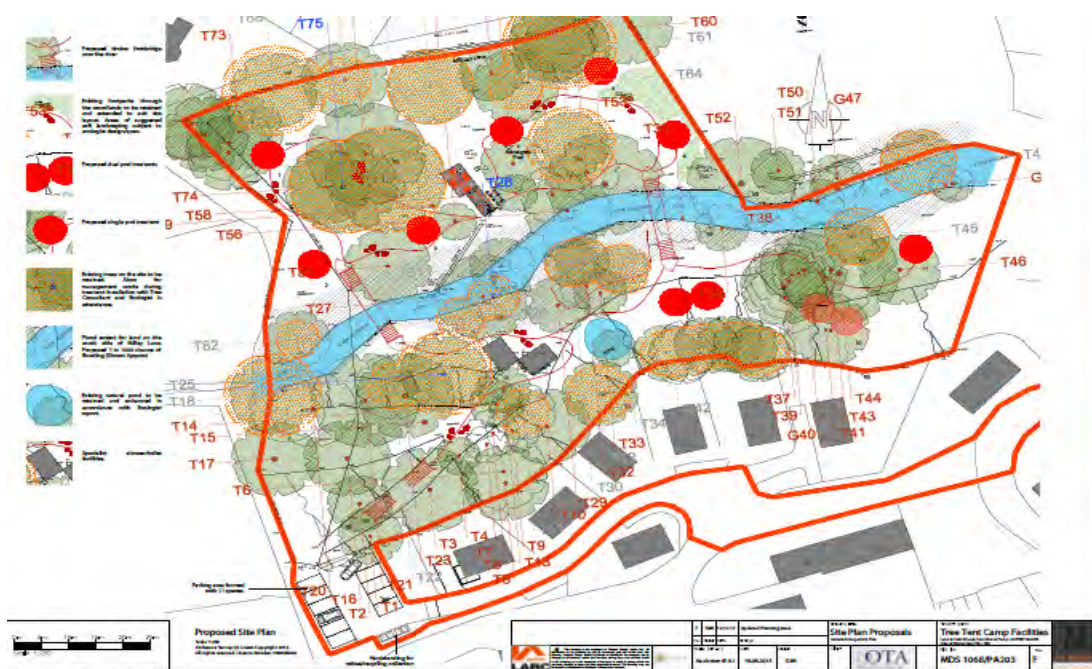
The site lies just outside of the settlement of Llantwit Major as defined by the Vale of Glamorgan Local Development Plan 2011-2026 and, as such, the site is located in the countryside. There are significant site levels differences at the site, which mean that the woodland floor is approx. 5m lower than the adjacent land. The River Hoddnant runs centrally through the site and as a result part of the site also sits within Flood Zone C2. The site lies adjacent to but not within the Glamorgan Heritage Coast. The site is also situated within Sand & Gravel and Limestone mineral safeguarding location.

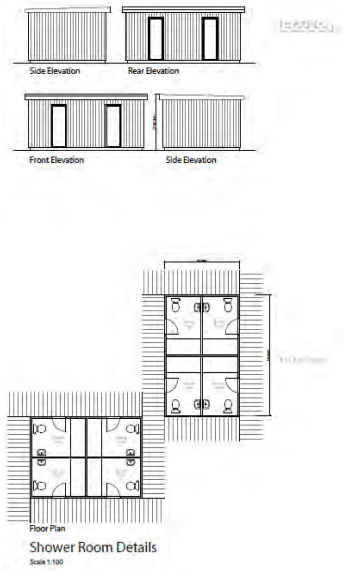


DESCRIPTION OF DEVELOPMENT

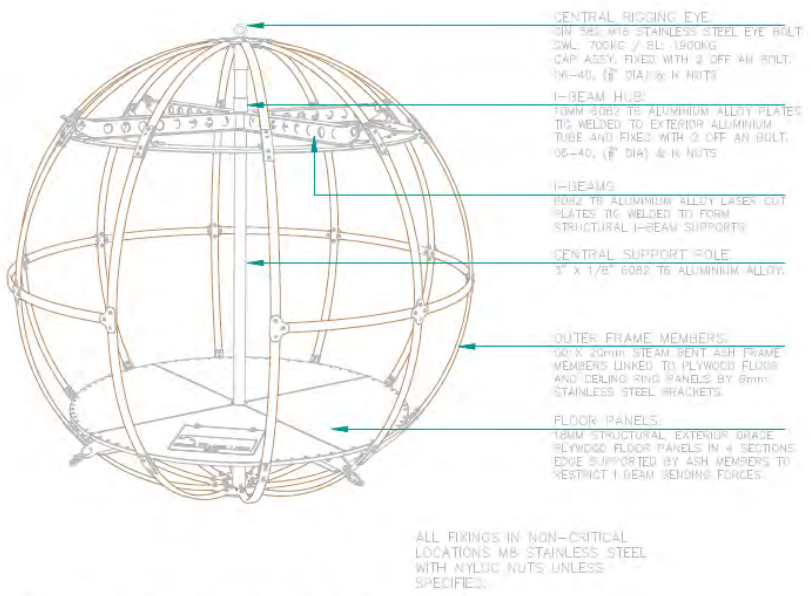
This is an outline planning application to use the woodland for tourist accommodation in the form of 'tree tents'. The application seeks consent for access and appearance with other matters including scale, layout and landscaping reserved for future consideration. The proposal is for 11 tree tents and associated structures to be sited within the woodland to be used as seasonal tourist accommodation between March and October.

The indicative plans show accommodation for 11 no. tree tents and ancillary infrastructure, including shower/toilet facilities and 2 no. bridges to provide pedestrian access across the River Hoddnant from the proposed car parking area to the south-west of the site.



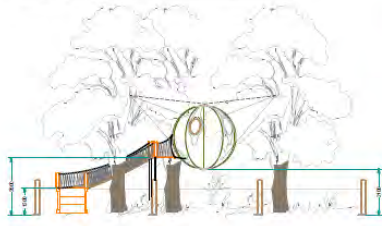


TREE TENT STRUCTURAL DETAIL.

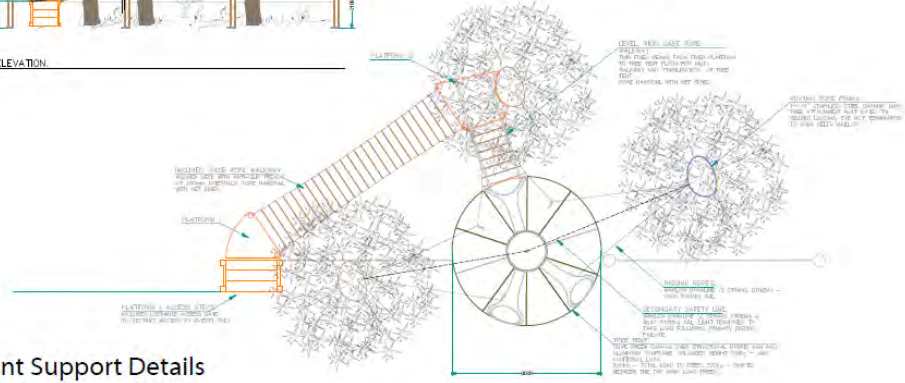
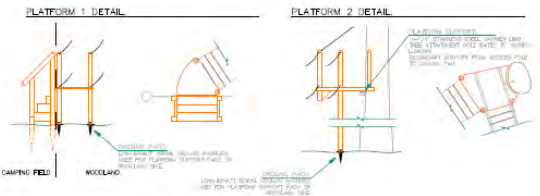


Tree Tent Construction Details
Scale 1:50

TREE TENT INSTALL (WITH LATER OUTDOOR)



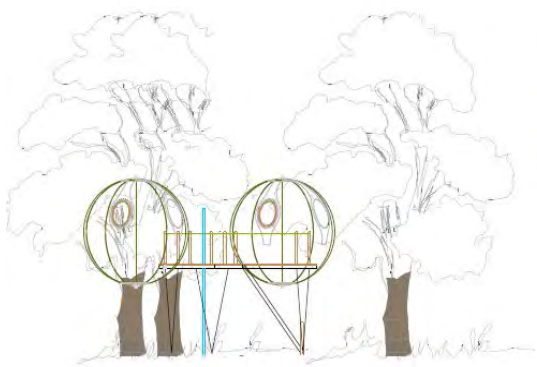
ELEVATION



Tree Tent Support Details

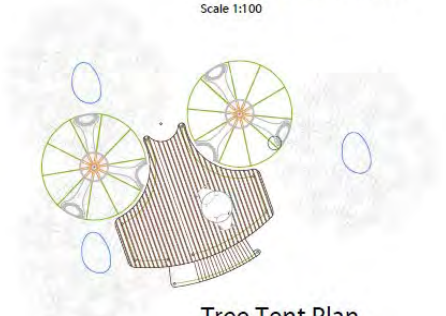
Scale 1:100

PLAN VIEW



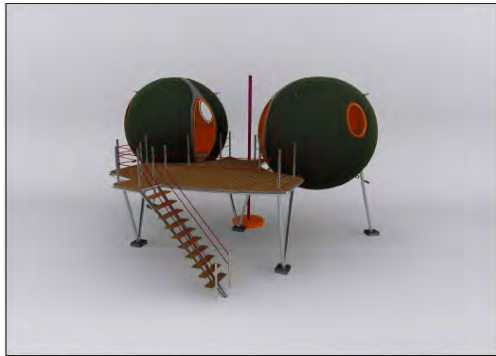
Tree Tent Elevation

Scale 1:100



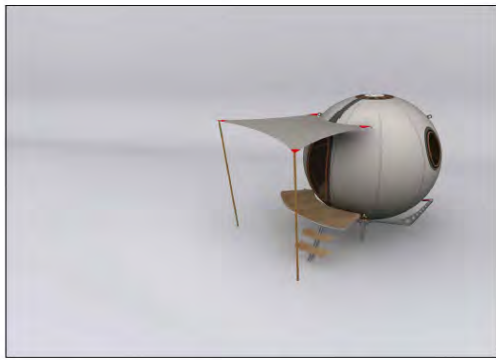
Tree Tent Plan

Scale 1:100



Tree Tent Stilt Detail

Scale NTS



Tree Tent Ground Cradle Detail A

Scale NTS

The application also includes the following supporting documents: -

- Tree Survey
- Design & Access Statement
- Ecology appraisal
- Bat Survey

PLANNING HISTORY

No relevant planning history on the site.

