

Mr Glenn Haley
Primrose Cottage
Penllyn
Cowbridge
CF71 7RQ

30 July 2014

Mrs Y J Pritchard
Head of Planning Department
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT



Dear Mrs Pritchard

**RE: TOWN AND COUNTRY PLANNING ACT (AS AMENDED)
APPLICATION NUMBER: 2014/00840/FUL/YP
PROPOSAL OF 3 BED DWELLING**

We refer to your instructions dated 16 July 2014 reference P/DC/YP/2014/00840/FUL and wish to raise the objections listed below. Due to the serious concerns, we confirm this matter should be heard by a full planning committee not under delegated powers.

HIGHWAYS OBJECTIONS

In 2003 an application was made for the construction of one house on land west of Primrose Cottage, Penllyn and at the time the Highway Authority made the following comments:

Re land adjacent to Primrose Cottage

Further to a recent site inspection regarding the above application the Highway Authority would advise that there is a highway objection to the submitted proposals based on the following:

- (1) *The access as proposed (existing) lacks sufficient frontage to provide adequate Vision splays to serve further development and would create traffic and pedestrian hazards to the detriment of highway and pedestrian safety.*
- (2) *The width of the existing driveway identified on the submitted plan does not appear to meet the Highway Authorities minimum requirements of 4.5m to facilitate two-way movements on a shared driveway.*

The proposed additional use of the existing substandard access will create increased traffic hazards

- (3) *The Highway Authority would also advise that there is an existing Public Right of Way – Footpath 24 running adjacent to the site and the neighbouring property (Dom da Cottage)*

This will again create conflicts between residents and the general public to the detriment of public safety.

Planning permission was refused in 2004. One of the reasons for refusal stated that:

- 2 *The proposed development would be detrimental to highway safety, by virtue of the intensification of use of the existing substandard access and the likely conflicts between pedestrians and vehicular traffic due to the presence of a Public Footpath that runs adjacent to the site. The proposal would therefore be contrary to the objectives of Policies ENV25 and HOUS9 of the Vale of Glamorgan Unitary Development Plan Deposit Draft 1998 (as amended 2003).*

Recently a new proposal (Application 2014/00840) has been submitted and these comments will examine whether the reasons for refusal raised in 2003/4 by the Highway Authority are still pertinent and have been addressed by the Applicant.

1. Proposed Access

The proposal is to use the existing access that serves Primrose and Pear Tree Cottages. On the plan submitted no improvements have been proposed to increase the width to 4.5m as identified by the Highway Authority in 2003/4. It is understood that this standard set by the Highway Authority to facilitate two way movements on a shared driveway has not changed.

Manual for Streets and WAG TAN 18 both published in 2007 provide guidance on minimum visibility splays. Roads with a 30mph speed restriction such as in Penllyn require visibility splays of 2.4 x 40m. The visibility splay available is around 2.4 x 9m in both directions which is suitable for vehicle speeds of 10mph (TAN18 Annex B Table B).

It should be noted that a recent application for three houses in the garden of Kendall House, Penllyn includes significant improvements to visibility from the access lane.

The proposed property will generate additional trips on the driveway. TRICS data which provides information on trips generated by different land-uses shows trips per private dwelling are in the order of 6 per 12hr day (3 in and 3 out). This data has been collected from sites that are well served by public transport. Penllyn is not well served so trips generated by the proposed house will be significantly higher.

2. Traffic and Pedestrian Hazards

The Red Fox Public House is located a short distance north of the access to the proposed development. Customers park regularly on the main road causing traffic from the north of the village to use the opposing lane. There are no footways on the main highway so the lack of visibility from the access to the proposed development in the direction of The Red Fox will increase hazards for vehicles and pedestrians. (See Appendix 6&7)

Footpath 24 runs adjacent to the existing driveway serving Primrose and Pear Tree Cottages. The proposed development will generate additional traffic using the driveway and increase hazards for people entering and leaving the footpath.

3. Conclusion

The comments made by the Highway Authority on the earlier application continue to be relevant. The significant increase in traffic that will be generated by the proposed development will require improvements to the width of the driveway and the visibility splay.

The planning application includes no proposals to improve the driveway width or the visibility splays so there will be a significant increase in traffic hazards to the detriment of pedestrian and highway safety.

In view of the substandard access and the potential conflict between pedestrians and vehicular traffic the Planning Authority is requested to refuse granting approval

for this proposal.

PLANNING - UDP

The village of Penllyn in the current development plan has no boundaries, therefore "rounding off" does not apply.

The subject development land, is land in the open countryside in a rural village and should be protected.

The zoning and planning principles have not changed since the last planning application in 2004. Conditions on site have not changed since 2004, therefore this application should be rejected.

The refusal notice in 2004 conditions are the same now, quote:

1. *"The proposed development would constitute an unacceptable form of backland development, which would result in an unacceptable harm to the amenities and privacy of the occupiers of the adjacent dwellings.*
2. *The proposed development would be detrimental to highway safety, by virtue of the intensification if use of the existing substandard access and the likely conflicts between pedestrians and vehicular traffic due to the presence of a public footpath that runs adjacent to the site."*

ANDERSON AND ASSOCIATES REPORT

Anderson and Associates report is factually incorrect. When scaling the plan it shows the opening of pillars to the main road entrance of 2.8m, in fact the opening was widened ten years ago to 3.9m, as the driveway was congested, dangerous and difficult to ingress and egress (please see appendices 1, 2, 3 & 4).

