Planning Application 2015/00843/FUL Sully Sports and Social Club, South Road, Sully.

Grounds of Objection.

Submitted by Councillor I.B.Barlow, Chairman of Sully and Lavernock Community Council.

These objections are submitted in my capacity as a resident of Sully who lives in close proximity to the proposed development. The Community Council has submitted corporate objections under separate cover.

(1) The nature of the proposed development is not included in either the existing Local Development Plan or in the current draft Local Development Plan. No coastal development of this sort has been considered acceptable by the relevant planning authority.

(2) Substantial additional housing development within Sully is included in the draft LDP. Further development as proposed in this application is unsustainable in so far as the existing Village and its inhabitants are concerned.

(3) Additional housing and retail units as proposed will generate significant extra traffic on South Road/Swanbridge Road/Sully Road/Beach Road/Lavernock.Road. No proposals exist within the application to indicate the traffic management measures necessary to mitigate this increase. The existing road system can not accommodate the proposed development together with that envisaged in the Draft LDP.

(4)Draft LDP Objective 5 (Visions and Objectives) seeks to ensure that any new development particularly housing does not impose undue pressure on schools, community facilities and health facilities. The very limited such facilities existing in Sully will be totally overwhelmed by the proposed development together with others proposed in the Draft LDP.

(5)The existing sewage and drainage system is working at 100% capacity. The proposed development could not be accommodated within existing relevant infrastructure. This matter is not addressed in the application.

(6)Policy SP7 in the Draft LDP requires that all new developments will deliver appropriate improvements to the highway network. No such improvements are included in the application which anticipates a zero growth in vehicle usage - quite clearly a totally unsustainable contention.

(7) Beach Road is a narrow country lane on which two cars are unable to pass without difficulty. The proposed development envisages a significant number of caravans making use of this road with no improvement. This is a recipe for traffic chaos and for road traffic incidents.

(8)Existing Policy MG18(6) provides for a Green Wedge. The proposed development contravenes that policy.

(9)Existing Policy MG24(2) provides that the special environmental qualities of the Glamorgan Coast must be preserved and enhanced.

The proposed development contravenes that policy.

(10) Policy SP! Of the Draft LDP provides the statement of intent that the Plan will protect and enhance the built , natural and COASTAL environment. The proposed development quite clearly contravenes that statement of intent.

In conclusion I strongly object to the proposed development.

Councillor I.B.Barlow, BA, MSc, ACIS, Cert.PC.