

richard, Yvonne J

From: St Augustines [REDACTED]
Sent: 18 October 2016 14:14
To: Planning & Transportation (Customer Care)
Subject: Northcliffe Lodge development: App No. 2015/01449/FUL

To Mrs. Y. J. Prichard from St Augustines Plaid Cymru team

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

Footways and pedestrian movements

I note the lack of any reference to these in the officer reports/Memorandums, please say if current policy is for the urban fabric to be permeable to pedestrians and cyclists, as is given in the LDP.

Please say what you consider about potential footways to the adjacent sites and areas, including the Northcliff flats, Mariner Heights, Northcliff Drive and the Custom House/Marina. What regard has been paid to the historic nature of the disused path (due to lack of maintenance of the former wooden structures) down the escarpment to the bottom of Paget Road? In particular, please supply documentation on the applicant's claim to have agreement with the Council not to include that link in their proposals.

Seeing there are clear advantages for pedestrians of using the existing Northcliff Drive access to Northcliff Lodge and the applicant's latest letter saying they agree with one resident of the Drive to block this route off to pedestrians, does the Council accept this? Please give reasons, including reference to the DDA provisions of the Equalities Act. If not, ask the applicants to change the design to include a pedestrian route onto Northcliff Drive.

Changes to footways on Paget Place

The access will include 2m wide footways on both sides of the roads at the bell mouth. Will the Council require a minimal splay plus dropped kerbs to give an undiverted walkway along Paget Place, consistent with Active Travel guidance (rather than past practice of wide splays and diversion away from the corner)? Will you ask for similar narrowing of the splay at the Northcliff flats entrance, to be included with the developer's work on the carparking within the flats' site?

Have you consulted your transport planning officer with regard to asking the developer to provide a bus shelter (or two, on both sides of the road) in accord with policy and the developer's claims that the residents will make good use of buses? Will you include road-markings, to comply with Council policy on "Silver standard" bus stops?

Have you considered seeking pavement build-outs and a pedestrian crossing of Paget Place in conjunction with the buses and proving for the walking route from Northcliff to the local primary school and town centre? If not, will you now do so?

Lack of Footways into the site. The plans show footways (or space for them) along part of the long drive, but crucially no footway space around the tight corner where visibility is poor. Your Highway officer comments refer to a car and lorry passing, but not to space for pedestrians too. Why don't you require a safe, kerbed footway to highways standards into the site (as eg. in the adjacent Mariners Heights development)?

Lack of Footways within the site *The internal layout of the development consists primarily of shared surface and is considered acceptable given the low number of trips likely to be associated with this development.*

Does the Council consider this "acceptable", particularly in view of the low provision of car-parking or would you require either defined kerbed pavements or paved areas to distinguish them from asphalt roadway and with bollards to stop vehicles parking on them? Would you also require that footways be included as far as possible separate from the entrance road and cutting out the bends, in accordance with good design for pedestrians? These would probably require steps (while the access via Northcliff Dv is useable by wheelchairs, child-buggies etc.)

Accessibility to facilities

The applicant says the site is very accessible for walking and public transport:

- fails to mention the steep hill between the site and Penarth schools and town shops
- it also fails to mention that the 89/89A bus service is limited at only 1 bus per hour, none in the evenings after 17.30 and none on Sundays. Also that it is dependent on subsidy that could be terminated at any time.

- fails to apply the Council's criteria for walking distances on the flat**, with adjustment for the steep St Augustine's hill or diversion around it.

Will you point out to the applicant that the site does not meet standards for access to services and facilities used by the Council (eg. IHT 2000**) and reject their "very accessible" claim? Point out they could submit evidence of use of public transport and walking to local facilities by residents of the existing flats. Also suggest that they might offer to fund extra services of the 89/89A to remedy the lack in evening and Sunday services.

Control of car-parking. The Highways officer Memo makes no reference to the provision of parking spaces on site being well below the Council parking standard for new dwellings outside the town centre (1 space per bedroom) and the lack of parking for over-sized vehicles (motor-homes etc.). While the Council says it reserves the right to be flexible, what reason do you have for being flexible in this case? If none, because bus and walking accessibility are limited, will you ask the applicant to meet the standard of the 2015 draft SPG or the current standard?

If the developer will supply only 1 space per dwelling, can there be a requirement on the management company to regulate on-site parking to one vehicle per dwelling and to prevent use of the 'visitor' parking by residents? In view of the overspill onto Paget Place, which could well require managing via a residents parking scheme, can the applicants be required to fund any scheme (capital and running costs) ? As it's their under-provision of parking that will cause the problem, can the applicants (or the future management company) be obliged to keep a register of their residents' vehicles (to be open to Council officers when checking) and meet the full ongoing management and enforcement costs of the residents parking scheme?

Anne Greagsby
 3 Penarth Head Lane CF64 1Bb
 on behalf of St Augustines Plaid Cymru team

NOTES

**The Institute of Highways and Transportation Guidelines for Providing Journeys on Foot (2000) suggests that in terms of commuting, schools and recreational journeys, walking distances of up to 2000m can be considered, with the desirable and acceptable distances being 500m and 1000m. Consequently, the Council will assess the accessibility of sites against the below criteria.

Facilities, e.g shops, bus stop.	Commuting	school	Other
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

Source: *Guidelines for Providing for Journeys on Foot* (IHT 2000) *Acceptable walking distance to facilities are defined as those where a high proportion of the trips generated by new development can be conveniently made by passenger transport, on foot or by bicycle.