Anderson's fairytale story "the couple already had their golden anniversary" suggesting the occupants would only have one motor car, is nonsense. Any couple retired or otherwise will have two motor cars (as is standard in the village), and if they have teenage children there might be four motor cars in the family (this is also common of most families in the village). Two to four more cars running up and down the driveway will create danger for motorists, cyclists and pedestrians along the very narrow, short drive.

There is no provision to widen the access in ownership of the entrance to the land.

The driveway next door serves only two dwellings (not three) and is much larger and does not face the dwellings main gardens. It also serves as a public footpath.

Andersons scale plan shows the land as 220m², it is incorrect as in the last planning application they overstated it to 950m² in fact it is 544m², in any case too small for the proposed development.

OBJECTIONS RAISED

1. Highways:

As previously stated.

2. Existing Driveway:

- a) The driveway is too narrow and congested already and further vehicles will not be practicable or sustainable and will cause danger to motorists, cyclists and pedestrians
- b) The cottages do not have facilities for cars to turn and egress in a forward gear
- c) There will be traffic problems for Forrest Cottage which is in line with the driveway.

3. Loss of Amenity:

The main gardens to Primrose Cottage and Pear Tree Cottage face the driveway. The proposal will cause loss of amenity, privacy and enjoyment. The cottages have very small side gardens, the principal gardens are at the front. (please see appendix 5). The traffic would be in close proximity of the habitable room windows of the cottages.

4. Subject Land:

The land is too small to support the proposal and the existing driveway will not support three more motor cars.

5. Trees and Ecology:

The land has an ash tree and a sycamore tree of 40 years each and various wildlife living within should be protected. There are 14 different types of plant species, which should also be protected.

It is believed the hedgerows contain bats or rare species which should be protected.

6. The backland is open space, any development would be out of character of the rural village. It is land in the open countryside.
7. The existing access to the plot is unsuitable for contractors deliveries, machines and is not suitable for emergency vehicles such as a fire engine.
8. We believe there will be a loss of privacy, light, and open areas and vitally unsuitable road access, narrow driveway, building in tandem – Planning Policy Wales 2014 Para 9.2.13, lack of turning area, is most therefore unacceptable.
9. Services:

There are no services to the site, which is unpractical. Any excavations would cause unreasonable disturbance to the cottages and a danger to motorists, cyclists and pedestrians.

