I wish to lodge my objection against the proposed development on land at Pentre Meyrick (1400933FUL).

The proposed development is contrary to Policy HOUS 2 of the Vale of Glamorgan Adopted Unitary Development (1996 – 2011) as Pentre Meyrick isn’t listed as one of the 35 rural settlements identified within the Vale of Glamorgan where additional new small scale residential developments would be considered acceptable. Pentre Meyrick is therefore considered to be within a countryside location and therefore is contrary to this policy.

Paragraph 4.4.63 states *“An infill plot is defined as a site enclosed or surrounded by existing development in the sense of the filling of a small gap within an otherwise build up frontage. All site boundaries should be existing man made or natural physical features. Arbitrary lines drawn for the convenience of plot size do not qualify as such”.*

The proposed area the developers have outlined is agricultural and forest fields, not a brown field site.

There was no existing traditional hedgerow outlining the proposed development. It has just been fenced to form that plot for the purpose of the build. That isn’t an existing boundary and therefore contrary to Policy HOUS 2. Furthermore, the landowner fenced off a section of what was agricultural land that has been worked every year since our arrival at Crosswinds, obviously with the specific intention of applying for planning.

The initial Application for Planning Permission (1400933FUL) which has been date stamped ’14 Aug 2014’ has been completed incorrectly. I would like to raise the following points with regard to that form:

*6. Pedestrian & Vehicle Access, Roads & Rights of Way*

*Do the proposals require any diversions/extinguishments and/or creation of rights of way? The response, on this occasion, was ‘No’.*

I would disagree with the answer provided on this form. My neighbours at West House, along with us have paid for the ‘right of way’ across the track leading to the proposed development. Both houses have maintained this access, as per legal agreement, for a total of 26 years.

*11. Vehicle Parking*

*Please provide information on the existing and proposed on-site parking spaces? The response given was ‘26 proposed spaces (including spaces retained)’.*

Again, I would disagree with this figure. I understand that for the 13 proposed dwellings, two parking spaces have been allocated for each property. This, then, would total 26. This number hasn’t taken into account the three vehicles at Crosswinds, the two vehicles at West House and the two business vehicles which are used at all hours of the day and night, due to the nature of the businesses located at each household.

Even with parking spaces allocated this is a compact site, where will visitors/service vehicles park if not on our access road? With extra traffic using the junction onto Ruthin Road, this will be more hazardous than it already is.

*15. Existing Use*

*Describe the last use of the site and the date (if known).* This was left blank.

The landowner would definitely have known the date that this was last used as agricultural land. As referenced above, this piece of land was worked every year up until he constructed the wooden fencing in preparation for the planning application. Why was this not included in his response?

*18. Residential Units*

*Does your proposal contain the gain or loss of residential units? The response provided was ‘proposed social rented housing – 13’.*

This is incorrect. The landowner has ‘gifted’ the land to Hafod Housing but is retaining two properties for himself/his tenants. Ultimately then, there are only 11 proposed social rented houses on the proposed development site. This should have been reflected on the form.

My main concern is the Japanese Knotweed along the verge on Ruthin Road. There isn’t any on our property or access road. My neighbour at West House has reported this to the landowner and the Vale of Glamorgan Council and no attempt has been made from either party to dispose of it in line with government guidelines. My neighbour has since contacted National Resources Wales and lodged a case with them. As I’m sure you are aware, there are strict regulations in place to deal with its removal. Can you provide a written guarantee that there will be no spread of Japanese Knotweed onto our properties and that it is disposed of in a legal manner? If, during development, this is disturbed and spread onto our property, we will be taking legal action against Hafod Housing/Vale of Glamorgan Council.