~~ Parking Standards SPG March 2015

Has standard of 1 carspace per bedroom for houses and apartments, with possibly deductions of 10%, 20% 30% for sustainability scores (see Appendix 1), which include closeness of facilities, of a bus-stop and bus frequency.

<http://www.valeofglamorgan.gov.uk/Documents/Committee%20Reports/Cabinet/2015/15-05-11/VOG-Supplementary-Planning-Guidance-Standards-Report-of-Public-Consultation---Appendix-1.pdf>

Payne, Adrienne J

From: Nataniel Martinez [REDACTED]
Sent: 18 October 2016 11:46
To: Planning & Transportation (Customer Care)
Subject: NorthCliff development
Attachments: attachment; attachment; NorthcliffLodge development_instability risk PCS Sept'16.doc

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

RECEIVED
18 OCT 2016
Regeneration
and Planning

D.E.E.R
RECEIVED
ACTION BY: YPISDB
NO: 12
ACK:

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]

Draft from Tanny martinez @Theoldcustomhousepenarth

To developmentcontrol [REDACTED]

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, geing 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://vogonline.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 vogonline.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 

3 Penarth Head Lane, CF64 1BB

NOTE on High risk of instability from Northcliff Lodge proposed development

The highly inclined wooded slope lies above the notable (listed) Marine Building and Custom House. Retaining walls were built decades ago near Northcliff Lodge, first when the road/track to Cliff House and Villa and the Northcliff estate were constructed in the 18th or early 19th century and then around 1860 (John Batchelor's phase). The parking space on the frontage also has a retaining wall with balustrade, but with unknown foundations – it holds up a mass of infill material, presumably of low strength.

The Council's engineering advice pre-application was:

Due to the site's location adjacent to /close to a cliff and the presence of retaining structures there will be a need to *establish ground conditions and stability* in any submission. (9th Sept 2015 letter from J M Crofts; 2015/00086/PRE)

The applicant submitted only a *Desktop Slope Stability Study* by Consultants *Terra Firma*, which concluded that

The site is therefore considered to be at High Risk of ground movement associated with landslide and the risk will need to be assessed.

We anticipate that the final foundation solution will have to be piles to ensure the foundation load are transferred below the slope.

The Council's Highways and Engineering Manager's *Memorandum* of 18/02/16 included:

"Some of the retaining walls in the area are .. known to be in a poor state of repair. The desktop slope stability assessment considers the site at high risk of subsidence related to landslides."

"Due to the potential impacts on existing properties beneath the site...the drainage strategy must be integrated with a comprehensive geotechnical assessment...incorporating the recommendations of the Desktop Slope Stability Study submitted".

The Memo drops the original requirement on the applicants to "*establish ground stability*" – a requirement backed by the Consultants' desk study in specifying site investigations – and proposes this be dealt with through a condition requiring

- # a comprehensive geotechnical assessment as proposed in the Slope Stability Desk Study,
- # plus results of monitoring boreholes - for ground movements, over at least 12 months
- # a strategy for the disposal of surface water under high rainfall

The problem with this kind of Condition is that it allows development even if slope movements are detected. It is non-precautionary and fails to safeguard properties outside the site.

Piezometers installed in the test boreholes can reveal instability; if they do show movement, these rotary borings themselves could lead to landslips, including in the slope below.

Third, test boring results that show little movement would not guarantee deep piling for construction against generating landslips.

While the construction piles would safeguard the new dwellings by transferring the loading below the slope, the construction process using heavy equipment and causing ground vibrations could destabilise the slope below the development site

There could be a need for measures to shore up the slope, but the Consultants' report presumes re-consideration of the construction proposals in the light of test results and does not consider such measures. If such off-site works would be needed, the applicant must show they have relevant permissions for such works outside the application site.

Does setting a Condition meet the guidance of Planning Policy Wales?

13.9.1 *Planning decisions need to take into account:*

- *the potential hazard that instability could create to the development itself, to its occupants and to the local environment; and*
- *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 information has been presented on the resultant hazards, both in construction and during occupation, which have not been assessed. The Memo mentions risk but not hazard: "potential impacts on existing properties beneath the site". Could slippage of the cliff destabilise adjacent land-ownings (including the Coastguard cottages) and/or damage the Custom House/ Hotel? We submit the Council needs such information to meet the first bullet point of 13.9.1. The specialist investigation of bullet point 2 is incomplete - the consultants said their desk study should be followed by site investigation via boreholes and monitoring of any movements, to determine the stability of the ground. We submit the results are needed to meet the second bullet point of 13.9.1. The *remedial measures required to deal with any instability* including instability of the slope outside the application area have not been identified.

RECEIVED

Payne, Adrienne J

From: max wallis [REDACTED]
Sent: 17 October 2016 12:58
To: tanny@theoldcustomhousepenarth.co.uk; Planning & Transportation (Customer Care)
Subject: NorthCliff development - draft letter from you to the Council
Attachments: NorthcliffLodge development_instability risk PCS Sept'16.doc

17 OCT 2016

Regeneration
and Planning

Draft from Tanny martinez @Theoldcustomhousepenarth

To developmentcontrol [REDACTED]

Case officer Mrs Y Prichard

D.E.E.R
RECEIVED
ACTION BY: YPISDB
NO: 30
ACK:

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

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Max Wallis [REDACTED]

3 Penarth Head Lane, CF64 1BB

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Payne, Adrienne J

Passed to Enforcement 19.10.16

RECEIVED
7 OCT 2016
Regeneration and Planning

From: max wallis [REDACTED]
Sent: 17 October 2016 14:00
To: Planning & Transportation (Customer Care)
Cc: green keith; Anne Crowley; emma_perry
Subject: Northcliffe Lodge: App. No. 2015/01449/FUL

Planning Dept., Vale of Glam Council

case officer Mrs. Y. J. Prichard

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

D.E.E.A
RECEIVED
ACTION BY: YPISDB
NO: |
ACK:

In connection with the application to use part of the Northcliffe apartments site for an entrance drive, including felling of trees and re-structuring the carparking in the easterly (Dyfed), could you say if you have reviewed the TPO replacement trees that should exist under decisions since 2007?

