

45 Winsford Road

Sully

CF64 5SB

15th July 2016

Council Offices

Dock Office Barry Docks

Barry

CF63 4RT

For the attention of Mr S.D. Butler, Case officer.

Dear Sir,

With reference to planning application: **2015/00843/FUL - Sully Sports and Social Club, South Road**, I'd like to register my strong **OBJECTION** to this application.

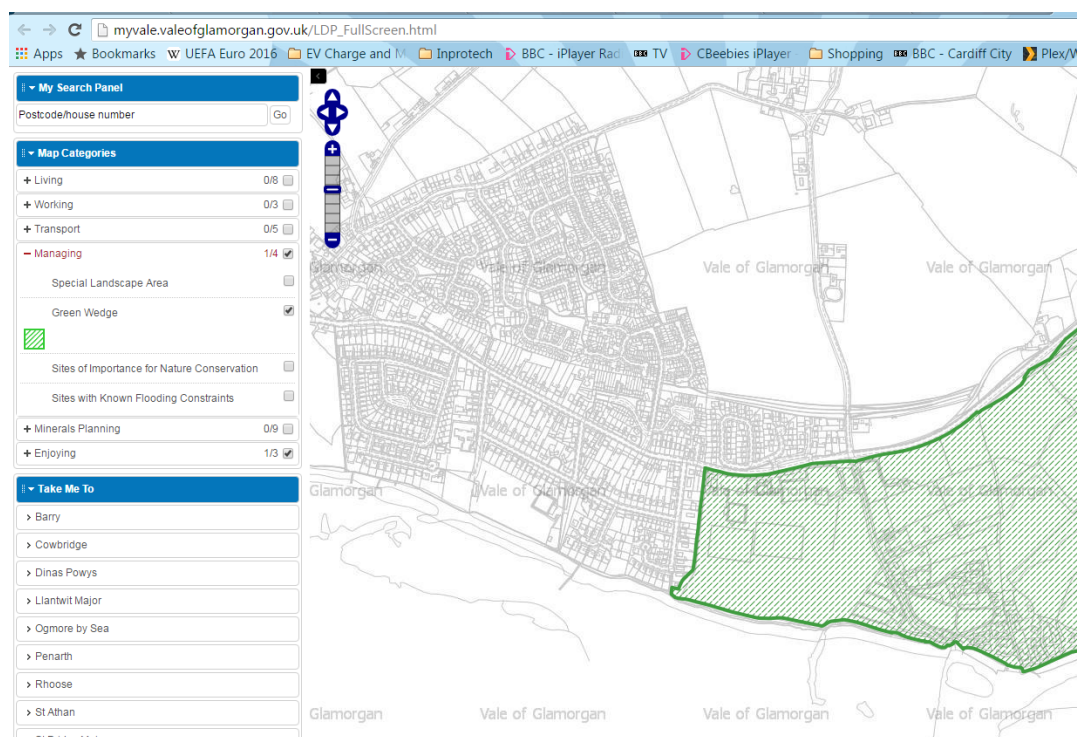
Proposal: Hybrid application proposing development of Sully Sports and Social Club including construction of up to 200 dwellings.

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the whole application.

To start, within the Foreword pages of the Vale's own LDP document, the council states

"Wherever possible the Plan's emphasis is on re-using previously developed land and minimising the need to develop on green fields."

When looking at the interactive LDP on the Vale website, you can immediately see that the Sully Sports ground falls well within the council's own designated 'Green Wedge'.



The LDP clearly states in policy MG18 that:

“Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:

6. South Penarth to Sully

Within these areas, development which prejudices the open nature of the land will not be permitted.”

Obviously building 200 houses on this land will do more than a little to ‘prejudice’ the open nature of the land.

Specifically, point 6.124 provides further details:

“While other policies of the LDP seek to prevent inappropriate development within the open countryside it is considered that the areas defined by the green wedges are more vulnerable and susceptible to change and require additional protection. Therefore, within the areas defined by the green wedges development will be carefully controlled to ensure that proposals prevent coalescence between settlements, do not prejudice the open nature of the land, and protect urban form. In applying this protection, however, it is recognised that individual or small groups of dwellings exist within the designations and that activities such as agriculture, forestry and recreation, occur. Consequently, development associated with existing uses will be limited to minor structures which are strictly ancillary to existing uses. Details of each of the designations are contained within the Green Wedge Background Paper (2013).”

It is true that the sports club itself is in need of a facelift but the hybrid plan for this site goes way beyond “minor structures that are strictly ancillary to existing uses” as described in section 6.124 of the LDP.

Additionally, the previous application for comprehensive development (1991/01212/ OUT) was dismissed. Sully has become much busier since then, and with the recent approval of the Cog housing development (for which I had no objection) will get even busier still. This previous application included planning for an off-site sewer which the current application doesn’t therefore further pressure will be put on the Cog Moors WWTW should this application be approved.

And finally, I would like to object to the planning being submitted as a way to resolve financial hardship in what appears to be a poorly run business. I’m pretty sure if I was running a business in Penarth town centre that was failing, I would not be permitted to knock down my own house in Sully and build a small block of flats in order to generate revenue to prop up my business.

If the owners of the club attempted to engage the residents of Sully at an earlier stage, and maybe offered some land for use as allotments, then they would see the true spirit of the local people of Sully shine through and help regenerate the clubhouse and land through hard work, determination and generosity.

Sully doesn’t need this additional tranche of housing impacting the currently wonderful views of our Welsh coastline, so please do the right thing and put an end to the application.

Yours sincerely,

Ricardo Martinez