10. The proposal has blighted the impending sale of Pear Tree Cottage and would affect the valuation of the cottages.

Yours sincerely

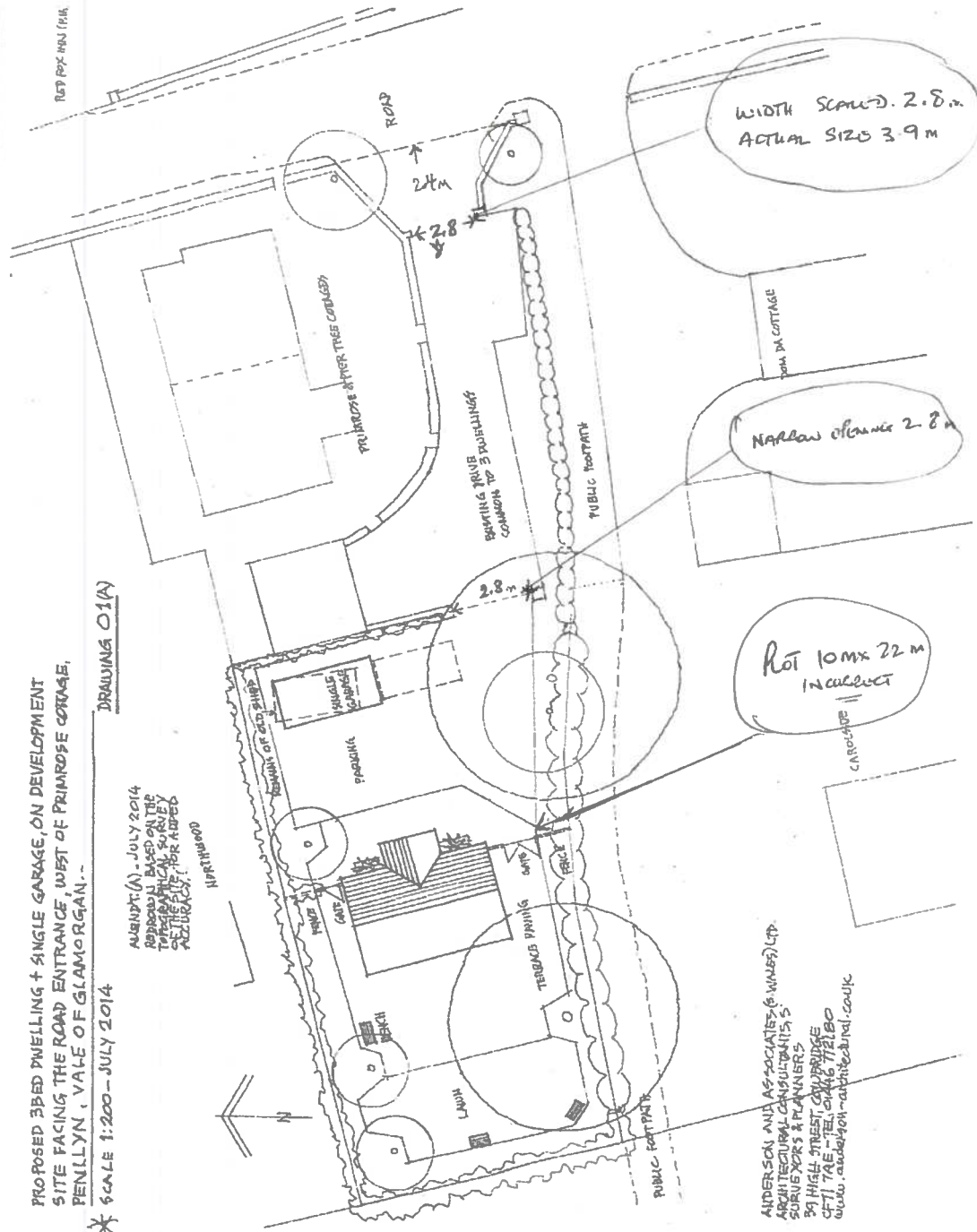


Glenn Robert Haley Bsc MRICS
Chartered Surveyor

APPENDIX 1

ANDERSON ASSOCIATES PLAN

Highways +
Access openings - FROM SCALE



PROPOSED 3 BED DWELLING + SINGLE GARAGE, ON DEVELOPMENT
SITE FACING THE ROAD ENTRANCE, WEST OF PRIMROSE COYSE,
PENLLYN, VALE OF GLAMORGAN.
SCALE 1:200 - JULY 2014

DRAWING 01(A)

AUGUST (A) - JULY 2014
REVISIONS BASED ON THE
TOPographical SURVEY
OF THE SITE FOR ADOPTED
ACCURACY.

ANDERSON AND ASSOCIATES (WINNERS) LTD.
ARCHITECTURAL CONSULTANTS,
SURVEYORS & PLANNERS
59 HIGH STREET COLYBRIDGE
CF11 7AE TEL: 01496 771210
www.anderson-architectural.co.uk

RECEIVED
- 7 AUG 2014

APPENDIX 2
DRIVE ACCESS 'RE SITING PILLAR'



RECEIVED
- 7 AUG 2014

Glenn Haley
Primrose Cottage
Penllyn
Vale Of Glamorgan
CF71 7RQ

6th August 2014

By Guaranteed Mail

Mr Marcus Goldsworthy
Head Of Planning
Vale Of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Mr Goldsworthy,

Application number . 2014/00840/FUL/YP
Proposal : Construction Of One Detached House and Garage
Land West Of Primrose Cottage

Please find attached my objections in respect of the above application. We have serious concerns about this proposal, and would be grateful if you can please look into this matter.

Thankyou.