CONSULTATIONS

Llantwit Major Town Council - The Town Council want to encourage tourism and development to the town, however, the concerns of local residents must be considered and therefore the Town Council object to the application on the following grounds:

- 1) The difficult access to the site via the narrow lanes of both Ham Manor Park and Mill Lay Lane.
- 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 area.
- 5) The increase in noise, pollution and light from the proposed development to the residents of Ham Manor Park and Mill lay Lane.

Highway Development - No objections subject to conditions on cycle parking and the car parking provision being provided.

Council's Public Rights of Way Officer - No comments have been provided to date.

Tourism & Marketing - No objection to the proposal in principle.

Shared Regulatory Services (Pollution) - No objection but has made comments with respect to the wood burning stoves shown in the tree tents. Due to the topography of the land and height of the flue outlet, unless the 'correct fuel' were to be used, any smoke and odour generated through use of a wood burning stove would not be able to dissipate so as not to have a detrimental effect on residential amenity. To help alleviate any smoke/odour from having a detrimental impact, all fuel must be controlled and supplied by the 'Manager' of the site. In addition, this department advised that the applicant should be mindful that there are residential premises surrounding the site. This development will be attracting tourists and it would be important to consider the future Management of the site.

Shared Regulatory Services (Licensing) - The site would require a licence under Section 269 of the Public Health Act 1936. The campsite would be subject to a number of conditions including items such as period of use, spacing, boundaries, fire precautions, WC facilities and waste disposal. Conditions are based on the Model Standards for Holiday Sites. Should planning be approved an application for a site licence must be made before the site operates and an inspection will be required before any licence is granted.

Council's Ecology Officer - The Council's Ecologist initially sought further information and ecology reports in relation to impacts upon bats resulting from tree works. Following these submissions the Council's Ecologist states: We remove our objection to this application, however, we recommend that the issues regarding 1) tree removal for Health and Safety reasons, 2) exact positioning of tree pods, 3) lighting and 4) Japanese Knotweed treatment be addressed at Reserved Matters. We recommend that this consent includes two Advisory notices for the applicant relating to Japanese Knotweed and a Bat licence, if required.

Natural Resources Wales – Protected Species - No objections subject to the following conditions: -

Condition 1: European Protected Species (bats, dormice)- Construction phase method statement setting out the measures to mitigate potential effects to European Protected Species, to be agreed with the Local Planning Authority and implemented as agreed.

Condition 2: European Protected Species (bats, dormice)- a lighting plan for the development limiting lighting to the insides of the proposed tree tents and cabins, with no lighting of the wider woodland habitat, watercourses or trees with potential for bat roost provision, to be agreed with the Local Planning Authority and implemented as agreed

Natural Resources Wales – Flooding - The proposed accommodation appears to be located outside of DAM Zone C and our flood map outlines, and therefore we have no significant concerns regarding flood risk. However, as we advised in our previous letter, the proposed river crossings will require a Flood Risk Activity Permit.

Llantwit Major Ward Member - Councillor Gwyn John - Objection- Councillor John has indicated that the development would not comply with the relevant development policies, lack of waste management, impact upon nearby residential amenity by virtue of noise and disturbance, loss of trees, lack of good access would exclude the less mobile and impact upon crime. He has also indicated that the use would not complement the surrounding residential use, impact upon wildlife and visual impact as well as indicating the site is within a flood zone.

Llantwit Major Ward Member - Councillor Sally Hanks - Objection on the grounds that there are too many holiday rentals in this area already. The narrow lanes are too small to take all the extra traffic and pedestrians will be put in more danger as access is very difficult. Trees and shrubbery will be damaged and it will have a major detrimental ecological impact on local wildlife and many birds. Tree tents are going to appeal to youngsters, so many local people are worried about more noise and rubbish, and how this site will be managed.

Woodlands Trust - The Woodland Trust objects to this planning application on the basis of damage, loss and deterioration to Ham Wood (grid ref: SS972680), an area of ancient woodland designated on Natural Resources Wales' Ancient Woodland Inventory as Restored Ancient Woodland Site (RAWS).

REPRESENTATIONS

The neighbouring properties were consulted on 20 December 2017 and a site notice was also displayed on 3 January 2018.

Approximately 124 letters of representation have been received. The issues are summarised below: -

- Impact upon Countryside.
- Loss of trees and impact upon ancient woodland
- Impact upon wildlife.
- Danger to pedestrians from increased traffic and lack of lighting and walkways.
- Increasing traffic to the detriment of highway safety and congestion within the Ham Manor estate.
- Flooding from the river.
- Tents would be visible in winter months.
- Impact upon privacy.
- Impact on residential amenity by virtue of noise, disturbance, litter and increased vermin.
- Cesspit located within woodland, which raises concerns regarding fire safety when camping.
- Not enough information submitted with the application.
- Loss of value to adjacent houses.
- Infringing on Glamorgan Heritage Coast.
- Overdeveloped commercial tourist activity in quiet location.
- Sets a precedence for other applications.
- No Waste Management for the site.
- Tents not suitable for disabled persons.
- Lack of management details.
- This development should not be served by a private road.
- Unclear how many trees need to be destroyed as part of the scheme.
- No demand for this type of development.
- Too close to residential properties.
- Detract from nearby tourist services and existing accommodation.

- Light pollution.
- The use could increase activity out of season, which could result in an increase of crime.
- If this proposal is approved, there could be the potential for the business to expand and impact upon the woodland and wildlife to a greater extent.

Jane Hutt AM has expressed concerns regarding the impact on ecology, access to the site, and noise pollution. Further correspondence received in January 2019 relayed concerns from her constituents including the ecological threat to ancient woodland of increased human activity, in particular with regards vegetation and various fauna such as bats, otters and birds, access and noise pollution both in the construction and, later, the operation of the site.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy
 POLICY SP9 – Minerals
 POLICY SP10 – Built and Natural Environment
 POLICY SP11 – Tourism and Leisure

Managing Growth Policies:

POLICY MG19 – Sites and Species of European Importance
 POLICY MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species.
 POLICY MG22 – Development in Minerals Safeguarding Areas

Managing Development Policies:

POLICY MD1 - Location of New Development
 POLICY MD2 - Design of New Development
 POLICY MD7 - Environmental Protection
 POLICY MD9 - Promoting Biodiversity
 POLICY MD13 - Tourism and Leisure

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 10, 2018) (PPW) is of relevance to the determination of this application.

Section 5- Productive and Enterprising Places

- A Resilient Wales is supported by our agriculture and tourism industries and through the beauty of our natural, built and historic environment. Tourism development, which can finance preservation activities, needs careful management to ensure continued enjoyment by future generations. Sustainable agricultural practices can also assist in nature conservation and enhancement. Wales' topography also lends itself to renewable energy generation.
- A Vibrant Culture and thriving Welsh Language are supported by the provision of jobs and economic activity which needs to be strategically planned and managed. The Welsh language and culture makes a distinctive contribution to the viability of communities. Our tourism offer also needs promotion to capitalise support activities which reflect our distinctiveness.

Productive and Enterprising Linkages

The policy topics of the Productive and Enterprising Places theme can collectively work together to create sustainable places through development plan strategies, policies and allocations and development management decision making. In particular:-

- Capitalising on our existing natural and historic assets and new transportation infrastructure to maximise opportunities for tourism-related economic development;

5.5 Tourism

5.5.1 Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection.

5.5.2 The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. The planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged. In some places however there may be a need to limit new development to avoid damage to the environment or the amenity of residents and visitors.

- 5.5.3 In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment.
- 5.5.4 Much of the existing provision of facilities and accommodation for tourism occurs in urban locations, including historic and coastal towns and cities. There will be scope to develop well-designed tourist facilities in urban areas, particularly if they help bring about regeneration of former industrial areas. The sensitive refurbishment and re-use of historic buildings also presents particular opportunities for tourism facilities in all areas.
- 5.5.5 Long-distance routes, rights of way, disused railways, waterways and other green infrastructure are important tourism and recreation facilities, both in their own right and as a means of linking attractions.
- 5.5.6 Planning authorities should provide a framework for maintaining and developing well-located, well designed, good quality tourism facilities. They should consider the scale and broad distribution of existing and proposed tourist attractions and enable complementary developments such as accommodation and access to be provided in ways which limit negative environmental impacts as well as consider the opportunities to enhance biodiversity

Trees, Woodlands and Hedgerows

- 6.4.24 Trees, woodlands, copses and hedgerows are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make a valuable wider contribution to landscape character, sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling climate change by locking up carbon, and can provide shade and shelter, a sustainable energy source and building materials. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.
- 6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Planning authorities should consider the importance of native woodland and valued trees, and should have regard, where appropriate, to local authority tree strategies or SPG. Permanent removal of woodland should only be permitted where it would achieve significant and clearly defined public benefits. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting.
- 6.4.26 Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees and woodlands should be afforded protection from development which would

result in their loss or deterioration unless there are significant and clearly defined public benefits; this protection should prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities should consider the advice of NRW. Planning authorities should also have regard to the Ancient Tree Inventory.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 13 – Tourism (1997)
- Technical Advice Note 15 – Development and Flood Risk (2004)

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Biodiversity and Development (2018)
- Design in the Landscape
- Minerals Safeguarding (2018)
- Parking Standards
- Residential and Householder Development (2018)
- Trees, Woodlands, Hedgerows and Development (2018)
- Draft Tourism and Leisure Development (Jan 2019)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been

prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

Having assessed the provisions of the policies listed above it is considered that the main issues to consider are the principle of the tourism development in this location, the visual impact of the proposals, impact upon amenity of neighbouring residential properties, ecological issues, impact upon trees, parking provision and highway safety as well as mineral safeguarding.