The Lime tree in the easterly (Dyfed) carpark was subject of approved work 2014/01256/TPO. There is no record in this and other files of replacement trees being planted and surviving. Three Sycamore trees in the east of the carpark were to be replaced under 2007/00050/TPO, to include a Common Oak and a Field Maple near where the sycamores were felled. It is not evident that these were planted and survived (or replaced) as under the TPO conditions.

No record of agreement on two replacement trees, to replace the TPO Ash and Holm Oak "of a species to be agreed in writing" 2014/01256/TPO and where to be sited.

No written scheme re. new planting as required on the 2008/00177/TPO file. Not evident that the planting scheme was proceeded with. Not evident that new trees were planted nearby, between the flats and the cliff edge, in order to ensure protection of *the visual amenities of the area*.

three mature TPO Sycamore trees at the SE end of the Dyfed carpark were felled under 2007/00050/TPO, which required "three heavy standard replacements shall be planted in locations near those to be felled, during the first planting season following felling and shall include a Common Oak and a Field Maple".

The new trees should have been assigned TPOs, like those they were replacing. Can you please check if they were in fact planted (and survived or replaced) and assigned TPOs? If not, can this be remedied, at least insofar as replacement trees in the development area should be regarded as having TPOs?

Second, the 2007 Order required "in the event of any tree dying or becoming diseased it shall be replaced with a similar size tree". That would presumably require heavy standard replacement with a further 10-years growth, which we'd expect you to apply to any re-replacements. Would you also retain the criterion "*ensure the visual amenities of the area are protected*" to the Northcliffe developers in respect of changes to the apartments site?

This would mean planting heavy standards as well as other largish trees between the access road and the restructured carpark, though the space they allow appears insufficient. Could you ask the developers to show they can meet this criterion?

Third, I wished to check if this was covered in the pre-application discussions, but the file 2015/00086/PRE appears to have been taken down from your vgonline.planning-register. Could you please restore the documents from this file as relevant to the current application?

With thanks,

Max Wallis

3 Penarth Head Lane, Penarth CF64 1BB

Friends of the Earth, Barry & Vale

Payne, Adrienne J

From: max wallis [REDACTED]
Sent: 16 October 2016 14:19
To: Planning & Transportation (Customer Care)
Cc: green keith; tanny@customhousepenarth.co.uk
Subject: Re: Northcliffe Lodge development: App No. 2015/01449/FUL
Attachments: FoE_Objection_Bats=NorthcliffLodge 16Oct'16.doc;
FoE_Objection_Landscape=NorthcliffLodge 16Oct'16.doc

case officer Mrs. Y. J. Prichard

Objections to the Northcliffe Lodge development on grounds of impacts on Landscape and harm to habitat for Bats

As our 9th October request for information re. Bats has not been posted on the case website, we would appreciate your acknowledgement that you have taken up its requests for information.

I enclose a formatted and amended version, to make it clear we are objecting on grounds of harm to the bat habitat and consequent breach of the Conservation/Habitats regulations.

I also enclose a separate objection on grounds of landscape impact, asking in view of the lack of officer comments on landscape that you refer this to the officer with responsibility in this area.

Third, I note that there is no correspondence/objection from Mr Martinez as owner of likely-affected cliffside land and buildings. Could you confirm that his objection letter(s) were received by Mrs Croft (perhaps under the pre-application consultations) but are not being considered under the present application?

We would welcome a copy of the Bat records and TPO information as soon as you receive them. If you post them on the website, please let me know when you do so.

With thanks,

Max Wallis [REDACTED]

3 Penarth Head Lane, Penarth CF64 1BB

Friends of the Earth, Barry & Vale



D.E.E.R
RECEIVED
ACTION BY: <i>4PISDB</i>
NO: <i>16</i>
ACK:

On 9 October 2016 at 11:52, max wallis [REDACTED] wrote:

case officer Mrs. Y. J. Prichard

Disclosure of records of Inspection for Bats on the Northcliff Lodge site

The high potential for bats roosting in the on-site trees and structures is of course accepted by the applicant's consultants David Clements Ecology Ltd. The June 2015 report from the tree consultants

Treescene recommendations included further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat. They reported much obscuring by ivy and other vegetation. By 'habitat' in 'suspected defects', it is presumed that they included bat roosts.

The DCE report of Dec. 2015 says "all the trees within the site boundary are mature specimens and were subject to a ground level inspection for their potential to support roosting bats following the BCT Guidelines (2012)". It reported the results as "No trees within the site were felt to be more than a category 2 tree (BCT guidelines, Appendix 5) with only a few limited features suitable for bats."

DCE's *Additional Biodiversity Strategy* of June 2016 states that nearby gardens are well used by foraging pipistrelle bats (as residents know) but offers no data on this. Curiously it does not report what residents know well, that the Lodge grounds are also well used by foraging bats (which may be pipistrelles). It does not say how the bats were identified as pipistrelles and not rarer species, as could readily be determined by normal bat detectors.