Yours sincerely



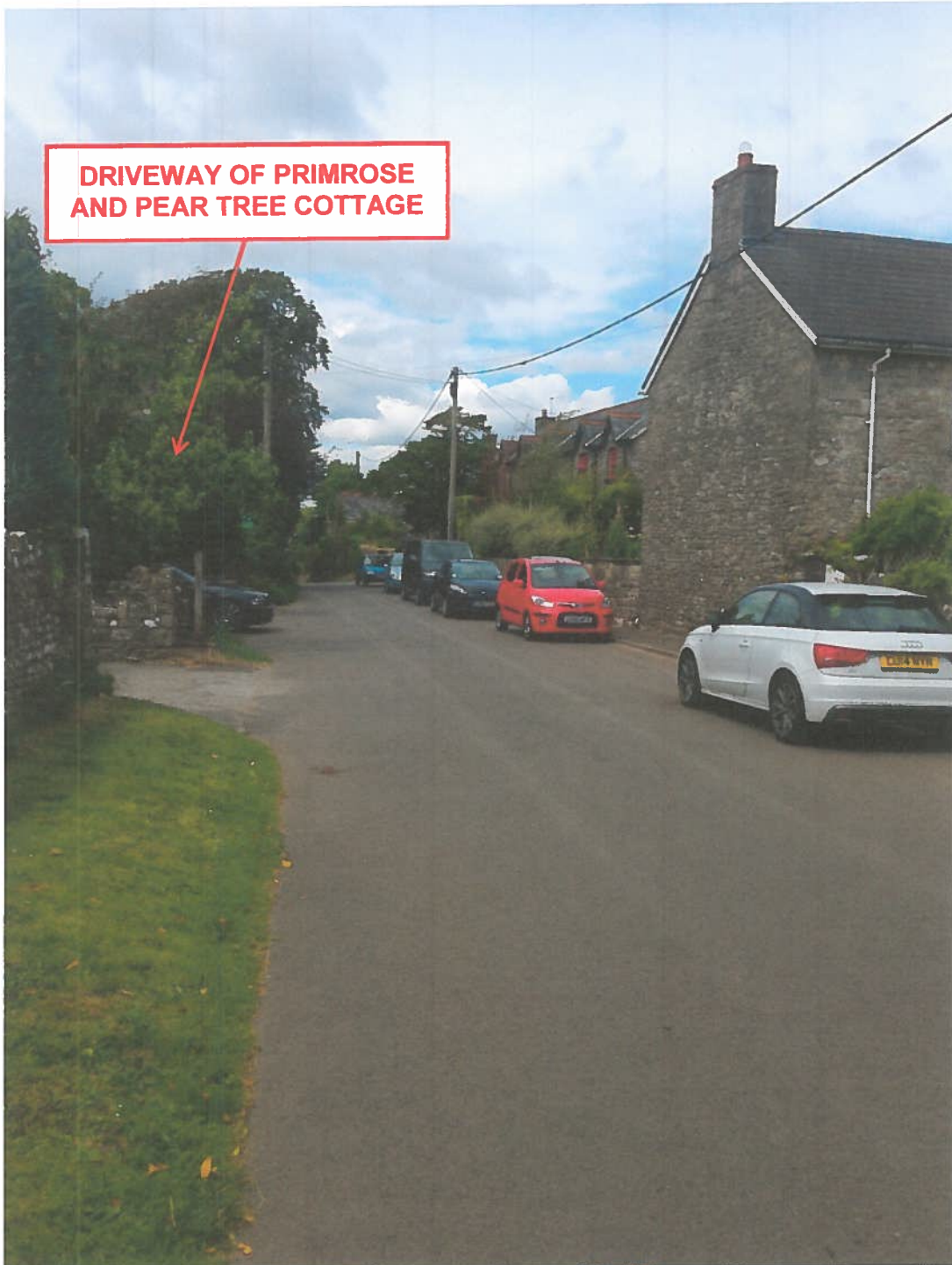
Glenn Haley

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| D.E.E.R |
| RECEIVED |
| ACTION BY: JMC/YP |
| NO: P23171P |
| ACK: |



APPENDIX 7

14.00, 27 JULY 2014 – CUSTOMERS OF RED FOX PUBLIC HOUSE PARKING ALONG HIGHWAY DUE TO FULL CAR PARK



RECEIVED
- 7 AUG 2014

APPENDIX 6

**19.00, 24 JULY 2014 - CONGESTED HIGHWAY DUE TO
VILLAGE HALL FUNCTION**



RECEIVED
- 7 AUG 2014

APPENDIX 5

GARDEN FACING DRIVEWAY AT PRIMROSE COTTAGE



RECEIVED
- 7 AUG 2014

APPENDIX 4
DRIVEWAY PARKING

RECEIVED
-7 AUG 2014



APPENDIX 3
CONGESTED DRIVEWAY



RECEIVED
- 7 AUG 2014

Rees, Vivien

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 05 August 2014 10:28
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2014/00840/FUL

New comments have been received for application 2014/00840/FUL at site address: Development plot facing the road, west of Primrose Cottage, Penllyn

from Mrs Helen Handley h.handley9@btinternet.com

Address:
Northwood House, Village of Penllyn, Cowbridge, CF71 7RQ

Comments:
Previous applications for residential development on this site have been refused (1989 & 2003). Nothing has changed on the site that should lead the council to divert from its previous consistent approach of refusing planning permission.

The development would constitute an unacceptable form of back-land development, resulting in harm to the amenities and privacy of the occupiers of the adjacent dwellings by virtue of an undesirable intensification of development and use which would have an adverse, detrimental and unacceptable impact.

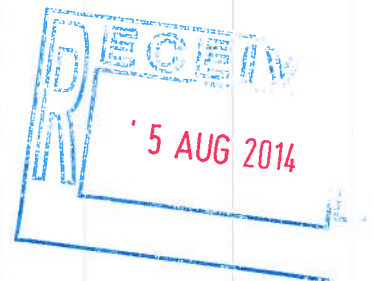
The development would be detrimental to highway safety, by virtue of the intensification of use of the existing highway which has insufficient on street parking, insufficient vehicular turning space, and insufficient access for emergency vehicles and commercial vehicles that may be required to access the site such as for the clearance of septic tanks.

Finally the proposal would not be in accordance with the Council's UDP 1996-2011

Case Officer:
Mrs. Y. J. Prichard

Area:
North

| |
|-------------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: JMc/YP |
| NO: P97 |
| ACK: |



Mr & Mrs. P. J. Handley
Northwood House
Penllyn
Cowbridge CF71 7RQ

Mrs Y. J Pritchard
Planning and Transportation Dept
The Vale of Glamorgan Council
Dock Office
Barry Docks, Barry
Vale of Glamorgan CF63 4RT

1st August 2014

Also by email to: developmentcontrol@valeofglamorgan.gov.uk

Dear Mrs Pritchard,

Re: Town & Country Planning Act, 1990 (as amended)
Application No. 2014/00840/FUL/YP
Location: Development plot facing the road, west of Primrose Cottage, Penllyn

We write in connection with the above outline planning application submitted for the construction of one detached 3 bed dwelling and garage west of Primrose Cottage, Penllyn, Vale of Glamorgan.