Principle of the use

The site lies just outside the defined settlement boundary of Llantwit Major as identified within the Council's Adopted Local Development Plan 2011-2026. LDP policies SP1, SP11, MD1 and MD13 are all relevant and seek to secure sustainable development, protect the character of the open countryside and restrict new development to appropriate development in the countryside, including low impact sustainable tourism. In particular, Policy MD 13 states that proposals for the development of new tourism facilities will be permitted where the proposal involves sustainable low impact tourism in the countryside.

The Council's Draft Tourism and Leisure Development SPG has been developed to support and provide additional detail to the relevant LDP policies and is currently out to public consultation. It provides further information and guidance on low impact tourism in the Vale of Glamorgan. Paragraph 7.11.4 indicates that examples of low impact tourism development include visitor accommodation in the form of semi-permanent structures such as yurts, tepees or bell tents which can be easily removed and have a minimal impact on the locality. Where a proposal also requires some ancillary infrastructure such as amenity blocks, the preference is for such facilities to be provided in existing rural buildings. Having regard to this, it is considered that the development would be a form of low impact tourism for the purpose of Policy MD 13.

The development would consist of temporary and semi-permanent, structures, including the structured sphere shaped tents and the associated platforms along with small bridges and shower/toilet facilities. The indicative plans shows that the spherical tree tents are to be spread across the woodland area, with some in pairs and mounted above the ground by aluminium supports, rather than suspended from the trees. The aluminium supports will be fixed to ground plates attached to small concrete blocks or screw in ground anchors. The tents will then sit just above ground level and will be linked by small paths and two wooden footbridges across the River Hoddnant. The tree tent company have designed the rigging, attachment and mounting of the tents to be as non-evasive to the trees and surroundings. The associated amenity buildings are proposed as single storey, timber frame construction, set on simple raised stone setts or slabs with no permanent foundations. The

use is proposed seasonally (March to October), as such, the impact of the use and its intensity will differ throughout the year.

In terms of sustainability, the site is located next to the settlement of Llantwit Major. There are regular bus and train services from Llantwit Major. The bus services would be a 5 to 10 minute walk from the site while it would be a 10-15 minute journey (0.8 miles) on foot to the train station, which provides links to Cardiff and Bridgend. A certain number of car trips are an inevitable by-product of a semi-rural tourism site such as this, however, it would be possible for persons to access the site via train and bus and it is not so remote to dissuade persons from using public transport when visiting other locations from this site.

As the proposal is a sustainable low impact tourism development, it is considered to comply with Planning Policy Wales and LDP policies and is therefore the type of use that is acceptable in principle in this location.

Impact on Trees

A tree report was prepared by Julian Wilkes of Treescene Ltd., which indicated that a number of the trees on site are classified as dead or of a poor value that they would mean that they could not be retained for more than 10 years (55 out of 83 trees surveyed). However, the applicant has outlined in the Design and Access statement that no trees would be removed to enable the development as they form an important backdrop to the tree tent scheme, but some works may be required on trees nearest the proposed tree pods.

As the application is in outline at this stage, the exact siting of the tree pods is not yet known and any works to the trees (if necessary) would have to be considered at Reserved Matters stage when detailing the exact siting of the pods and any potential works to the trees. As such, despite concerns raised by residents and objections from the Woodland Trust, the use of the site for the tourist development would potentially only result in some minor works to trees that would be located close to the tree pods and would have limited visual impact upon the site and its surroundings. In addition, works to any trees could also be avoided, if needed, by amending the specific location of the pods during the reserved matters stage.

No objection has been received from NRW in terms of the impacts on trees and the Council's ecologist has indicated that the development will introduce management of the woodland that will be an improvement compared to the existing situation where little or no woodland management has been undertaken and public access has not been managed.

Visual Impact

The site is an identified area of mixed ancient woodland and is currently not being used for any specific use. The land is privately owned but it would appear that the land is currently used informally by members of the public for walking. The applicant has indicated that the woodland has been left unmaintained for many years and consequently has become neglected and somewhat overgrown, a view which is supported by the Council's ecologist.

The woodland along with the river habitats are considered to be of County level importance in their own right, while the site is of a local level importance for some protected species. The woodland currently provides a contribution to the rural and undeveloped character of the area. The site can be seen from close proximity from Mill Lay Lane and from around 250m to the west on a public right of way.

As set out above, the proposal does not involve significant loss of trees that could have an overall adverse visual impact upon the site and its surroundings. Details of precise work to trees and landscaping will be a matter for later consideration in the Reserved Matters application.

With respect to the tree pods and associated structures, the indicative plans shows that the spherical tree tents are to be spread across the woodland area, with some in pairs and mounted above the ground by aluminium supports, rather than suspended from the trees. Tent structures would be lightweight, hybrid aluminium and steam bent ash airframes. The spherical structure is enclosed by a cotton canvas. The shower/toilet facilities are shown as being housed in more traditional (proprietary) timber frame/log cabin structures in clearings fairly central to the site.

Depending on the height of the tent above the platform (not yet indicated) and the relative ground level in the woodland, the tents would be partially visible from the public highway on Mill Lay Lane and Raglande Court but views would be obscured by the distance and the woodland screening. Furthermore, the size and appearance of the tents including appropriate finishing colours will limit their visual impact outside the site.

The shower/toilet facilities, cooking and washing areas are shown as being housed in typical utilitarian style timber frame/log cabin structures in clearings fairly central to the site along with the footways bridges across the river. As these buildings and bridges would be located fairly centrally at a much lower level to the road, the buildings would have very little visual impact.

When taking the above into account and the possible public viewpoints of the woodland, it is considered that the visual impact of the tents and associated shower/toilet and kitchen facilities from outside the site would not have a significant impact upon the character and appearance of the woodland or the wider visual amenities.

The initial application did propose the access directly from Mill Lay lane, however, due to significant concerns being raised in respect to highway safety and potential visual impact of forming the access in this location, the application has been amended in order to access the site from the Ham Manor estate.

The access would be to the West of the Oaklodge (no. 5) Woodside Hamlet lodges. The proposed parking area is currently an area of grass to the West of the lodges. The vehicle access would be formed at the higher level adjoining the lodges and only proposes pedestrian access into the woodland from this point. As the parking area would adjoin the Ham Manor estate and would only alter the character of the garden land near to the lodges, it is considered that the visual change to the character of the land would not be significant.

Moreover, the new access would only be visible from inside the private Ham Manor estate and it is considered that the change would not unacceptably impact upon the appearance of the land at this location adjoining the existing holiday park.

It is therefore considered that the visual impact of the proposals would not be significantly harmful to the character and appearance of the site, complying with the requirements of Criteria 1 of LDP Policies MD1 and MD2.

Impacts on Ecology

The woodland is ancient and along with the river habitats are considered to be of County level importance in their own right, while the site is of a local level importance for protected species. Otters are also thought to use the river habitat for foraging.

Policies MG20, MG21 and MD9 indicate that new development proposals should not have adverse impact upon priority habitats and protected species and should conserve and where appropriate enhance biodiversity interests. The application is supported by a Phase 1 habitat survey and a series of species specific surveys and assessments to determine the presence and importance of the habitat to those species on the application site. The ecology report and its findings are detailed below: -

Amphibians

In respect to the proposed development, the updated ecology report indicates that the proposals would not be likely to affect Great Crested Newts and the likelihood of them being located within the woodland is low.

Birds

Birds are found within the woodland but are only likely to be effected by the proposals if significant numbers of the trees are to be removed. In this instance, any works to the trees in order to accommodate the specific location of the pods (not yet known) can be carried out outside the bird nesting season (March - August) (**condition 13 refers**).

Dormice

Although no substantial evidence of Dormice was found on site, their presence cannot be ruled out. The development would not result in works that are likely to affect the potential Dormice habitat other than the amenity buildings, which would result in a loss of a small area of the woodland ground flora. As such, any clearance of the land for this part of the development would take place with the supervision of an ecologist and at a time when Dormice are active (April to October) (**see Condition 12**). Therefore the proposed development would not have a significant impact upon Dormice.



Bats

From the initial survey, 26 of the trees surveyed (grade 1* and 1) were thought to hold potential for bat roosts. A further tree climbing inspection survey was carried out in July, August and September 2018 in order to inspect the trees with likelihood for bat roosts and these were cross referenced with those identified as ones with health and safety concerns and also those near to the indicative location of the tree pods.

Following the tree climbing survey, the 26 trees that were thought to hold potential for bat roosts was reduced to 13 trees. Of the 13 trees only T3 and T8 lie within close proximity of the development and could potentially require some work in order to facilitate the development.

The Ecology report indicates that although T3 is close to the path, it no longer has a top and therefore no limbs would need to be removed for safety reasons. T8 also lies close to the path and it is indicated that if any limb removal is thought to be necessary then ecological supervision would be required. Tree surgeons would be directed away from any trees where bat roost features have been found and where this is not possible and works must be carried out to the tree then a further tree climbing survey would be carried out and an application would be made to NRW for a licence if the bat roost does need to be destroyed. Mitigation of the loss of any bat roost would consist of artificial roost replacements.

Enhancement

The report also sets out biodiversity enhancements. Various enhancements are proposed to increase the plant species diversity of the woodland itself and open the canopy when necessary. Wildlife boxes for three different species groups will be installed throughout the woodland while at least one otter holt and brush piles will be added to provide additional resting sites for birds, bats, dormice, otters and amphibians.

The Council's Ecologist along with Natural Resources Wales (NRW) were consulted on the updated Ecology Appraisal and have not raised any

objection to the proposed use, subject to conditions regarding a method statement for the protection of species during the construction phase of the development (see condition 11), a lighting plan (see condition 14) and a treatment plan for the Japanese Knotweed found on the site (see condition 16).

Having regard to the information contained within the Ecology appraisal, it is considered that the proposal would not have an adverse impact upon the priority habitat or the protected species and will conserve and enhance the biodiversity interests on the land. Where the development is likely to have any impact upon the protected habitats and species, the report has set out appropriate mitigation measures.

As a consequence, the development is considered acceptable in this regard and complies with the requirements of LDP policies MG20, MG21 and MD9 as well as the Council's Biodiversity and Development SPG.

Impact upon neighbouring amenity

The proposal has attracted substantial local objections in respect of the impact upon the nearby residences by virtue of noise and disturbance, litter, fire safety and crime from the use of the site and the potential traffic movements to and from the site.

