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1401339FUL

12th November 2014

Head of Planning and Transportation
Vale of Glamorgan Council
Dock Office, Barry Docks
Barry, CF63 4RT

RECEIVED

19 NOV 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

D.E.E.R
RECEIVED
ACTION BY: Admin
NO: 328 P328
ACK:

Dear Sir,

Re: Proposed provision of 5 licensed affordable mobile homes, at Millands Park, Llanmaes, Vale of Glamorgan, for Mr. M.R. Thomas and Mr. Ceri Thomas.

The present application for these 5 affordable mobile homes, immediately adjacent to the existing Millands Mobile Homes Park, is made to implement the existing License for 35 units, issued on 9th May 1978, Code: 78/0156.

The Park has been established for 36 years and is providing low cost home units for persons only able to afford these types of dwellings. Some of the present owners had homes elsewhere, but had to sell them and buy a unit in the Park, so that they could have some spare money to attend other necessities.

The present number of units in the Park is only 30. When initially was established the size of the site for the licensed affordable units, it appeared at the time that it would be sufficient to establish 35 units, based on the size of the units and amenity space required at that time.

In the later few years, the standards of internal and external spaces have changed, and the units provided were bigger and occupied additional land for their sitting.

Now the situation is that although 35 units have been permitted on the land, only 30 were able to be provided, which comply with the modern design standards.

This proposal to extend the site of the Park, only to cater for the 5 missing units, seems fair as the proposed site can be considered an exception extension site for these 5 affordable units.

The proposal would contribute in the Government's and the Council's policy of assisting the provision of needed affordable homes, in certain special cases. Exception sites as the present one, are proposed solely for 100% affordable units, and are protected by existing planning legislation Policies.

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PPW (edition 7) – Housing, says in its Paragraph 9.2.20: “ Residential mobile homes can make a contribution to the o/all housing provision and have a part to play in providing low cost accommodation for small households. Local Planning Authorities should consult the Park Homes industry about the provision of appropriate sites.

Paragraph 9.2.22 says that: “...In planning for housing in rural areas there should be a choice of housing recognizing the housing needs of all, including those in need of affordable or special needs provision. Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions of such groups, in particular for affordable housing to meet local need maybe acceptable, but much depends upon the character of the surroundings, the pattern of development and the accessibility to main towns and villages.”

Paragraph 9.2.23 says that: “the special provision of affordable housing exception sites must be considered to help ensure the viability of the local community.

The UDP in its Policy 3 – Housing, says in its Paragraph (vii): “Affordable housing is favoured at appropriate locations and in addition, the provision of affordable housing on appropriate small sites outside of the general housing allocation.”

Policy HOUS 14- (Affordable Housing in the Rural Vale), says: “ if it can be demonstrated that in the rural Vale there is an identified local need for affordable housing, the development of a limited number of additional sites will be permitted if:...”. The Policy then enumerates the different requirements in that respect.

The present proposal complies with the relevant 9 paragraphs, including paragraph (vi) which it said: that the proposal should not have an unacceptable effect on good quality agricultural land or areas of attractive landscape, etc. The proposed site for the 5 units is not used as part of the agricultural land of the Park, or the adjacent Millands Farm, and its allocation for establishing these 5 affordable units, will use the land for a more beneficial and urgent need, than the present situation of its unused agricultural status.

Policy HOUS 12- (Affordable Housing) says that: “The Council will where there is a demonstrable need, seek to negotiate with developers for the inclusion of a reasonable element of affordable housing in substantial development schemes. Clear and adequate arrangements should be made to ensure that the benefits of such housing are secured for initial and subsequent occupants.”

The above Policies cover the situation in which Millands Park is at this time. It has already a Council’s approval for 35 units, but only 30 could be provided on the approved site. As said before standards of amenity and internal spaces have improved throughout the years, and the site could not take the remaining 5 units because of this fact. We firmly believe that it will be fair and just to permit this proposal which after 36 years will be able to comply with the original permission.

Please find enclosed copy of the following documents:

- Application for Planning Permission duly completed
- O.S. Location Plan showing the proposed site.
- The proposed Site Layout drawing showing the setting arrangement of the units.
- The plan showing the land own by both: Millands Park, and Millands Farm. Also shown is the adjacent land rented for agricultural work, and the relevant areas.
- Design and Access Statement
- Our Client’s cheque in the sum of £ 1.655.00, in payment of the relevant planning fee.

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There was a previous application for 5 units, which was refused (Ref: 04/00110/FUL), and also dismissed on Appeal (Ref: APP/Z6950/A/1163946).

In our opinion the reason for these refusals was that the units were proposed as tourist development, and not as what they really are: affordable mobile homes within or adjacent to an existing affordable homes Park.

The proposed site area is only 0.21 ha of un-used land. Its loss for agriculture is minimal, and does not compare with the benefit this area will give to small needing households.

We hope that the Council will have a positive reception of this application.

Yours faithfully,

A large black rectangular redaction box covers the signature area.

Isaac Benjuya 0 01