We strongly object to the application and believe a number of material considerations mitigate against any presumption of planning permission being granted, a number of which are set out below:

- **Adverse impact on the Highway (1)** - We believe the development will have a significant and adverse impact on the narrow country lane highway given the additional traffic generated by the proposal in terms of both the construction phase and the permanent use, as well as the poor physical vehicular access to and from the site, which has inadequate vehicle turning provision.
- **Adverse impact on the Highway (2)** - We believe the development will have a significant and adverse impact in relation to the access across the narrow driveways of both Primrose Cottage and Pear Tree Cottage, with the frontage of each of these cottages being a mere 6—7m from the narrow access driveway. We also have concern over increased risk of harm to those using said driveway and to the increased traffic congestion around Primrose Cottage, Pear Tree Cottage and Forrest Cottage (directly opposite proposed access).
- **Adverse impact on the Highway (3)** – We strongly disagree with the Anderson and Associate claim that *“the persons’ living in this property maybe a couple that have already had their golden wedding anniversary”*. Penllyn is a rural village with no general store, no shop, no medical facilities, and no regular public transport service. It is an affluent community with the vast majority of residents having a minimum of 2 motor cars. This proposal is for a detached 3 bedroom dwelling, therefore the likely occupier will be a middle class, professional couple, with maybe 2-3 children. Therefore there may be up to 5 motor cars in their family. This will have a significant and detrimental impact in relation to the access across the narrow driveways of Primrose Cottage and Pear Tree Cottage. We also have concern over increased risk of harm to those using said driveway, to the increased traffic congestion around Primrose Cottage, Pear Tree Cottage and Forrest

Cottage, to the danger created for motorists, cyclists and pedestrians using the narrow driveway and to those using the public right of way that runs parallel to the narrow driveway.

- **Adverse impact on Emergency Vehicle access** – The narrow driveway access across Primrose Cottage and Pear Tree Cottage is already congested. A further development in the area would significantly enhance the congestion and have an adverse impact on the ability for emergency vehicles, such as ambulance and/or fire engine to reach the properties of Primrose and Pear Tree cottages. Furthermore we have concerns on the very limited and restricted access that would be allowed for any emergency vehicles to access the proposed new development.
- **Utilities / Services Accessibility:** - There are no utility services to the proposed site. It is our understanding that the proposed dwelling would have the services of a septic tank. We question where such a septic tank would be sited as, a) the plot is of a very limited foot-print size and, b) the plot is flanked by established dwellings to its front and to both sides. If the septic tank is to be sited in the small rear garden, would there be enough space between the proposed dwelling and the septic tank (under EU regulations)? Furthermore, given that access to the proposed dwelling is across the narrow driveway of Primrose and Pear Tree cottages, how would the septic tank be emptied and the foul sewage disposed of, as there is no safe ingress and egress for a tanker lorry.
- **Intensification** -The proposed dwelling would constitute an undesirable intensification of residential development and would reduce to an unacceptable level the amenities and privacy enjoyed by neighbouring properties in general.
- **Loss of privacy** - We believe that there will be considerable and unacceptable loss of privacy due to the proximity of the proposed development to our property at Northwood House, Penllyn, as it is planned to be a mere 9m or so from our property, which has x3 rooms with windows (at ground level) and x2 skylights (at upper floor level), which, would reduce to an unacceptable level to levels of both amenity and privacy enjoyed by our property.
- **Adverse effect on right to light** - Our garden is south-west facing, therefore, should the development be allowed, the sun will be blocked out for the majority of the day from our garden, and there will also be a loss of light to the x3 rooms that have windows on the south facing 'pine end' adjacent to the proposed two story development.
- **Insufficient Building Plot Size** - We do not believe that the plot is suitable for the development proposed and it will not provide sufficient open space around the proposed dwelling. (Please also see point of note re: sighting of septic tank and the restricted access for emptying same at 'Utilities / Services Accessibility' as previously outlined above).
- **Tandem Building** — We believe that the proposed application will constitute a tandem development that will have an adverse impact on both Primrose and Pear Tree cottages and to the surrounding area (properties, amenities and highway).
- **Adverse impact on the amenity of the area** - The site should be preserved as open space back-land, and any infilling would be out of character and out of keeping with the rural village. Accordingly any such development would significantly harm the visual and environmental amenity of the area, including important gaps, vistas, frontages and open spaces. There would also be

significant harm to the relationship of the area to adjacent or linked green areas, which add to the character of the locality and or relieve the monotony of the built form, including loss of trees and other natural features.

In addition to the planning objections we have raised above we should be grateful if the following general observations on the decision process could be taken into account.

Loss of mature trees and ecology — The land has a number of mature trees which would have to be felled. There are also various plants, hedgerows and undergrowth, that are home to small animals and bats, all of which should be protected.

Committee Decision - Given the level of local objection it is important that individuals are given the opportunity of making oral representations to the Planning Committee either personally or through the local ward member. Accordingly we request that the application should not be determined by officers under delegated powers, but should be determined by Committee. As such we respectfully request that the same be determined by Planning Committee.

Site Visit - Given a number of the objections relate to the physical restraints of the site in accommodating the proposed development, as well as the adverse highways and amenity impacts, a site visit of the Planning Committee will be essential for it to have a real feel for the issues first hand before any determination. As such we respectfully request that the Planning Committee carry out a site visit to determine same.

Conclusion: It is our belief that the proposed development would constitute an unacceptable form of backland development, which would result in unacceptable harm to the amenities and privacy of the occupiers of the adjacent dwellings. Furthermore the proposed development would be detrimental to highway safety, by virtue of the intensification of use of the existing substandard access and the likely conflicts between pedestrians, and vehicular traffic due to the presence of a public footpath that runs adjacent to the site. Together with those objections raised herein, we believe that there are a number of other objections and reasons that may be raised, and hope that the written recommendations by officers' within the forthcoming report to Committee will be that of refusal.