The site is located within relatively close proximity to Woodside Hamlet (tourist lodges) and the Ham Manor estate (retirement park) with static park homes as well as some converted buildings to the South West. To the North is a modern residential estate at Raglande Court and Whitewell Drive. A further dwelling, Ham Lodge, is located to the East. Woodside Hamlet lodges along with 1 and 2, The Green and 20a and 21, Ham Manor Estate directly adjoin the site. A paddock of land within Ham lodge ownership does adjoin the site but it is understood that it is not garden. As such, it is separated by approximately 40m distance. The nearest dwellings, Raglande Court (no 14 and 17) and 25, Whitewell Drive, are approximately 10m from the woodland edge across Mill Lay lane and approximately 10m higher than the woodland base.

While the tents would be elevated on platforms, the indicative site layout sets out that the tents are all situated within the woodland. The nearest tree tent would be within 14m of No. 1 Woodside lodge, however, there is a significant difference in level between the tent and the lodge (5m difference). All the other tents and associated structures would be located in excess of approximately 21m from the nearest neighbours. As such, given the location, the level differences and the distance there are no significant concerns over the proposals being overbearing or impacting upon light or privacy.

The noise that could potentially be generated by the use relates to the possible volume of multiple voices, movements and activities of those attending the site at different times of the day and night. While it would be expected that levels of noise may increase with the change of use and type of accommodation proposed, it is considered that the number of tents proposed is relatively modest.

While the nearby properties may be affected without adequate management and controls, the Environmental Health Officer has raised no objections to the principle of the development but indicates that consideration would need to be taken on the potential impacts of the wood burning stoves smoke /odour (proposed within the tents) and the noise associated with the use.

Given the small scale of the accommodation, it is considered that effective site management would address many of the amenity concerns raised by residents with respect to noise, odours, operating times, waste disposal and litter etc. In terms of management of the site, as the application is in outline, the applicant has not submitted any specific details and indicated that this would be set out within any subsequent reserved matters application. Condition 15 is recommended requiring a management plan to be submitted prior to the beneficial use of the site. In addition, a site license would be required which would place further control over such issues.

Accordingly, while there would be a degree of impact from the use, it is considered that the small scale of the accommodation proposed (11 pods) along with the seasonal operational times, coupled with appropriate management would mean that the use could be carried out without impacting significantly upon nearby residential amenity.

Accordingly, subject to conditions on the specific management of the site, it is considered that the proposal will not detrimentally impact upon the amenity of adjoining neighbours, complying with the requirements of LDP policies MD2 and MD7.

Parking and Highway Safety

In respect of access to the site, this will be along the existing internal access road serving the residential park. There is no pavement along this road but traffic calming (speed reduction) measures have already been installed. The application also proposes 11 parking spaces (including one disabled space) for the proposed development.

The area immediately adjoining the site is in a mix of residential and tourism use. Whilst the creation of 7 single and 2 double pod units would add to the traffic along the route it is considered that the number of units would not result in a significant amount of traffic and the increased use of the adopted highway for the development proposed would be acceptable.

The Council's Highways Officer has been consulted and has not raised any objections regarding the increase of traffic to the site or the number of parking spaces proposed. As such, the proposal complies with the requirements of LDP policies MD1 and MD2.

Flooding

The proposed development site lies partially within Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). The Flood Map

information, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Hoddnant.



The proposed accommodation would be located outside of DAM Zone C and, therefore, National Resource Wales have no significant concerns regarding flood risk. However, the proposed river crossings will require a Flood Risk Activity Permit and the applicant would have to seek consent for the permit from National Resource Wales.

As such, the proposal complies with the requirements of policy MD7 of the Adopted LDP 2011-2026 and the advice and guidance contained within TAN15.

Drainage

The planning application indicates that the surface water will be disposed of via soak away while the toilets are eco-toilets that would compost the waste. Although the principle of dealing with surface water and foul waste appears acceptable, no formal details have been submitted regarding drainage at the site.

As such, it is recommend that any consent should include a drainage strategy (see Condition 10) which should explore all opportunities for sustainable surface water management, its adoption and maintenance as well as disposing of foul waste.

Mineral Safeguarding

The site is also situated within a Sand & Gravel and Limestone mineral safeguarding location. Policies SP9 and MG22 of the LDP relate to minerals safeguarding areas and significant weight are given to safeguarding these resources. However, given the location of the development on ancient woodland and within close proximity of residential dwellings, it is considered that the extraction of the resource on the application site would have a significant impact on the amenity of the residential dwelling as well as the sensitivity of its location at an ancient woodland and adjoining the Glamorgan Heritage Coast. Therefore, it is considered the proposal would not impact upon the potential future extraction of the mineral, complying with Policies SP9 and MG22 of the LDP.

REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to policies SP1 – Delivering the Strategy, SP9 – Minerals SP10 – Built and Natural Environment, SP11 – Tourism and Leisure, MG22 – Development in Minerals Safeguarding Areas, MG19 – Sites and Species of European Importance, MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, MD1 - Location of New Development, MD2 - Design of New Development, MD7 - Environmental Protection, MD9 - Promoting Biodiversity, MD13 - Tourism and Leisure it is considered that the proposed tourist development would not unacceptably impact upon the character of the woodland or the wider area, the residential amenities of neighbouring properties, the safety or free flow of traffic, flooding, drainage or any protected habitats or species. It is also considered that the development represents a positive tourism use which would support the local rural economy, in accordance with the aims of the above policies and guidance.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

Approve

MINUTES OF COMMITTEE MEETING

No.

2016/01160/OUT Received on 15 December 2017

(P43)

Applicant: Mr. Nicholas Rubenstein OOTA Property Ltd, 102, Wareham Road, Lytchett Matravers, BH16 6DT

Agent: Mr. Simon Morgan Morgan Design Studio Ltd, 36 Badbury Drive, Blandford Forum, Dorset, DT11 7UJ

Woodside Hamlet, Ham Manor, Llantwit Major

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

REFUSED

By virtue of its location relative to nearby residential properties and proposed means of access through the Ham Manor Estate, the proposed use of the site for tourist (Tree Tents) accommodation development, with associated parking, wash up and toilet facilities, represents an unneighbourly form of development that would unreasonably affect the amenity of nearby residential properties. The proposed use is therefore considered contrary to LDP Policy MD2(8) which requires development proposals to safeguard existing public and residential amenity, particularly with regard to noise and disturbance.

2018/00996/FUL Received on 6 September 2018

(p67)

Applicant: Mr. & Mrs. Graham-Wride c/o Agent

Agent: Andrew Parker Architect, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan, CF5 6TR

Clawdd Coch, Pendoylan

Proposed demolition of agricultural barn and outbuildings. Proposed new dwelling with detached garage with hobby room over

DEFERRED

Deferred for officers to seek amendments to the scale and design of the house and garage to reflect the rural context of the site.

2018/01214/FUL Received on 7 November 2018

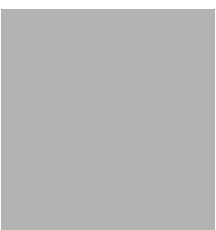
(p91)

Applicant: Mr Paul Scott Ty Isaf, Drope Road, Drope, St Georges Super Ely, CF5 6EP

Agent: Mr Stephen Oakley A and A Property Management, 3, Falfield Close, Lisvane, Cardiff, CF14 0GB

Ty Isaf, Drope Road, Drope

QUESTION 22g



QUESTION
22g

Vale of Glamorgan Local Development Plan 2011 - 2026

Local Development Plan

Written Statement

June 2017



LDP Strategy

- 5.25 The LDP Strategy provides a land use framework that is flexible and will help to deliver widespread benefits across the Vale of Glamorgan. The Council will seek to assist delivery of the LDP by securing public sector funding through various mechanisms such as the Cardiff Capital Region City Deal, Regional Transport Plan, the Welsh Government Rural Communities – Rural Development Programme (2014 – 2020) and the European Agricultural Fund for Rural Development. The designation of St. Athan – Cardiff Airport as an Enterprise Zone and Barry as a Regeneration Area are key to the successful delivery of the Strategy.
- 5.26 It is acknowledged, however, that the successful implementation of the Strategy depends on a number of key external factors. Examples include the availability of genuinely developable land, the introduction of new European or national policy, changes in the global and local economy and the availability of private and public sector funding.
- 5.27 In view of the above, section nine of the LDP contains a monitoring framework which will help to assess the effectiveness of the LDP Strategy and policies in meeting the Plan’s objectives. In particular, the Council will closely monitor the development of the strategic regeneration site at Barry Waterfront, development at St. Athan– Cardiff Airport Enterprise Zone, the provision of new land for employment and housing (including affordable housing), as well as proposed transport improvements.
- 5.28 Following adoption of the LDP, the Council will publish an Annual Monitoring Report which will identify any Policies that are not being implemented, the reasons why and suggest suitable amendments to the LDP to address the situation. In addition, a full review of the LDP is required every four years in accordance with LDP Regulation 41 (1)³.

Strategic Policies

5.29 The following Strategic Policies (SPs) provide a framework for delivering the LDP Strategy.

POLICY SP1 - DELIVERING THE STRATEGY

The strategy will seek to improve the living and working environment, promote enjoyment of the countryside and coast and manage important environmental assets. This will be achieved by:

- 1. Providing a range and choice of housing to meet the needs of all sectors of the community;**
- 2. Promoting a range of employment sites intended to meet the needs of the Vale of Glamorgan and the wider capital region;**
- 3. Reinforcing the role of Barry, service centre settlements and primary settlements as providers of cultural, commercial and community services;**
- 4. Promoting sustainable transport;**
- 5. Delivering key infrastructure linked to the impacts of development;**
- 6. Protecting and enhancing the built, natural and coastal environment;**

7 Promoting opportunities for sustainable tourism and recreation; and

8. Favouring development that promotes healthy living.

5.30 The LDP's Strategy area is illustrated on the Key Diagram. Over the last 15 years, the South East Zone and some of the Primary Settlements have experienced significant housing growth and there continues to be a need for affordable housing in this area, particularly in Barry. This additional housing, whilst assisting in supporting and sustaining facilities, has also placed increased pressure on existing infrastructure as well as local services and facilities. The limited local employment opportunities has also meant that a large number of residents living in this area continue to commute to neighbouring authorities, particularly Cardiff, on a daily basis placing increased pressure on existing public transport services and the strategic highway network.

