

Barry & Vale Friends of the Earth
Cyfeillion y Ddaear, Y Barri/A'r Fro
14, Robert Street, Barry, CF63 3NX

E-mail <[REDACTED]>



Cyfeillion y Ddaear

Planning Case Officer, Mrs. Y. J. Prichard
Vale of Glamorgan Council

12 November 2016

Northcliffe Lodge development: App No. 2015/01449/FUL

Further Information requested

Please clarify the actual site area(s)

Can the applicant reconcile the planning statement's 0.9ha, with the ecology report's 1.3ha?

The basic site in the latter does not include a cliff-side section at the N-E corner which was included in initial maps. Is this omitted section with the 1840s Northcliffe Villa (Summer House) described in the application included or not? Is the strip for access onto Paget Place included in the area figure or not?

Are the areas given projected areas (as from vertically above) or are they areas of the highly sloping ground?

Can figures for these three areas be given separately, preferably areas on the ground.

Please clarify the ownership of the three site areas

Noting that Mr Martinez as owner of the Custom House hotel has objected some of the area is owned by him, can you clarify which areas are owned currently by the applicants and for which areas (if any) do they hold a legal option?

Please clarify plans for the future of the N-E part of the site dropped from the latest site plans

What are plans regarding the historic (1840s) "unique cliff Villa – derelict and in need of repair" ? Note this maybe a wrong name, as Cliff Villa was the name of the old house eg. on the Glamorgan map of 1890; the present derelict building was known as the Summer House.

Is there to be independent access and right-of-way to this remnant of the Lodge site, or is the access to be under the control of the future owners of the development site?

Please clarify intentions on public access

We note the application promised public access, in including a public footpath through the site to the Custom House. We welcome this benefit to the public realm.

Whether or not the lower part of the footpath is feasible at present, there is public interest in maintaining the public access

- a) to a viewing point over Cardiff Bay; and
- b) to the historic (1840) Summer House, whether derelict or (hopefully) repaired.

Access a) would be at all times, as tourists and walkers on the coastal path find such view points of interest, as shown by numbers walking through the adjacent grounds of Northcliffe apartments. Access b) may be at restricted times or by arrangement for visiting the historic building.

Public access should be secured via a Condition in any planning consent.