Yours sincerely

Philip Handley

Mr & Mrs. P. J. Handley

A handwritten signature in black ink, appearing to read 'Philip Handley', written over the typed name. The signature is fluid and cursive, with a large loop at the end.

Cann, Gail

From: Hynes, Mark <MHynes@lambeth.gov.uk>
Sent: 30 July 2014 14:00
To: Planning & Transportation (Customer Care)
Subject: Planning application 2014/00840/FUL

FAO Mrs Y J Pritchard

I refer to the above application for the development of the plot facing the road, west of Primrose Cottage, Penllyn.

I note from the planning history that there has been two previous refusals as follows:-

Construction of one detached dwelling and garage - Refused 26/02/2004 (case officer - SW) 1989/00037/OUT

Rear of Pear Tree Cottages, Pt. OS 1815, Penllyn Cowbridge - 1 Det. dwelling house & garage - Refused 18/04/1989 (case officer - JPR)

Can you provide me with the full details of the previous grounds of refusal.

I also note this is to be a delegated decision. Are you able to say whether you are minded to refuse at this stage. If not what is the process to get the matter before committee rather than rely on delegated decisions?

Kind regards

Mark Hynes
Director of Corporate Affairs
Enabling Cluster
London Borough of Lambeth
Tel: 020 7926 2209
Fax: 020 7926 2361

Email: mhynes@lambeth.gov.uk
Website: www.lambeth.gov.uk

Lambeth Town Hall
Brixton Hill
London
SW2 1RW

Disclaimers apply for full details see <http://www.lambeth.gov.uk/EmailDisclaimer.htm>

Mr and Mrs D Morris
Pear Tree Cottage
Penllyn
Cowbridge
CF71 7RQ

24 July 2014

Mrs YJ Pritchard &
Head of Planning
Vale of Glamorgan Council
Dock Office
Barry Dock
Barry
CF63 4RT

Dear Mrs Pritchard

Re: Town & Country Planning Act 1990 Application Number 2014/00840/FUL/YP

We wish to oppose the application for one detached three bed dwelling and garage west of Primrose and Pear Tree Cottages. The objection is based on the following grounds:

1. The narrow cul de sac is unsuitable for access to a further dwelling. Two vehicles are unable to pass. The access opening (entrances) are too narrow.
2. Our existing vehicles would have to reverse into the narrow main road without clear visibility as the roadside access areas prohibit clear view of traffic coming each way on the main road.
3. Access and lighting for emergency vehicles if not impossible would be difficult and would involve moving parked vehicles of current owners.
4. Both existing cottages have no back gardens so the front gardens are used for social and recreational purposes. The proposed application would invade the privacy of current owners.
5. On several days of the week current car parking from the nearby Village Hall and The Red Fox is excessive further obscuring visible and safe access from the two cottages in the cul de sac in question. Further vehicles would compound this position.

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| D.E.E.R |
| RECEIVED |
| ACTION BY: JMC YP |
| NO: P629 |
| ACK: 25/7/14 |

/cont.....

RECEIVED

25 JUL 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

/2 Mrs YJ Pritchard
24 July 2014

6. How would the prospect application have access to utility services, i.e. water, sewerage, electricity, etc.
7. There would be congestion of domestic vehicles. How could the safety of young children, elderly persons and pets be ensured?

We wish our objections to be considered by the **full Planning Committee**.

We would question the assumption that the proposed dwelling would be occupied by elderly / older persons as our considerable experience is that older people move from Penllyn as there are no commercial amenities and no public transport.

We understand that this application is one of several being currently considered. If granted this would add heavy traffic congestion in a village which is often used as an access to the M4.

Yours sincerely

Douglas E Morris
Barbara S. C Morris
Mr and Mrs D Morris

CONSULTATIONS UNDERTAKEN

Application No. **2014/00840/FUL**

NEIGHBOURS

DON DA COTTAGE
PEAR TREE COTTAGE
FORREST COTTAGE
PRIMROSE COTTAGE
NORTHWOOD
THE SHRUBBERY
No's 14, St. Peneas Green,

Neighbour Expire on: **6 August 2014**

Neighbour Re-consults Expiry Date:

CONSULTEES

1. Penllyn Community Council
2. Highway Development,
3. Public Rights of Way Officer
4. GGAT
5. CowbridgeWard2
6. Cowbridge Ward3
7. Dwr Cymru Welsh Water,
8. Ecology Officer
9. Highways and Engineering
10. CowbridgeWard1
11. Natural Resources Wales,

General Consultee Expire on: **6 August 2014**

General Re-consults Expiry Date:

will send 26/8/14 expire 16/9/14

CONSTRAINTS / PLANNING HISTORY

S - Settlement

NAT - North Area Team

SWI - Surface Water Intermediate

SWL - Surface Water Less

PH1 - 2003/01625/OUT : Land adjacent to Primrose Cottage, Penllyn - Construction one detached dwelling and garage - Refused 26/02/2004 (case officer - SW)

1989/00037/OUT : Rear of Pear Tree Cottages, Pt. OS 1815, Penllyn Cowbridge - 1 D dwelling house & garage - Refused 18/04/1989 (case officer - JPR)

PLANS REQUESTED / SENT
(to be manually inserted)

DATE SENT

EXPIRY DATE
(if appropriate)

O'Keefe, Kevin T

From: Jennifer Stephenson <stephensonhj@hotmail.com>
Sent: 22 July 2014 10:36
To: Planning & Transportation (Customer Care)
Subject: RE THE SHRUBBERY, PENLLYN

Dear Mr. Goldsworthy,

Thank you for your email, following a conversation I had this morning with Mrs. Pritchard and my solicitors I am formally asking you to remove the photographs of my home which appear on your website in regard to the planning application No.2014/00840/FUL. The photographs of my home bring nothing to the application and I find it to be a gross intrusion of my privacy.