5.31 The LDP provides a policy framework which seeks to maximise regeneration opportunities and create sustainable communities. The LDP Strategy aims to match existing and planned housing developments with new local employment opportunities thereby providing opportunities for the resident population to work within the Vale of Glamorgan. The LDP Strategy also aims to enhance sustainable transport opportunities in order to reduce dependence on the car and ease congestion in the locality. In addition, new and improved retail and community facilities will be provided as part of new development proposals to meet the needs of the Vale of Glamorgan's growing population.

5.32 In developing sustainable communities, proposals which promote healthy living and address health inequalities will also be favoured. This includes designing environments which encourage physical activity and considering the health and healthcare needs of future residents through the design of buildings or the multi-use of community facilities, particularly where this enables people to retain their independence and remain within the local community.

POLICY SP2 - STRATEGIC SITES

Land is allocated for development at the following strategic sites:

- 1. Mixed uses at Barry Waterfront;**
- 2. Mixed uses at St. Athan; and**
- 3. Employment uses at land adjacent to the airport and Port Road, Rhoose, as part of the St. Athan – Cardiff Airport Enterprise Zone**

5.33 The sites identified in Policy SP2 (Strategic Sites) are those that are considered to be major elements contributing to the implementation of the LDP Strategy as set out in the Plan i.e. the promotion of development and regeneration opportunities within the specific areas identified within the strategy.

Barry Waterfront

5.34 Barry Waterfront lies adjacent to the No. 1 Dock and comprises approximately 48.55 hectares of previously developed land, enclosing 30 hectares of water with 4.3 km of quayside. The Vision for Barry Waterfront is:

out detailed guidance on specific waste related planning considerations that developers will be required to meet to satisfy Policy SP8.

POLICY SP9 - MINERALS

The local and regional need for the provision of a continuous supply of minerals will be achieved through:

- 1. Maintaining a minimum of 10 years land bank of hard rock throughout the plan period; including extended time periods to complete permitted extraction at existing sites;**
- 2. Favouring proposals which promote the sustainable use of minerals and encourage the use of secondary and alternative resources;**
- 3. The safeguarding of known resources of sandstone, limestone, sand and gravel (where these occur outside settlements), from permanent development that would unnecessarily sterilise them or hinder their future extraction; and**
- 4. Safeguarding wharf facilities for the landing of marine dredged sand & gravel.**

5.91 The Vale of Glamorgan is an important supplier of minerals and as the Minerals Planning Authority the Council has the responsibility for ensuring that the LDP provides for a continued supply of minerals during and beyond the period covered by the LDP. The assessment of the adequacy of the land bank is made in the light of guidance contained in MTAN1: Aggregates and in the South Wales Regional Technical Statement on Aggregates.

5.92 Based on the Council's landbank reserve figure at July 2016 (31,962,000 tonnes) and the 10 year average production figure the Vale of Glamorgan landbank for hard rock aggregate was 40.7 years giving a landbank of 30.7 years available at 2026. Reserves of hard rock for non-aggregate production (i.e. cement production) are sufficient for 19.8 years supply. The Vale of Glamorgan therefore has sufficient reserves to satisfy the requirements of the Regional Technical Statement. Reserves at sites such as Ruthin Quarry and Garwa Farm Quarry, where time limited extraction comes to an end in 2017 and 2019 respectively, are included within the landbank. The permitted level of extraction will not be completed at these sites within these time periods but there is no environmental or amenity reason for not extending the time limits to allow winning and working of the resource to continue.

The following are active mineral working sites in the Vale of Glamorgan and inactive sites where future working is considered likely to occur:

1. Aberthaw - Liassic
2. Ewenny - Carboniferous
3. Forest Wood - Carboniferous (Shared with Rhondda Cynon Taf)
4. Pant - Carboniferous
5. Pantyffynnon - Carboniferous
6. Longlands - Carboniferous
7. Litalun - Carboniferous
8. Wenvoe - Carboniferous
9. Garwa Farm * - Carboniferous
10. Ruthin *- Carboniferous

** Currently inactive but held in reserve*

LDP Strategy

- 5.93 Mineral resources are finite and therefore it is vital to use these resources wisely and efficiently as well as encouraging the use of alternatives to naturally occurring minerals wherever this is technically possible and where it does not have unacceptable effects on the local environment. In this regard, Policy SP9 translates national and regional guidance on aggregates provision to the local level by promoting the use of natural minerals sustainably and encourages the use of secondary and alternative resources.
- 5.94 Planning Policy Wales stresses the importance of safeguarding mineral deposits which society may need in the future. Carboniferous and Liassic limestone are widespread in the Vale of Glamorgan. This policy safeguards those resources in accordance with national policy to ensure availability for future generations. The safeguarded areas are shown on the Proposals Map. Policy MG22 sets out the criteria by which development proposals that may sterilise or hinder future extraction of safeguarded minerals resources will be assessed against. Additionally, although there is no history of land-based sand and gravel extraction in the Vale of Glamorgan, a number of areas have been identified that may in the future contribute as a replacement to marine-dredged materials. In view of the limited availability of such material these areas are also safeguarded from development that would unnecessarily prejudice their potential extraction in the future.
- 5.95 Although the Wharf at Barry Docks has not been used for landing marine sand and gravel since 2005 it is recognised that this is a potential supply route of sand and gravel resource into the region. The wharf site is therefore safeguarded on the Proposals Map and future proposals will need to consider the potential impact on the landing of marine sand and gravel at Barry Docks. The safeguarding of the wharf does not prevent its use to land other goods and does not affect permitted development rights.

POLICY SP10 - BUILT AND NATURAL ENVIRONMENT

Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:

- 1. The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings;**
- 2. Historic landscapes, parks and gardens;**
- 3. Special landscape areas;**
- 4. The Glamorgan Heritage Coast;**
- 5. Sites designated for their local, national and European nature conservation importance; and**
- 6. Important archaeological and geological features.**

- 5.96 The Vale of Glamorgan's natural and built environmental qualities significantly contribute to its identity and also provide valuable local recreation and tourism opportunities. These assets include areas recognised as being of European, national and local importance, including the Vale of Glamorgan's coastline which includes the Glamorgan Heritage Coast designation and the Severn Estuary Special Protection Area (Appendix 2 refers).
- 5.97 Policy SP10 emphasises the need to protect the Vale of Glamorgan's natural and built environmental assets and reinforces that sensitive design and choice of location of new development can have a

positive effect on the Vale of Glamorgan's built and natural heritage. Similarly, new development will be required to minimise its impact on natural systems, landscapes, species and habitats and, where appropriate, provide opportunities for the creation of new habitats or the sensitive enhancement of existing habitats.

- 5.98 The LDP provides a policy framework that seeks to preserve and enhance the Vale of Glamorgan's important historic built environment particularly in relation to the numerous listed buildings (both statutory and local), conservation areas, scheduled monuments and historic landscapes, parks and gardens that exist. It should be noted that statutory listed buildings are also covered under Policy MD8 and are subject to separate legislation. In addition, it recognises the importance of preserving and enhancing the natural environment, principally the countryside and the coast, which have significant landscape and nature conservation value.

Enjoying

POLICY SP11 - TOURISM AND LEISURE

Proposals which promote the Vale of Glamorgan as a tourism and leisure destination will be favoured. Existing tourism and leisure facilities will be protected and enhanced, and favourable consideration will be given to proposals which:

- 1. Enhance the range and choice of the Vale of Glamorgan's tourism and leisure opportunities, particularly through the provision of all year round facilities and a range and choice of visitor accommodation in appropriate locations;**
- 2. Favour rural diversification and the local economy; and**
- 3. Protect existing tourism assets and promote the sustainable use of the countryside and the Glamorgan Heritage Coast.**

- 5.99 Located within the most populated area of Wales and in close proximity to Cardiff, the Vale of Glamorgan is well situated in terms of its catchment area for both day visitors and also as a base for visitors wishing to explore South Wales. The Vale of Glamorgan's coastal and rural setting is a valuable tourism and recreation asset, as are day trip destinations such as Whitmore Bay, Barry Island and Penarth. These assets were further enhanced in 2012 with the opening of the All Wales Coastal Path, a 'flagship' tourism project that is capable of bringing economic benefit to coastal communities. Such destinations and assets also provide a valuable source of local employment, employing approximately 3,000 people⁵ and generating some £169.6 million of visitor expenditure both directly and indirectly.

- 5.100 The Vale of Glamorgan Council's Community Strategy seeks to build upon these tourism strengths. The aspiration is for the Vale of Glamorgan to become "the Green Lung of South East Wales" recognising the importance of ensuring that tourism is undertaken in a sustainable manner so that the natural and built tourism assets are maintained for the enjoyment of future generations. The LDP provides a policy framework which encourages new investment in appropriate tourism, leisure and recreation facilities and seeks to protect and enhance existing facilities for the benefit of residents, visitors and the local economy.

⁵Vale of Glamorgan Tourism Strategy 2011-2015

LDP Strategy

5.101 Furthermore, the LDP provides a policy framework that seeks to create new opportunities for a successful tourism and leisure industry whilst ensuring that the historic built and natural environment is safeguarded and enhanced for visitors and the local community alike.

POLICY MG18 - GREEN WEDGES

Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:

- 1. Between Dinas Powys, Penarth and Llandough;**
- 2. North West of Sully;**
- 3. North of Wenvoe;**
- 4. South of Bridgend;**
- 5. Between Barry and Rhoose;**
- 6. South Penarth to Sully; and**
- 7. Between Rhoose and Aberthaw.**

Within these areas development which prejudices the open nature of the land will not be permitted.

6.121 Land on the urban fringe particularly around the key, service and primary settlements within the South East Zone is vulnerable to speculative development that can blur the boundaries between settlement edges and the open countryside. Unchecked this development would result in the incremental loss of open land and ultimately lead to the coalescence of settlements with a resultant detrimental impact upon agriculture, the landscape and the amenity value of land.

