

Payne, Adrienne J

From: Nataniel Martinez <[REDACTED]>
Sent: 18 October 2016 11:46
To: Planning & Transportation (Customer Care)
Subject: NorthCliff development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mrs. Y. J. Prichard

Concerning the above planning application i strongly object. Ive already objected once in writing to Jayne Crofts and my architect Nigel Arnold has also put an objection in with yourselves on the development as they have taken land which does not belong to them at the bottom of the cliff. Please take my objection seriously as i am very angry my current objection hasn't been listed on the VOG website. Please note this email is also being forwarded to my local MP for his consideration. Can you please confirm receipt of this email.

Kind Regards

Nataniel Martinez | Managing Director

Contact Number: [REDACTED]

Email: [REDACTED]

The Custom House, Penarth Marina, Cardiff, CF64 1TT

www.theoldcustomhousepenarth.co.uk

Begin forwarded message:

From: max wallis <[REDACTED]>
Subject: NorthCliff development - draft letter from you to the Council
Date: 17 October 2016 at 12:57:40 BST
To: [REDACTED], [REDACTED]

Draft from Tanny martinez @Theoldcustomhousepenarth

To [REDACTED], planning@valeofglamorgan

Case officer Mrs Y Prichard

Northcliffe Lodge development: Planning Appl. 2015/01449/FUL

I am informed that my criticisms and opposition to this development are not included on the VoG file, despite my correspondence in 2015 with Mrs June Crofts. Please record my opposition in the strongest

terms, being owner of adjacent land where a “high risk” of a landslip is predicted by consultants. Please also record my opposition on landscape grounds, that it significantly impacts the setting of the listed buildings, including the Custom House Hotel and the Marine Buildings in my ownership.

1. Mrs Crofts’ pre-application letter said the applicants need to establish ground stability; their consultants said the initial desktop study should be followed by *site investigation* via boreholes and monitoring of any movements, to determine the stability of the ground.

That you are proposing to sidestep this with a planning Condition is quite unacceptable to me. It fails to meet the Welsh planning guidance that requires you to take into account

the results of a specialist investigation and assessment by the developer to determine the stability of the ground and to identify any remedial measures required to deal with any instability.

No remedial measures are identified in the documents; a possible solution is suggested for foundations for their building, but nothing indicated against landslips onto and on my property.. Indeed, no remedial measures within the power of the applicant are available to deal with landslip of the slopes on my property caused by their building operations.

Despite this issue being vital, the developers have made no approach to me to discuss it. Moreover, the Council appears not to have asked them to discuss remedial measures with me. In contrast, the developers have discussed with a resident of Northcliff Drive the small issue of access to their development via the Drive and reported that to you (Agent letter of 8th Sept. 2016).

2. The applicants give little evidence on the landscape impacts. They provide no computer-generated images of the impacts of their removal of trees and substitution of housing blocks. The Council’s failure to ask for any indicates that you intend to give little weight to this harm to the setting of the Custom House. It appears the Council does not have expertise on landscape, from the lack of landscape comments on file from any of the officers.

The Custom House and tree-covered slopes above it, extending around the headland and up to St Augustine’s Church, provide an iconic image of Penarth as seen from the Barrage and much of Cardiff Bay. The development’s proposed brash modernist blocks are quite out of sympathy with our historic buildings. Making a big hole in the woodland above the Custom House for these blocks will seriously impact its the setting, with of course negative impacts on my business.

I ask that you treat the landscape issue with due seriousness, seeking in the first place the appropriate information from the applicant. As you appear to lack landscape expertise, I would expect you to obtain specialist external advice on this issue.

In summary, I attach the Note on *High Risk of Instability* by the Penarth Civic Society in support of my first issue and ask how you will take this and the landscape issue further.

The planning files are at <http://vonline.planning-register.co.uk/PlaRecord.aspx?AppNo=2015/01449/FUL>

The pre-application file is 2015/00086/PRE but that seems to have disappeared (search on vonline.planning-register.co.uk for Northcliffe). I didn't see any letter from you there, when I found it 2 or 3 months ago.

Do phone or e-mail me for any clarification or further info and please cc me with your letter. thanks a lot - let's beat this together!

Max Wallis [REDACTED]

3 Penarth Head Lane, CF64 1BB