Yours Sincerely,
Jennifer Stephenson.

| |
|---------------|
| D.E.E.R |
| RECEIVED |
| ACTION BY: MG |
| NO: PS61 |
| ACK: |

RECEIVED
22 JUL 2014
ENVIRONMENTAL
AND ECONOMIC
REGENERATION

> From: Planning&Transport@valeofglamorgan.gov.uk
> To: stephensonhj@hotmail.com
> Date: Mon, 21 Jul 2014 21:37:31 +0100
> Subject: Comments acknowledgement

>
> Dear Mrs Jennifer Stephenson,
>
> Town and Country Planning Act 1990 (as amended)
>
> Application Number: 2014/00840/FUL
> Location: Development plot facing the road, west of Primrose Cottage, Penllyn
> Proposal: Construction of one detached 3 bed dwelling and garage west of Primrose Cottage

> I hereby acknowledge receipt of your representations on the above planning application. These have been forwarded onto the planning officer dealing with this application, who will take your views into consideration when considering this application. We are sorry but owing to workload, the planning officer will not be able to respond to any questions which you may have raised in your correspondence.

>
> Please note that when a decision is made on this application, the Council's on line register will be updated.

> Thank you for taking the time and trouble to let us have your views on this planning application.

>
>
> MJ Goldsworthy
> Operational Manager Building & Development Control

O'Keefe, Kevin T

From: Jennifer Stephenson <stephensonhj@hotmail.com>
Sent: 24 July 2014 17:00
To: Planning & Transportation (Customer Care)
Subject: RE: Application 2014/00840/FUL

To whom it may concern,

Thank you for your email, I have been in touch with Anderson and Assoc., and without surprise they have no interest in anyone or anything other than making money. As I stipulated in my original email I am very concerned regarding the boundary line as the trees are on my land and therefore they will not be removed. I think I am entitled to put a fence and hedge anywhere I choose on my own property, it doesn't give nearby property the right to encroach on my land, which was the case when Mr. Jones cut down my trees prior to his last application. I intend to take legal advice regarding the boundary line and if Mr. Jones would like to get into a boundary dispute, he can be my guest.

Regards,
Jennifer Stephenson

> Date: Thu, 24 Jul 2014 15:21:22 +0100
> Subject: Application 2014/00840/FUL
> From: Developmentcontrol@valeofglamorgan.gov.uk
> To: stephensonhj@hotmail.com
> CC: YJPrichard@valeofglamorgan.gov.uk

> Dear Mrs. Stephenson,

> I note your comments regarding the photographs of your property which have been submitted by the applicant and their agent in respect of this application. However it would be for the applicant to remove the photographs which are causing you concern, not for the Local Planning Authority.

> Can I suggest you contact the applicant or agent directly regarding this matter. The relevant contact details are as follows:

> Applicant
> Mr. Watts Jones 01656860395
> Agent
> Anderson and Assoc. 01446772180