This document further reports "visual inspection for (*should read 'from'*) the ground for their potential to support roosting bats. No trees within the site were felt to be more than a category 2 tree (BCT guidelines, Appendix 1). No data are provided on this.

The BCT guidelines (3rd Edn, issued January 2016, endorsed by the Chartered Institute CIEEM) describe 'preliminary ground level roost assessment' as a

detailed inspection of the exterior of the tree from ground level to look for features that bats could use for roosting. It prescribes systematic inspection around all parts of a tree and recording results in standard format. All trees surveyed should be numbered and marked on a map or plan of the site...should at least record the location (grid reference) and tree species....enable ecologists to locate the tree on subsequent visits...marking individual trees with a tag or some tape may be essential.

Could you therefore obtain from the applicant or DCW the records of their 'ground level inspection' of the trees in Dec. 2015 and their 'visual inspection' of June 2016? Also please ask for records that show the bats were pipistrelles and did not include other species.

We would welcome a copy of the records as soon as you receive them. If you post them on the website, please let me know when you do so.

With thanks,

Max Wallis 

3 Penarth Head Lane, Penarth CF64 1BB

Friends of the Earth, Barry & Vale

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

RECEIVED

17 OCT 2016

Regeneration
and Planning



Cyfeillion y Ddaear

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

Amended from e-mail of 9 October 2016

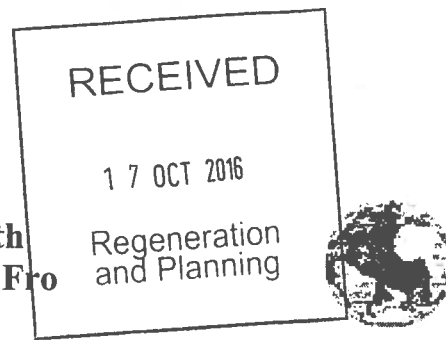
Northcliffe Lodge development: App No. 2015/01449/FUL

Disclosure of records of Inspection for Bats on the Northcliff Lodge site

The high potential for bats roosting in the on-site trees and structures is recognised by the applicant's consultants David Clements Ecology Ltd. They give no evidence that they followed or could have followed the current Bat Conservation Trust guidelines, which are endorsed by the Chartered Institute CIEEM. As the "Council's Ecology Comments_201501449FUL" on the planning application site accept the unproved claim to have followed the guidelines, we ask that you seek this information from them. We ask too, that they document their statements about pipistrelle bats.

1. The June 2015 report from the tree consultants, Treescene, has recommendations which included *further investigation of suspected (tree) defects that require more detailed assessment and potential for wildlife habitat*. Their inspection from the ground reported much obscuring by ivy and other vegetation. Tree defects that could provide bat habitat/roosts are covered by this recommendation.
2. The DCE report of Dec. 2015 says "all the trees within the site boundary are mature specimens and were subject to a ground level inspection for their potential to support roosting bats following the BCT Guidelines (2012)". It reported the results as "No trees within the site were felt to be more than a category 2 tree (BCT guidelines, Appendix 5) with only a few limited features suitable for bats."
3. DCE's Additional Biodiversity Strategy of June 2016 states that nearby gardens are well used by foraging pipistrelle bats (as residents know) but offers no observations on this. Curiously it does not report what residents know well, that the Lodge grounds are also well used by bats (that may be pipistrelles). It does not say how they were identified as pipistrelles and not rarer species, as could have been readily determined by normal bat detectors.
4. This June 2016 document reports "visual inspection for (should read 'from') the ground for their potential to support roosting bats. No trees within the site were felt to be more than a category 2 tree (BCT guidelines, Appendix 1)".
5. We have accessed the BCT guidelines (3rd Edn, issued January 2016) from their website, which says the guidelines are endorsed by the Chartered Institute CIEEM). They describe 'preliminary ground level roost assessment' as a *detailed inspection of the exterior of the tree from ground level to look for features that bats could use for roosting. It prescribes systematic inspection around all parts of a tree and recording results in standard format. All trees surveyed should be numbered and marked on a map or plan of the site...should at least record the location (grid reference) and tree species....enable ecologists to locate the tree on subsequent visits...marking individual trees with a tag or some tape may be essential*.
6. A map or plan showing the trees surveyed with numbering, and a listing showing species and the claimed 'category' complying with the guidelines should therefore be available.
7. Could you therefore obtain from the applicant of DCW their records of their 'ground level inspection' of Dec. 2015 and their 'visual inspection' of June 2016? Also please ask for records that show the bats were pipistrelles and did not include other species.
8. We emphasise that the Council would be in breach of the Habitats Regs if you failed to consider the harm that would be caused to bat habitat including possible roosting places in the trees on the basis of the comment: *We note the findings of the reports, that no bat roost was found at Northcliff Lodge... We withdraw the holding objection to the scheme... (Council's Ecology Comments_201501449FUL)*

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

16 October 2016

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

Inadequate consideration of the landscape and conservation values of the mature woodland that would be lost by the Northcliffe Lodge development

1. We point out that this site is Lowland mixed deciduous woodland, a priority habitat under the Biodiversity Action Plan and in the Section 7 list under the Environment Act. While this List is under review, the NRW accepts this site would be covered. There is no recognition of this status in either the Council's ecologist Comments, nor in the applicants' reports.