6.122 While other policies of the LDP seek to prevent inappropriate development within the open countryside it is considered that the areas defined by the green wedges are more vulnerable and susceptible to change and require additional protection. Therefore, within the areas defined by the green wedges there will be a presumption against inappropriate development²⁰ which would contribute to urban coalescence, prejudice the open nature of the land, or have an adverse impact upon the setting of an urban area. In applying this protection, however, it is recognised that individual or small groups of dwellings exist within the designations and that activities such as agriculture, forestry and recreation, occur. Consequently, development associated with existing uses will be limited to minor structures which are strictly ancillary to existing uses. Details of each of the designations are contained within the Green Wedge Background Paper (2013).

POLICY MG19 - SITES AND SPECIES OF EUROPEAN IMPORTANCE

Development proposals likely to have a significant effect on a European site, when considered alone or in combination with other projects or plans will only be permitted where:

- 1. The proposal is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purpose; or**
- 2. The proposal will not adversely affect the integrity of the site;**
- 3. There is no alternative solution;**
- 4. There are reasons of overriding public interest; and**
- 5. Appropriate compensatory measures are secured.**

²⁰ PPW Edition 9 (November 2016) paragraphs 4.8.14 to 4.8.18.

Managing Growth in the Vale of Glamorgan

Development proposals likely to have an adverse effect on a European protected species will only be permitted where:

- 1. There are reasons of overriding public interest;**
- 2. There is no satisfactory alternative; and**
- 3. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.**

6.123 Internationally designated sites comprise Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites. The Vale of Glamorgan has 2 international sites: - Dunraven Bay (SAC) and Severn Estuary (SAC, SPA, Ramsar) and is directly adjacent to the Kenfig SAC in the County Borough of Bridgend. The locations of the European sites are shown on the Constraints Map.

6.124 Any development proposals that are likely to affect European designated sites or European Protected Species (EPS) will be determined in accordance with national planning policy set out in Planning Policy Wales and Technical Advice Note 5: Nature Conservation and Planning (2009) and relevant case law.

6.125 In accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), any development proposals that has the potential for adverse impact on the integrity of a European site will be subject to a Habitats Regulations Assessment.

6.126 Prior to implementing any consent that may be granted which may affect species of European importance, developers will need to secure a derogation from Natural Resources Wales under the Conservation of Habitats and Species Regulations 2010 (as amended), the 'Habitats Regulations.

POLICY MG20 – NATIONALLY PROTECTED SITES AND SPECIES

Development likely to have an adverse effect either directly or indirectly on the conservation value of a site of special scientific interest will only be permitted where it is demonstrated that:

- 1. There is no suitable alternative to the proposed development; and**
- 2. It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site; and**
- 3. Appropriate compensatory measures are secured; or**
- 4. The proposal contributes to the protection, enhancement or positive management of the site.**

Development proposals likely to affect protected species will only be permitted where it is demonstrated that:

- 1. The population range and distribution of the species will not be adversely impacted;**
- 2. There is no suitable alternative to the proposed development;**
- 3. The benefits of the development clearly outweigh the adverse impacts on the protected species; and**
- 4. Appropriate avoidance, mitigation and compensation measures are provided.**

Managing Growth in the Vale of Glamorgan

- 6.127 For the purposes of the policy, nationally designated sites include Sites of Special Scientific Interest (SSSI). Within the Vale of Glamorgan there are 28 SSSI and these are detailed in Appendix 2 and their locations are shown on the Constraints Map. Protected species are those detailed within the Wildlife and Countryside Act 1981 (as amended) and species specific legislation e.g. the Protection of Badgers Act 1992.
- 6.128 The presence of a protected species is a material consideration in the determination of planning applications. When assessing any development proposal which if carried out would be likely to result in harm to a protected species or its habitat, the Council will be guided by advice received from Natural Resources Wales.
- 6.129 There will always be a presumption against development which is likely to harm a protected site or species. However, there may also be instances when the importance of a development proposal will outweigh the conservation value, either temporarily or permanently to a SSSI / protected species and in such instances, the objective will always be to ensure that the nature conservation value of the site or protected species is preserved and where possible enhanced.
- 6.130 Where development is permitted, appropriate conditions or agreed planning obligations will be used to secure adequate compensation or mitigation measures.

POLICY MG21 –

SITES OF IMPORTANCE FOR NATURE CONSERVATION, REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHOLOGICAL SITES AND PRIORITY HABITATS AND SPECIES

Development proposals likely to have an adverse impact on sites of importance for nature conservation or priority habitats and species will only be permitted where it can be demonstrated that:

- 1. The need for the development clearly outweighs the nature conservation value of the site;**
- 2. Adverse impacts on nature conservation and geological features can be avoided;**
- 3. Appropriate and proportionate mitigation and compensation measures can be provided;**
and
- 4. The development conserves and where possible enhances biodiversity interests.**

- 6.131 Sites of Importance for Nature Conservation (SINC) are identified to protect areas of high wildlife value at a local level. Regionally Important Geological and Geomorphological Sites are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology).
- 6.132 Priority Habitats and Species for Conservation are identified in the Environment (Wales) Act 2016 Section 7. Species or habitats are important wildlife features, are rare or declining and are not protected by primary legislation.
- 6.133 Development which is likely to have an adverse impact on SINC, RIGS or Priority Habitats and Species will be required to demonstrate that every effort has been made to avoid and mitigate any adverse impacts and that the need for the development outweighs the nature conservation or geological value. Where on site mitigation is not possible or sufficient to prevent any adverse

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impact then off-site compensation will be required. Off-site compensation will be secured through planning conditions or Section 106 agreements as appropriate.

6.134 The Council will produce Supplementary Planning Guidance on 'Biodiversity and Development' to support these policies and provide advice for developers on the Council's approach to biodiversity issues.

POLICY MG22 - DEVELOPMENT IN MINERAL SAFEGUARDING AREAS

Known mineral resources of sandstone, sand and gravel and limestone are safeguarded as shown on the proposals map.

New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:

- 1. Any reserves of minerals can be economically extracted prior to the commencement of the development;**
- 2. Or extraction would have an unacceptable impact on environmental or amenity considerations; or**
- 3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or**
- 4. The resource in question is of poor quality / quantity.**

6.135 In view of the landbank of reserves with planning permission at existing mineral working sites within the Vale of Glamorgan, there is no requirement for the Plan to allocate additional areas for limestone extraction. Significant areas have, however, been identified as containing resources that may be of value for mineral working in future. Those areas are identified on the Proposals Map and are protected from permanent development that could sterilise or hinder their future extraction.

6.136 The reason for the safeguarded area (i.e. the potential long term benefit of the resource in question) should be considered relative to the need for development and any short term economic arguments.

6.137 In addition, small-scale development proposals, for example limited infill, householder development or agricultural development, will often be permissible within safeguarded areas, although they will first need to demonstrate that they would not prejudice future exploitation of the safeguarded resource.

6.138 Further details on the implementation of the Policy will be addressed through Supplementary Planning Guidance.

POLICY MG23 - QUARRY BUFFER ZONES

Buffer zones have been identified around mineral working sites. Within buffer zones proposals for new development will only be permitted where it is demonstrated that:

- 1. The proposal would not constrain the operations of the mineral site; or**
- 2. The proposal is located within an existing built up area which already encroaches into the buffer zone.**



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7.1 The LDP Vision, Strategic Objectives and Strategic Policies set out the levels of growth and development for the Vale of Glamorgan over the Plan period. This section sets out the policy framework for managing future development in the Vale of Glamorgan. The policies seek to address issues that are relevant to all forms of development proposals, for example, access, design and amenity as well as providing a development specific context for proposals such as energy generation and rural buildings. These policies in combination with other policies contained in the LDP and national planning policy will form the basis for determining future planning applications in the Vale of Glamorgan.

POLICY MD1 - LOCATION OF NEW DEVELOPMENT

New development on unallocated sites should:

- 1. Have no unacceptable impact on the countryside;**
- 2. Reinforce the role and function of the key settlement of Barry, the service centre settlements, primary settlements or minor rural settlements as key providers of commercial, community and healthcare facilities;**
- 3. Where appropriate promote new enterprises, tourism, leisure and community facilities in the Vale of Glamorgan;**
- 4. In the case of residential development, support the delivery of affordable housing in areas of identified need;**
- 5. Have access to or promote the use of sustainable modes of transport;**
- 6. Benefit from existing infrastructure provision or where necessary make provision for new infrastructure without any unacceptable effect on the natural or built environment;**
- 7. Where possible promote sustainable construction and make beneficial use of previously developed land and buildings;**
- 8. Provide a positive context for the management of the water environment by avoiding areas of flood risk in accordance with the sequential approach set out in national policy and safeguard water resources; and**
- 9. Have no unacceptable impact on the best and most versatile agricultural land.**

7.2 Policy MD1 sets out the framework for future development to take place on unallocated sites within the Vale of Glamorgan. New development will be directed to those locations that are accessible by sustainable transport and reduce dependence on the private car. In addition, it seeks to ensure the efficient use and reuse of land and buildings and effectively manage important resources. In directing development to the most sustainable locations the Council recognises the importance of ensuring that development is carefully managed ensuring that development does not have an unacceptable impact on existing infrastructure, local amenity or result in the redevelopment of important open space or community facilities.

7.3 Within rural locations development will be managed carefully to ensure that it contributes positively to the rural economy and the viability and sustainability of rural communities, whilst ensuring the distinctive character of the Vale of Glamorgan is protected. In this regard, Policy MD1 still seeks to emphasise the importance of protecting the countryside from unacceptable and unjustified new development. For the purposes of the LDP, countryside is defined as that area of land lying outside the settlement boundaries of the main towns and villages identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the

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Plan. Proposals affecting green wedges, special landscape areas and the Glamorgan Heritage Coast will be considered against policies MG18, MG17 and MG27 respectively.

- 7.4 New development will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) Zone C2²⁴ and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN 15.