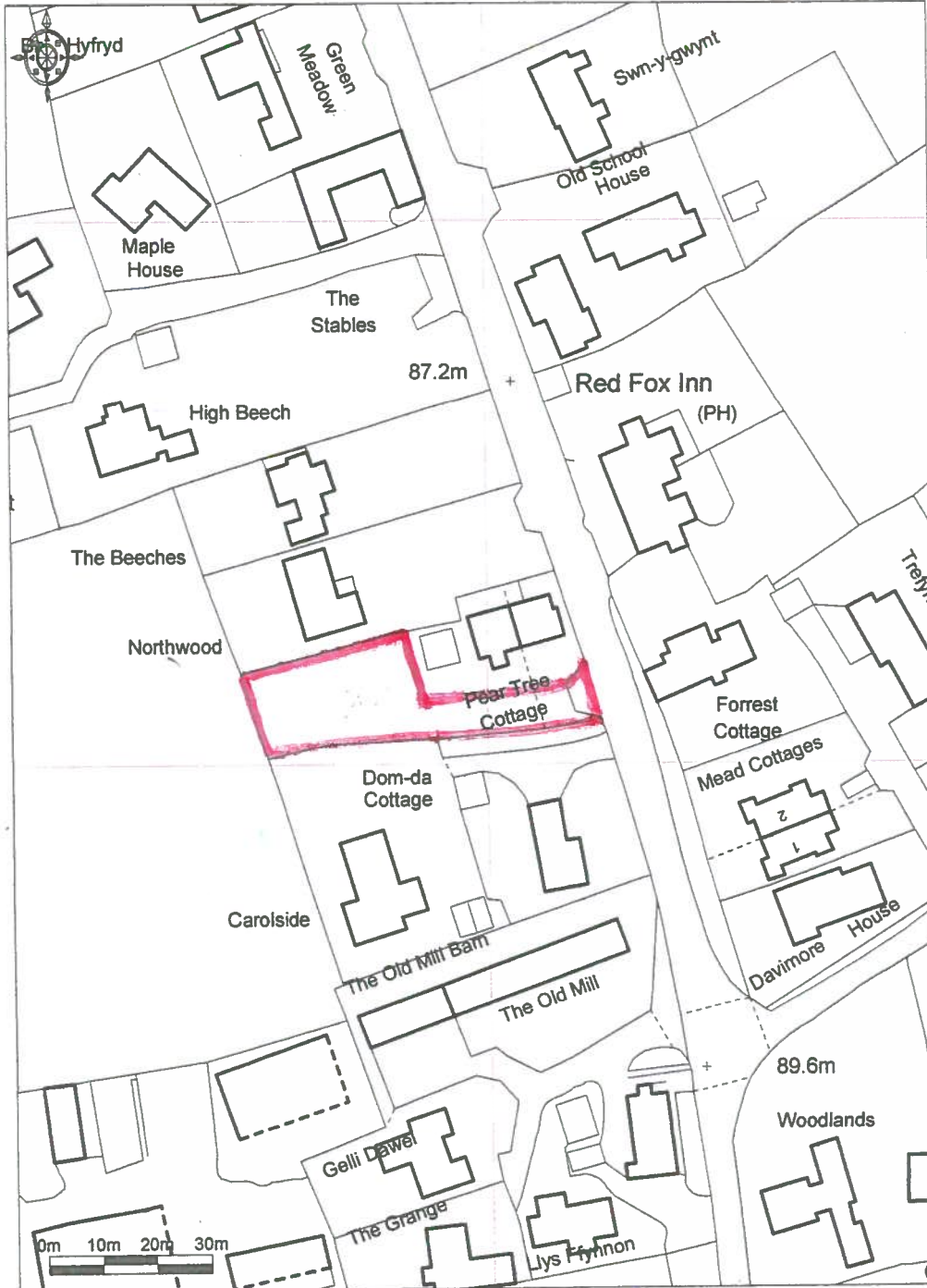
> Regards

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| D.E.E.R |
| RECEIVED |
| ACTION BY: JMC YP |
| NO: P625 |
| ACK: |

RECEIVED

25 JUL 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

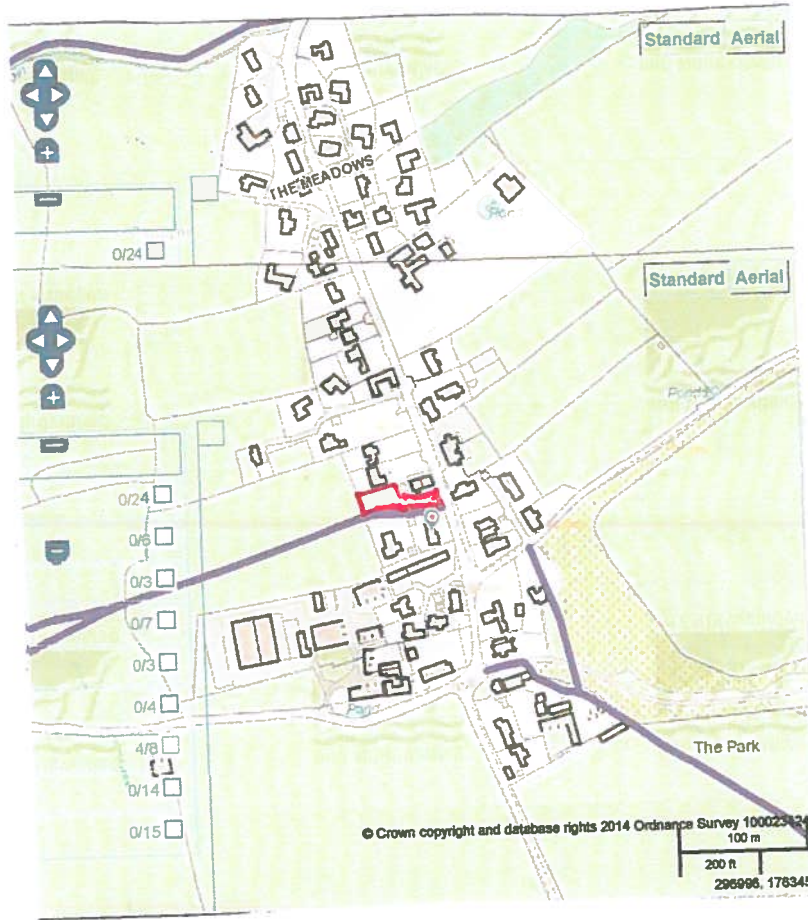


Ordnance Survey © Crown Copyright 2014. All rights reserved.
 License number 100021432. Plotted Scale 1:250



Land at rear of Primrose Cottage, Penllyn, Vale of Glamorgan
 Anderson & Associates
 © Hawfraint y Goron 2014. Cedwir pob hawl. Rhif trwydded 100020449.

PENLLYN PUBLIC FOOTPATHS



REFERRED SITE EDGED RED.

14 00840 FUL

RECEIVED

02 MAY 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION