

# Y Swyddfa Gymreig

Parc Cathays  
Caerdydd CF1 3NQ



# Welsh Office

Cathays Park  
Cardiff CF1 3NQ

Telex 498228

Telephone (Switchboard) 0222 825111 GTN Code 1208

(Direct Line) 0222 82 5670

Fax: GP2-0222 823204; GP3-0222 823036

Mr T R Anderson ARIBA ARICS  
39 High Street  
COWBRIDGE  
South Glamorgan CF7 7AE

Eich Cyf/Your ref

Ein Cyf/Our ref  
P72/1519

Dyddiad/Date

13 FEB 1990

*Grid Ref.  
29660  
16894*

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY MR D LISCOMBE  
APPLICATION NO:- 89/00571/FUL

1. As you know, I have been appointed by the Secretary of State for Wales to determine the above mentioned appeal. This is against the decision of the Vale of Glamorgan Borough Council to refuse planning permission for a dwelling on land adjacent plot 1, River Walk, Llantwit Major. I have considered the written representations made by you and by the Council, and also those made by interested persons. I inspected the site on 5 February 1990.

2. River Walk is a cul-de-sac of modern detached and semi-detached houses, located in the 'old town' Conservation Area of Llantwit Major. The houses are grouped around the eastern and northern sides of River Walk and overlook and partially enclose an attractive open area extending from the Swine Bridge, which encompasses the environs of a listed building, Swimbridge Farm. This area is formed by a wide grass verge and footway on the western side of River Walk alongside the channelled Ogney Brook, with the garden and building of the farm beyond. The appeal site is a grassed plot of land between the northern end of the farm garden and the turning head of River Walk, with its north-western boundary adjacent to 2 River Walk.

3. As a result of my site visit and reading of the representations, I consider the main issue of this appeal to be the effect of the proposal on the character and appearance of the Conservation Area and the setting of the listed building.

4. There have been 2 previous appeals relating to a dwelling on this site, in 1971 (P382/64) and 1982 (P72/740). Both were dismissed, but you say that since the last appeal circumstances have changed. You point out that the open vista looking towards the site from Swine Bridge is now largely screened by false cypress trees planted around the garden of Swimbridge Farm and that the siting of the proposed house would be well away from a large ash tree in the south-east corner of the site, so would not affect its health. In your view, the proposal represents a reasonable infill development within an existing settlement and no objection has been raised to the design of the house itself.

5. In the 1977 study of the Conservation Area undertaken by the Council, the farm garden was named as an open space which should not be developed. The very small scale map accompanying the study appears to include the appeal site as well, and I note that in laying out River Walk it seems that the site was intentionally left undeveloped to safeguard the vista and open space. I