2. The June 2015 Treescene survey did not consider the landscape and conservation values of trees that would be lost by the development, nor could it be used to judge these. Under the British Standards 5837:2012, regard has to be given to:

2 Mainly landscape values and 3 Mainly cultural values, including conservation.

The Treescene report lists and assesses trees and tree-groups only on 1 arboricultural grounds.

3. Some of the Treescene assessments of limited lifetime are clearly contestably low estimates:

17m Corsican Pine T13 Notable specimen of variable form.... Evidence of slight thinning and die-back in upper crown which is normal for a specimen of this age. Category B 20-40yrs

7m Yew T18 Tree of reasonable form with evidence of slight thinning of crown 20-40yrs

17m Pine T51 Tree of good form with extensive die-back and thinning throughout crown. Category C 10-20yrs

17m group of Ash and Sycamore G58 Trees generally of reasonable form but some specimens exhibit signs of mild die-back. Category C 20-40yrs

4. As the Treescene report did not follow the British Standards in terms of assessing *landscape values and cultural values, including conservation* and its appraisals being apparently biased to short lifetimes, this report could not be reliably used to justify the TPO Order no.11. We therefore ask the Council to disclose other evidence that they used to determine the small fraction of the trees given TPO protection in this Order.

5. The visually important setting (from the sea and from much of Cardiff Bay) of the wooded headland is recognised as important in Council planning documents (including the Penarth Conservation Area SPG). However, the applicants present no relevant pictures or photo-montages from various locations, just an artist's sketch from a position unknown or imagined, while the issue is unmentioned in officer reports and Memos. In view of the council's duty to consider the landscape impacts of the development, would you refer this issue to the officer responsible for landscape issues?

In Summary: We

- Seek further information underpinning the reduced TPO order on the on-site trees, as apparently ignoring landscape issues
- Ask that the officer responsible for biodiversity comment regarding the site's status as priority habitat under the Biodiversity Action Plan and in the Section 7 list under the Environment Act.
- Ask for the officer responsible for landscape to comment on impact on the wooded headland, as setting for Penarth and particular setting for the listed buildings (Custom House, Marine Buildings, St Augustine's Church).

Payne, Adrienne J

From: max wallis [REDACTED]
Sent: 13 September 2016 19:01
To: Planning & Transportation (Customer Care)
Cc: green keith; Anne Greagsby; Anne Crowley
Subject: Northcliff Lodge, Penarth. appln. 2015/01449/FUL

RECEIVED
14 SEP 2016
Regeneration and Planning
D.E.E.R
RECEIVED
ACTION BY: YPL/SDB
NO: 25
ACK:

Mrs. Y. J. Prichard,

Case officer, Northcliff Lodge, Penarth. appln. 2015/01449/FUL

We raise objections re. the TPO officer's Memorandum dated 8th March 2016, which was only recently (26 August) posted on the website.

This Memo mentions a new TPO order (TPO No.11 2015). This is not available among the documents and is necessary to assess the proposals. Please supply (post up) a copy of this Order.

The Memo says the development would "necessitate removal of numbers of trees including those protected", but does not assess the loss. We object to this writing off of mature species and biodiversity, and that without any reference to this being historic mature woodland/parkland which is priority habitat under the Vale of Glamorgan Biodiversity Action Plan.

It mentions a Pine and Yew being lost; the latter in particular could well exceed the 200 years threshold for ancient trees, but this has not been assessed. Other trees may likewise be classed as ancient, in view of the estate dating back to the earliest maps.

The Tree Officer's reports have paid no regard to the Penarth Conservation Area document, though this states Penarth Head is important for the setting of Penarth from Cardiff Bay. This adopted policy states that development proposals should conserve and enhance the appearance of Penarth Head. The removal of tree cover inevitably affecting a very visible part of the Headland has therefore to be assessed.

The totality of trees to be lost grossly exceeds the limit of 5 cu metres, requiring a *felling licence* from the NRW. They would take the lead in determining a replanting scheme, and supersede your officer's proposed requirements.

We are informed that the TPO officer authoring the Memo of 8th March (who has now quit the authority) has no arboricultural expertise. The deficiencies given above mean that her withdrawing "further objection" as regards the trees should be declared invalid and the Memo cancelled.

Please confirm that you will instead require the required procedures be followed for a felling licence from the NRW. The NRW letter of 12th July does not refer to the issue (the writer was unaware of the substantial loss of trees) but covers the point by referring to other licensing requirements.

Regards,

Max Wallis 

Planning manager,

Friends of the Earth, Barry & Vale

PS. when we talked by phone, you said you'd check the document called "additional biodiversity strategy - superseded" to post up the replacement document. Is there none?



THE
PENARTH
SOCIETY

The Penarth Civic Society
4 Caynam Avenue
Penarth
Vale of Glamorgan
CF64 5RR

RECEIVED

1-2 SEP 2016

Regeneration
and Planning

9th September 2016

The Vale of Glamorgan Council,
Development Control,
Dock Office,
Barry, CF63 4RT

Dear Sirs,

D.E.E.R
RECEIVED
ACTION BY: SD B / JP
NO: 6
ACK:

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

At the last committee meeting of the Civic Society the planning application for Northcliffe Lodge was raised.

During the following discussion concerns were aired about the impact that the development will have on the Penarth headland and in particular during the winter months when the extent of tree screening will be diminished. The Penarth headland is important for the setting of Penarth when viewed from Cardiff Bay and the barrage. This concern was also extended to include the impact on the Custom House and Marine Hotel (both listed building) immediately below the development site.