POLICY MD2 - DESIGN OF NEW DEVELOPMENT

In order to create high quality, healthy, sustainable and locally distinct places development proposals should:

- 1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;**
- 2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;**
- 3. Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;**
- 4. Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. In the case of retail centres, developments should provide active street frontages to create attractive and safe urban environments;**
- 5. Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;**
- 6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;**
- 7. Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;**
- 8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;**
- 9. Provide public open space, private amenity space and car parking in accordance with the council's standards;**
- 10. Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;**
- 11. Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and**
- 12. Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.**

- 7.5 Policy MD2 sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments. Safeguarding the local character of the Vale of Glamorgan's towns and villages is reliant on securing high quality

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design that is of the appropriate scale and form in the right location. Equally, the layout and design of new development is essential for improving resident's quality of life, creating a sense of place and ensuring a healthy and safe environment.

- 7.6 All development proposals will be required to fully consider the context and character within which the development proposal is located so as to ensure that it contributes positively to the local setting including important views and vistas. Issues associated with safeguarding residential amenity should also be addressed during the design process especially where mixed use developments are proposed. Solutions to problems such as overlooking and noise can often be overcome by good design. All new buildings should respond positively to and respect their surroundings and contribute towards healthy and vibrant communities, reducing the fear of crime and creating a sense of place. In this regard developments must be of an appropriate scale, density and design for their location and make a positive contribution to the local environment. Further guidance will be provided in the Householder Design Guide Supplementary Planning Guidance.
- 7.7 Key locations, such as town centres and main routes/junctions that serve new developments, present opportunities for enhancing public realm and reinforcing a sense of place through the use of sensitive landscaping and public art. In all shopping centres, the Council will require well designed shop fronts which will enhance the area and add to its local distinctiveness.
- 7.8 All new development should be highly accessible. Walking and cycling have an important role to play in the management of movement across the area, particularly reducing the number of short trips taken by car. Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel 'desire lines' through a development, and integration with existing and potential off-site links. Providing safe and convenient walking and cycling environments will help tackle health problems associated with physical inactivity and social exclusion factors arising from car dependency, poor access to services and public transport facilities.
- 7.9 The provision of car parking is a major influence on the choice of means of transport and the pattern of development. The Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to locations well served by public transport. Moreover, provision for parking will be reduced in line with improvements to public transport accessibility. The Council's standards are set out in the Parking Standards Supplementary Planning Guidance.
- 7.10 As well as ensuring healthy and active environments consideration should also be given to the impact on the health and wellbeing of future users in the design of buildings, use of materials and access to light and quiet areas. The provision of features or the shared use of community facilities for health care needs which enable people to retain their independence and remain in the local community will be favoured where considered appropriate.
- 7.11 The Welsh Government promotes the widespread adoption of travel plans by businesses, schools, hospitals, tourist attractions, major residential developments and other significant travel-generating uses. These assist with the efficient management of the highway network and promote alternative modes of transport. The need for a travel plan will be identified early on as part of the pre-application process or scoping discussions with the Council, and will be the subject of Supplementary Planning Guidance.

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- 7.12 To meet the goal of achieving sustainable development, proposals need to make appropriate provision for reducing and recycling waste in accordance with the waste hierarchy. Encouraging energy conservation and generation from renewable sources is one measure by which the planning system can make a positive contribution towards reducing the impact of new development on climate change. The design of new developments must address the need to reduce energy consumption and maximise opportunities for low carbon energy generation. Developers should consider measures to help reduce effects related to climate change, for example by incorporating green space to provide shading and sustainable drainage systems to reduce run-off, incorporating renewable energy generation into the fabric of buildings or designs which prevent overheating to avoid the need for artificial cooling of buildings.
- 7.13 It is a statutory requirement that certain applications for planning permission and listed building consent are accompanied by a Design and Access Statement (DAS)²⁵. Where required, a Design and Access Statement should explain how proposals can contribute positively to reducing the fear of crime and creating a sense of place. The level of detail in the statement should be proportionate to the complexity of the proposal but should contain sufficient detail to explain how the development addresses any factors relevant to the scale and type of development proposed.
- 7.14 Larger residential and commercial schemes present an opportunity to deliver developments that create a sense of place, provide an accessible and healthy environment, and reinforce or enhance existing urban areas. In order to ensure the creation of high quality public spaces, the Council may require promoters of allocated and unallocated sites to prepare a master plan. As part of the master planning exercise developers will be required to demonstrate that they have had regard to all of the requirements of Policy MD2.

POLICY MD 3 - PROVISION FOR OPEN SPACE

Where there is an identified need for public open space, new residential development with a net gain of 5 or more dwellings will be required to provide public open space in accordance with the following standards:

- 1. Outdoor sports provision 1.6 hectares per 1,000 population**
- 2. Children's equipped play space 0.25 hectares per 1,000 population**
- 3. Informal play space 0.55 hectares per 1,000 population**

Where there is an identified need for public open space provision, major new commercial developments, where floorspace to be created exceeds 1000 sqm or the site is 1 hectare or more, will be required to provide public open space at a ratio of 16 sqm per full time equivalent employee.

In order to create sustainable places areas of open space will usually be required to be provided on-site as part of new development proposals. Where it is not practical or desirable to make provision on-site, appropriate off-site provision or financial contributions for improvements to existing facilities will be required in lieu of on-site public open space.

- 7.15 Planning Policy Wales (PPW) directs that the development plan should contain clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities. Standards of

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This differs from gross density which is used to define the number of dwellings in a site/development area including major and local distributor roads, primary schools, churches, local shopping etc., open spaces serving a wider area and significant landscape buffer strips which may define the site boundary/development edge. In calculating net developable area it will be reasonable to discount areas of significant constraint within a site such as woodland to be retained, flood zone, ecology mitigation areas and other strategic infrastructure such as distributor roads, playing fields or schools.

7.39 Development below the specified residential density levels will not be permitted unless it is demonstrated that there are significant constraints associated with a site that prevent development at the specified levels or where development at the density required would have an adverse impact on the character or appearance of the locality or result in the loss of an important site feature. Higher densities will be permissible and indeed encouraged where they represent the sustainable use of land and reflect the character of the surrounding area and would not unacceptably impact upon local amenity. By way of example higher densities would be expected in waterfront developments, flatted schemes and on sites in areas which are already characterised by high density development. All new development should contribute to the creation of balanced communities, providing an appropriate mix of housing types, tenures and sizes, including smaller properties to meet local housing need.

POLICY MD7 - ENVIRONMENTAL PROTECTION

Development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either:

- 1. Pollution of land, surface water, ground water and the air;**
- 2. Land contamination;**
- 3. Hazardous substances;**
- 4. Noise, vibration, odour nuisance and light pollution;**
- 5. Flood risk and consequences;**
- 6. Coastal erosion or land stability;**
- 7. The loss of the best and most versatile agricultural land; or**
- 8. Any other identified risk to public health and safety.**

Where impacts are identified the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes.

In respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15. No highly vulnerable development will be permitted within Development Advice Map (DAM) zone C2. Development will only be permitted in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN15.

7.40 While many elements of pollution control are outside the remit of the planning system it is important that new development does not lead to unacceptable levels of pollution. If, as a result of consultation with bodies such as Natural Resources Wales and Health and Safety Executive, the

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Council considers that a development proposal would lead to unacceptable pollution, or make an existing problem worse, then planning permission will not be granted.

- 7.41 Policy MD7 follows the precautionary approach and the Council encourages developers to assess any impact at the earliest stage so that development proposals reduce any impact present to an acceptable level. Where development is permitted conditions will be attached to the approval to minimise any potential pollution levels and where appropriate monitor the effects of the development.
- 7.42 The Vale of Glamorgan is covered by 2 Shoreline Management Plans (SMP). These have been prepared to consider the potential long term impact of increased sea levels as a consequence of climate change. The SMPs identify general policies and actions for managing change along the coastline. In developing the LDP the Council has used the SMPs to inform site allocations so as to ensure that future development proposals do not conflict with the longer term plans contained within the SMP. Policy MD7 is consistent with this approach by requiring that proposals within coastal locations include appropriate measures to avoid increasing coastal erosion and mitigate potential flooding.
- 7.43 The purpose of this Policy is to avert development from where it would be at risk from river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere. The Policy will help deliver LDP objectives relating to flood risk and reflects advice set out in PPW and Technical Advice Note 15: Development and Flood Risk (July 2004). Avoiding unnecessary flood risk will be achieved by strictly assessing the flood risk implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development that unacceptably increases risk. In accordance with TAN15: Development and Flood Risk, no highly vulnerable development will be permitted in development advice zone C2. Development will only be considered in other areas at high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements of TAN15 (2004 – Section 6, 7 and Appendix 1)".

POLICY MD8 - HISTORIC ENVIRONMENT

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

- 1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;**
- 2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;**
- 3. Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas;**
- 4. For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.**

- 7.44 The historic environment is a significant, but finite, resource. With sensitivity and imagination, it can be a stimulus to creative new architecture and design, a basis for regeneration and make a powerful contribution to people's quality of life.

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POLICY MD9 - PROMOTING BIODIVERSITY

New development proposals will be required to conserve and where appropriate enhance biodiversity interests unless it can be demonstrated that:

- 1. The need for the development clearly outweighs the biodiversity value of the site; and**
- 2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.**

7.51 The biodiversity value of a proposed development site should be established at the earliest opportunity. Biodiversity value of sites should be assessed in national and local contexts. By virtue of their designation, internationally and nationally designated sites have the highest conservation value. Other sites such as SINC's or those sites that support a priority habitat or species should be assessed individually, but would likely be of lower conservation value.

7.52 However, the biodiversity value of local sites may be increased by having any of the attributes below.

- Diversity
- Rarity
- Naturalness
- Size
- Typicalness
- Fragility
- Irreplaceability .

7.53 Other features that may increase the importance of a site are where the site acts as a 'stepping stone', provides habitat connectivity or acts as a buffer zone to a designated site. Sites with one or more of these attributes will be important for biodiversity value.

7.54 Where a site has biodiversity value, and where the development will be likely to have an adverse impact on biodiversity, the need for development must be weighed against the biodiversity value of the proposed development site. Where a development will have an adverse impact on the biodiversity value of a site, the development must demonstrate that the need for the development clearly outweighs the biodiversity value of the site.