Other issues were also raised about the current position of the recommendations contained in the planning application documentation from the projects own consultants of the need for more extensive assessments to be carried out in the areas of ecology, habitat and biodiversity, and for a geotechnical survey to look into ground stability and the likely impact that engineering works will have on the immediate area.

The general agreement was that of support of the issues raised by Penarth Town Council in their objection to the proposal dated December 2015.

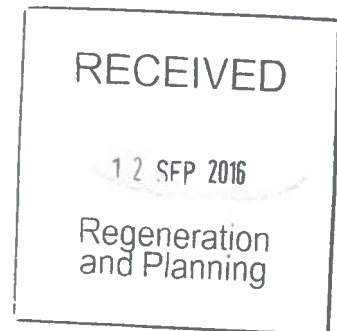
It was agreed that the society would write to the council expressing their concerns raised in the meeting and seeking assurances that consideration of the application would include where appropriate the need for further impact assessments.

Yours faithfully



Geoffrey Cheason

For and on behalf of Penarth Civic Society



Prichard, Yvonne J

From: Hayley Clare [REDACTED]
Sent: 08 September 2016 15:33
To: Prichard, Yvonne J
Subject: Northcliff Drive - planning permission objection
Attachments: 1321 S302 A .pdf; 1321 S205 B .pdf; 1321 S204 B .pdf; 1321 S203 B .pdf

Hi Yvonne

Further to our discussion about the ramped pedestrian walk way at the new development, I have been in talks with Sam Courtney and the developer, see attached the new drawings that have been proposed and that I am happy with, not sure if these have been submitted yet but these are what I have been given, so as long as these are all kept the same I am completely happy to withdraw my objection asap.

I also spoke to Sam earlier regarding the pedestrian access gate which is shown on the original drawing to have access to Northcliffe Drive lane, Sam assures me that there will be no walk way or access from the apartment block down the original access for Northcliffe lodge this will be sealed off

I also spoke to him about the bin store that are also close to my entrance gate, he assures me again that this will be a very well set up area, with drainage and water so that it can be kept clean

As long as all of these items are submitted as agreed, I am very happy with the development and withdraw any objections

Regards

Hayley Clare
[REDACTED]

Hardy, Carole A

From: Hayley Clare [REDACTED]
Sent: 19 August 2016 07:05
To: Planning & Transportation (Customer Care)
Subject: application 2015/01449/ful/yp - FAO Yvonne Pritchard - urgent

Importance: High

Hi Yvonne

I have added this to the online page but it will only take 1000 character so here it is again with a bit more info

Hope you can help as I am quite annoyed with Chris Loyn as he did not show me any of these bits, very naughty on his part....

We spoke yesterday regarding the new drawing that have been submitted to you with reference to the heights and proximity to my house(5/5/16 section CC). please can I raise complete objection to the path/walkway that runs down the side of the development adjacent to my house. This was never really shown on the original submissions as being on stills or being raise, my main objections

my front door is @ 31.5

the base of the path is @ 32.00

the rail of the path is @ 33.00

the person stood on the path is @ 34.00

the start of the path is at 35.00 thus raises to 36/37mtr as it slopes towards my cottage

the path is roughly 2 mtrs from my boundary, so whilst sitting in my garden i will have a path way that is 1-2 mtrs higher than me and look down at my very private garden, the path is so high that it will look straight down onto my garden/kitchen/lounge, but will also look straight into my upstairs 2 bedrooms and bathroom, meaning a quite private cottage become now completely invaded. please can you look at this sympathetically, up to now i have made no really big objections but this is really going to ruin a very idyllic 1860 cottage to a worthless very over crowded/over looked house

many thanks

Hayley

D.E.E.R
RECEIVED
ACTION BY: SDB/yp
NO: 15
ACK:

RECEIVED
19 AUG 2016
Regeneration and Planning

Council on line register
clicking on "Comment
application"

No 2015/01449/FUL/YP

10 JUN 2016

Regeneration
and Planning

I am concerned about the
parking of 30 places plus 2 visitors
Most people have 2 or 3 cars
and as this is a prestigious
development I'm sure that will
be the case

Paget Road & Paget Place are
already over run with parked
cars and the weekend is a
nightmare with ~~pot~~ people
parking to go to the Barrage
daily, there are taxi parking
at the school at 8-9 in the
morning & the afternoon

Port Hill is very busy with
heavy early morning traffic

My other concern is the ~~the~~
chain link fence surrounding
the estate. It's ugly and not
in keeping with an expensive
development, Also with the road.
Does it have suitable drain-
age for water as we in
~~the~~ Northcliffe ~~drive~~ drive have
a torrent when the drains are
full of leaves in the winter
months. I and ^{MANY} ~~my~~ others have
had to go and clear the leaves
from paget Place drains to
Alleviate the water many times
Thank you

Justine Whelan
Ty Gwyn
NORTHCLIFFE DRIVE
CF64 1DQ

[REDACTED]

RECEIVED
10 JUN 2015
I don't have a computer
Regeneration and Planning



Horace John, Forse & Co

Chartered Surveyors | Estate Agents | Property Management

208 Whitchurch Road
Cardiff CF14 3NB

T: [REDACTED]
F: [REDACTED]

www.hjf-property.co.uk

PRINCIPAL:
Graham J. C. Morris, FRICS

PROPERTY MANAGER:
Steven G. C. Morris
GJCM/S

Our Ref:

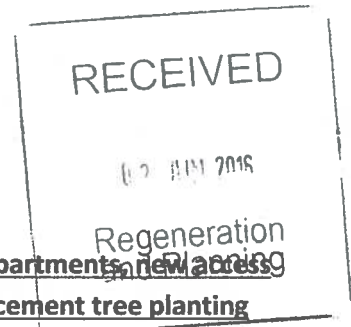
Your Ref: P/DC/YP/2015/01449/FUL

Operational Manager Development Management,
The Vale of Glamorgan Council,
Dock Office,
BARRY DOCKS,
Barry,
CF63 4RT.

30th. May 2016

For the attention of Mrs. Y. J. PRICHARD

ACTION BY: JMC/YP
21



Dear Sirs,

Town and Country Planning Act 1990 (as amended)
Application No. 2015/01449/FUL/YP

Location : Northcliffe Lodge, Northcliffe Drive, Penarth

Proposal : Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works

We refer to your letters dated 18th. May sent to the owners/occupiers of the maisonettes at Vista Court, Northcliffe Drive, Penarth concerning your receipt of amended plans and documents relating to this planning application.

You will be aware from our letter dated 15th. January that we manage the Vista Court maisonettes on behalf of Vista Court (Penarth) Management Company Limited, the freeholder, of the Vista Court development which was completed in the late 1960's. The company is also the freeholder of Northcliffe Drive, the private road which provides access to the 16 maisonettes, 2 properties to the western side of the main carriageway, 3 properties at The Ferns and three properties at the eastern end of the lane section, being the Harbour View Cottages and Northcliffe Lodge.

Having referred to the amended documents received by you on 5th., 18th., 20th., 22nd. and 27th. May we note that the proposals retain the intention to create a new access to the development site from Paget Place "as the current access to Northcliffe Lodge via Northcliffe Drive is an un-adopted highway and would not be suitable for more frequent vehicular use due to its scale and condition and the difficult 5 point junction it forms with Paget Place".

As far as Vista Court (Penarth) Management Company Limited is concerned, we welcome this statement as quite clearly the current access along Northcliffe Drive is unsuitable for a development of this size, especially bearing in mind that the "lane section" already serves 3 properties, including

Northcliffe Lodge.



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Established 1951



When considering the application, we request the Council to take into account the following comments :-

1. There is no reference in the application papers to the blocking up of the existing access into Northcliffe Lodge from Northcliffe Drive – a condition of planning consent should be that any pedestrian and vehicular access to and from the Northcliffe Lodge site onto Northcliffe Drive is to be prohibited;
2. The existing access/opening to the Northcliffe Lodge site from Northcliffe Drive should be fenced off/blocked with an ongoing maintenance condition; and
3. During any permitted development of the Northcliffe Lodge site, there should be no vehicular or pedestrian movements along Northcliffe Drive by construction machines, delivery of materials and personnel.

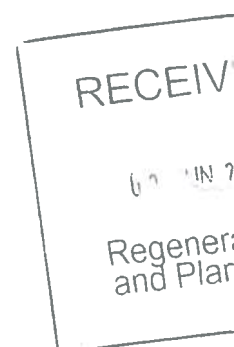
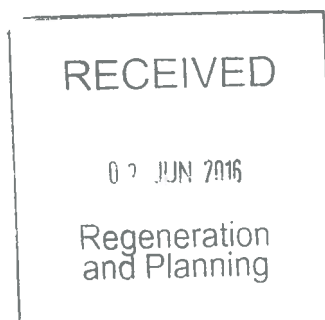
These comments are being lodged to ensure that the Vista Court maisonettes (and The Ferns and other properties having access from Northcliffe Drive) maintain their privacy and quiet settings, i.e. are not disturbed by site development/maintenance traffic during the development phase and possible use of Northcliffe Drive by 30 apartment owners if the access from Northcliffe Drive is not sealed as a condition of any consent.

We observe that the amended proposals exclude the planned footpath link from the development site down to the Marina.

We consider that the provision of only a single car parking space for each apartment plus two additional spaces for visitors, i.e. 32 spaces in total will prove to be inadequate. We have managed Vista Court since the development of the sixteen maisonettes was completed in the late 1960's, the site has a total of 18 car parking spaces and residents are having to park second cars along Northcliffe Drive or along Paget Road. We have noted similar car parking problems at apartment block developments in Cardiff Bay.

Per pro.

HORACE JOHN, FORSE & CO.



Prichard, Yvonne J

From: Krzemieniewski, Margaret
Sent: 26 January 2016 11:30
To: Prichard, Yvonne J
Subject: FW: Planning Application 2015/01449/FUL Northcliffe Lodge Northcliffe Drive CF64 1DQ

Yvonne

Forwarding this objection for the above application. I note the comments about the trees and I suspect that Ms Davies is referring to the earlier superceded TPO. I still have to look closely at details before writing some obs for you.

Regards
Margaret Krzemieniewski
Assistant Planner Tree Preservation
Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
mob / sym: [REDACTED]
e-mail / e-bost: [REDACTED]

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

*Consider the environment. Please don't print this e-mail unless you really need to.
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

From: rita davis [REDACTED]
Sent: 26 January 2016 11:00
To: Burnett, Lis (Cllr); Krzemieniewski, Margaret
Subject: Planning Application 2015/01449/FUL Northcliffe Lodge Northcliffe Drive CF64 1DQ

Good Morning Lis and Magaret

With respect to the above I have completed a rather curtailed objection to the above application on line as I could only send under 1000 characters. I sent the following hard copy to the Planning Officer Ms Y Pritchard:-

I am totally against the Planning application for the following reasons:-

There was a meeting for shareholders on 02/06/2014 re the possible sale of Dyfed end of Northcliffe land this was attended by 40 shareholders out of possible 112. I believe our Management Company acted in an Ultra Vires manner as the attendees were under the impression that a further meeting would be held also they tried to bribe shareholder that each would receive £1000 to £2500 per flat which has not been mentioned since.