7.55 Developers must demonstrate what measures have been taken to avoid an adverse impact on biodiversity and what mitigation measures will be undertaken to minimise the impact on biodiversity. Where reasonable avoidance measures and mitigation are not sufficient in minimising an adverse impact, any residual impact should be addressed by appropriate and proportionate compensation measures. Compensation should ideally be located as close as possible to the original site and be on a like-for-like basis. Mitigation measures and compensation sites should be chosen so as to maintain biodiversity features or resources.

7.56 It is nearly always possible to provide biodiversity enhancement on development sites. Levels of enhancement should be commensurate with the level of adverse impact and the scale of development. Mitigation features that can be included could include: small animal underpasses, bird boxes on new build, vegetated dark flight corridors, ponds, hedgerows, native species in planting schemes, newt-friendly drainage. These features not only mitigate and enhance, but also significantly contribute towards sustainability and natural resource planning; ensuring that new developments in the Vale are "future-proof" allowing for migration and colonisation in response to climate change.

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- 7.66 For the purposes of the LDP, countryside is defined as that area of land lying outside the settlement boundaries of the main towns and villages identified in the LDP settlement hierarchy that has not been developed for employment use or allocated for development in the Plan. Proposals for replacement dwellings in the countryside will be permitted where it can be demonstrated that the dwelling has an established use and has not been abandoned. The replacement of dwellings which cannot demonstrate the continued use of the property will be treated as a new dwelling. In cases where a continuous use can be established, the replacement of a dwelling which contributes significantly to the rural character of the area will only be permitted where it is demonstrated that the property is either unacceptably affected by structural damage and replacement is the most economically viable option or where the site is affected by physical or environmental constraints that restrict the ability to appropriately extend the property, for example where part of the site is unacceptably affected by flood risk or unstable land.
- 7.67 Under such circumstances, the replacement new dwelling will be expected to make a positive contribution to the local environment, and have no materially greater impact on the landscape than the dwelling it replaces. In this respect, the replacement dwelling should not be disproportionate in size to the dwelling being replaced, nor be of a scale that would materially affect the residential character of properties in the area. In addition, the exterior design and materials of the new dwelling shall be compatible with the local environment. Additionally, planning conditions may be imposed to restrict permitted development rights in respect of additional extensions and alterations. This is intended to allow the Council to maintain control over future minor extensions / alterations to the new dwelling which need to be sensitive given the rural setting.
- 7.68 Extensions to existing dwellings in the countryside have the potential to significantly change the character of a dwelling and increase the physical impact of development on the landscape. Such extensions will be strictly controlled in terms of their scale, design and appearance to reflect their rural location, with Policy MD12 seeking to retain the rural character of dwellings and mitigate the physical impact of such extensions on the surrounding landscape.
- 7.69 National policy contained in chapter 9 of PPW seeks to strictly control the development of new dwellings in the open countryside, where there is generally an absence of existing employment opportunities, services and public transport facilities. However, PPW acknowledges that there may be instances where sensitive infilling or minor extensions to groups of dwellings may be acceptable (in particular for affordable housing to meet local need). Proposals for such development will be assessed against this national policy framework. Where new development is justified in the open countryside, relevant LDP policies will also apply such as Policies MD2 Design of New Development and MD10 Affordable Housing. In addition, national policy also makes provision for new rural enterprise dwellings and 'one planet developments' as exceptions for residential development in the open countryside and clear guidance on these types of development is set out in TAN 6 Planning for Sustainable Rural Communities (July 2010)."

POLICY MD13 - TOURISM AND LEISURE

Proposals for the development of new or enhanced tourism and leisure facilities will be permitted where the proposal:

- 1. Is located within the key settlement, the service centre settlements, primary settlements and minor rural settlements; or**

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2. Forms part of a rural enterprise or farm diversification scheme; or
3. Involves the conversion of an existing rural building in accordance with Policy MD11; or
4. Involves sustainable low impact tourism and leisure proposals in the countryside; and

Proposals that would result in the loss of existing tourism and leisure facilities will be resisted unless it can be demonstrated that there is a sufficient supply of facilities within the area to satisfy demand and/or the facility has been marketed and proven to be no longer economically viable.

7.70 The Vale of Glamorgan is an area rich in attractive landscape, seascape and townscape. The Council considers that the provision of appropriately located and well-designed tourism facilities present a significant opportunity to bring new investment into the Vale of Glamorgan.

7.71 The provision of new and enhanced tourism facilities in the Vale of Glamorgan is a key element of both the Council's Tourism Strategy and the LDP. Proposals for new tourism accommodation such as hotels, bed and breakfast establishments, camping or caravan sites will be favoured where the development is located in settlements identified in the settlement hierarchy or where they promote rural enterprise and / or diversification. Low impact tourism would include interpretation centres, footpaths, and other developments such as camping sites where the impacts on the locality are often small-scale and seasonal. Equestrian activities are popular within the Vale of Glamorgan and can contribute to tourism and leisure facilities as well as the rural economy. The design and location of new or enhanced facilities will be assessed in accordance with Policy MD2. In addition, sustainable tourism proposals will generally be supported provided they are of an appropriate scale and design to their surroundings.

7.72 Fundamental to the development of a robust tourism industry is the requirement to retain existing tourism facilities. Evidence suggests that the tourism industry in Barry and Penarth has been in decline for a number of years, with many facilities being lost to alternative uses. Proposals for the redevelopment of existing tourism facilities for alternative uses will only be permitted where it is demonstrated that the facility is no longer economically viable, or there is surplus supply of the same type of use within Vale of Glamorgan. The Council will require proposals to be supported by evidence that retention of the facility is no longer economically viable or required for tourism purposes. As part of this process the Council will require applicants to demonstrate that the facility has been actively marketed for a period of 12 months at a realistic price.

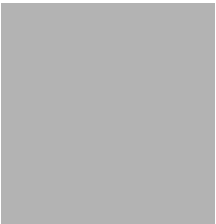
POLICY MD14 - NEW EMPLOYMENT PROPOSALS

On existing and allocated employment sites development proposals for B1, B2 and B8 employment uses, and complementary ancillary uses will be supported.

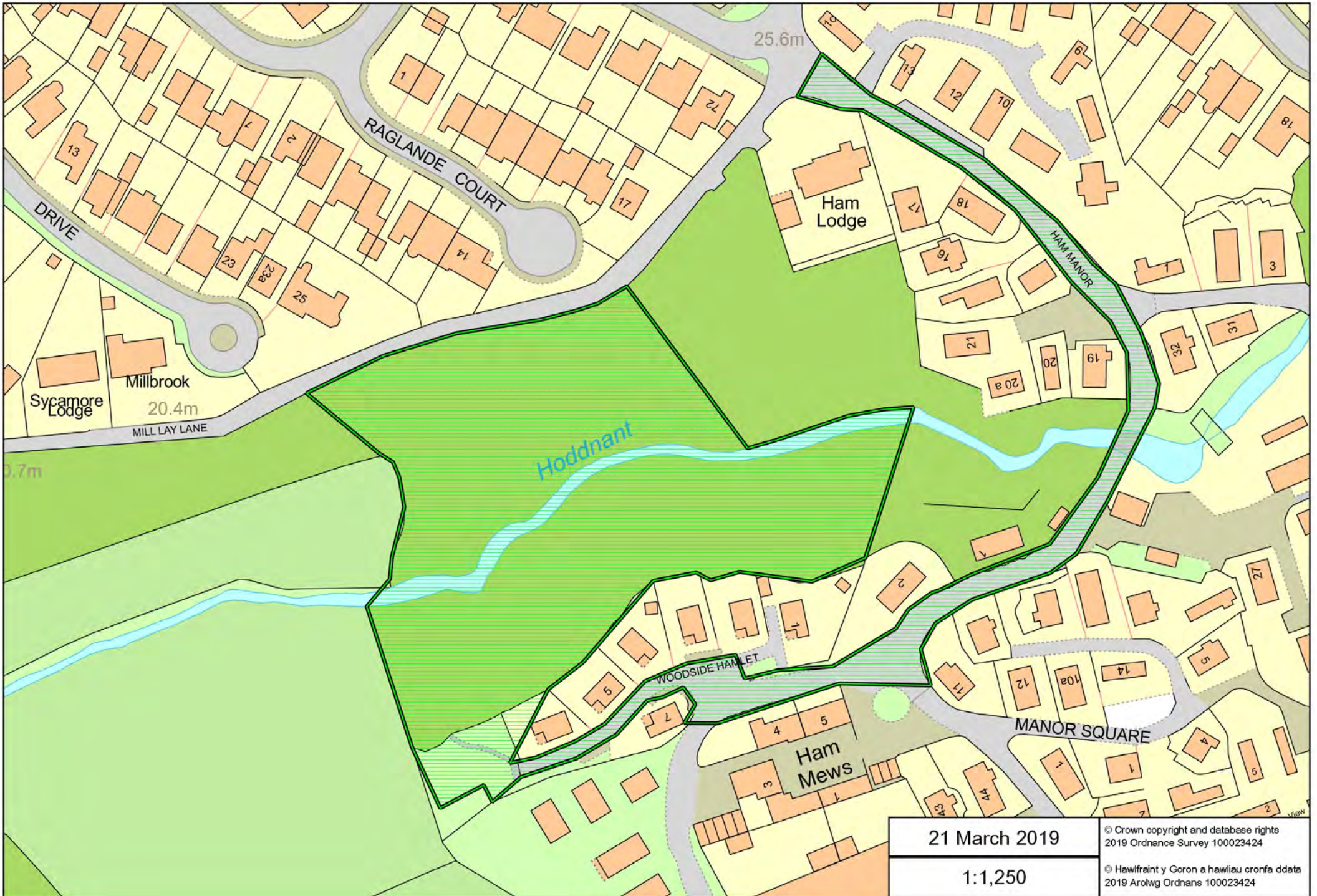
Elsewhere proposals for new employment uses will be permitted where:

1. It is located within or adjacent to an existing settlement boundary, where the scale and type of employment use is complementary to its location and neighbouring uses; or
2. Where the proposal is for an agriculture, forestry or rural enterprise where a need for a rural location is justified; or
3. Where it is clearly demonstrated that the nature of the business necessitates a location away from existing settlements and/or employment areas in order to mitigate impact on amenity.

QUESTION 21



**QUESTION
21**



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