A postal vote was sent with very sketchy information of proposed development by Celtic Developments and Scimitar Homes Ltd despite objections raised with R H Seel on how this was being conducted. We were then informed by their solicitors that only 75 votes received and 52 votes to 23 votes were in favour of the

sale. May I point out that the development would affect only Dyfed end and the other two blocks would be unaffected rendering the vote unfair.

The contributory roads out of Penarth are already over congested since the development of Penarth Heights. To build a further 30 flats would mean another 50-60 more cars using these same congested roads.

In order for this to go ahead they want to build an entrance/ exit road from Northcliffe Lodge via Dyfed end of Northcliffe Estate on to Paget Place. I vehemently oppose to building yet another entrance/exit road onto Paget Place where there is already three access roads within 200 yards and there are two bus stops where they intend the road to exit. There is a severe bend by the school which bears down on Northcliffe entrance and twice daily taxis that deliver children to Headlands School block the road down as far as Mariners Heights another exit would be sheer lunacy and a potential hazard.

In order for this development to go ahead it would mean the destruction of trees which would increase the already instability of our ground. Their destruction would remove stability given by their root structure which would therefore make the land more open to water build up and soil erosion. The water run-off from this could undermine the present fragile structure of the foundation of the cliff causing cliff erosion and adding to the already existing instability of the ground due to previous landslip at the Dyfed end of Northcliffe Estate and there is significant continuous erosion at the point where Northcliffe Lodge and Northcliffe Estate adjoin. The trees act foremost as a wind barrier to the ever increasing climatic changes. There is an existing TPO Order (No 11) 2015 on trees situated at Northcliffe Lodge CF64 1DQ which include several established Yew trees and it is a criminal act to cut these trees down. It would also include the destruction of an established Holm Oak also covered by the TPO.

The development would have a negative impact on the existing wildlife there is a colony of breeding bats in these trees and they are protected species. There are nesting jays, swallows and owls.

I have the support of 50+ people whom are against this development and I will send this information under separate cover.

Thank you for your continuing support

Rita Davies
1 Dyfed
Northcliffe CF64 1DX

Payne, Adrienne J

From: Anne Crowley [REDACTED]
Sent: 01 February 2016 09:09
To: Planning & Transportation (Customer Care)
Subject: RE: Comments acknowledgement

Thank you. I realised that after I submitted our comments - I had entered in my wrong post code. My post code should be CF64 1DP and not 1AZ as I put.

Apologies - it is relevant because we live in close proximity to the development. Please can you pass this note onto the planning officer dealing with the application.

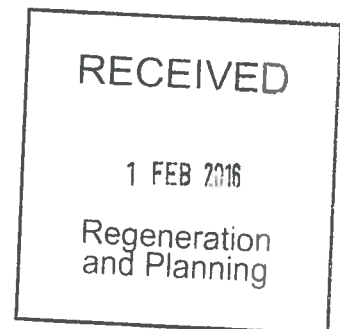
Thank you

Yours sincerely

Anne Crowley

-----Original Message-----

From: [REDACTED]
Sent: 01 February 2016 00:53
To: [REDACTED]
Subject: Comments acknowledgement



Dear Ms Anne Crowley,

Town and Country Planning Act 1990 (as amended)

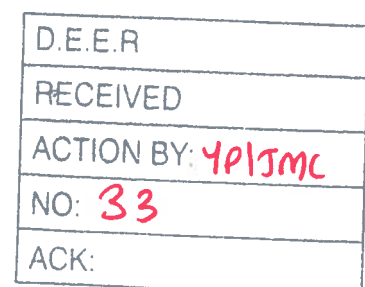
Application Number: 2015/01449/FUL
Location: Northcliffe Lodge, Northcliffe Drive, Penarth
Proposal: Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works

I hereby acknowledge receipt of your representations on the above planning application. These have been forwarded to the planning officer dealing with this application, who will take your views into consideration when considering this application. We are sorry but the planning officer will not be able to respond directly to any questions which you may have raised in your correspondence, however all your comments will be considered as part of the planning application process, prior to the Council reaching a decision on this application.

Please note that when a decision is made on this application, the Council's on line register will be updated.

Thank you for taking the time and trouble to let us have your views on this planning application.

MJ Goldsworthy
Operational Manager Building & Development Control



We wish to make representations concerning Application number 2015/01449/FUL/YP as residents and home-owners in the immediate proximity to the proposed development.

We live at 5 Paget Place directly opposite the entrance to the Northcliffe flats and look over towards their car park.

We have a number of objections to the proposed development:

1. The car park for Northcliffe flats is currently effectively screened from our view with mature trees and shrubs. We like it that way and are opposed to the proposed felling of the trees and shrubs bordering Paget Place. We are not against the development per se but because the proposed access arrangements include the re-configuring of the Northcliffe flats car park – these mature trees and shrubs would be felled. This would destroy our view. We like the trees and the wildlife they support. Too many trees are being cut down in Penarth – the garden by the sea. We would prefer the access to the development to be via the existing road to the property, i.e. via Northcliffe Drive. We appreciate that the developers would need to cost in some work to improve the suitability of Northcliffe Drive as the access point but it would be less destructive (of mature trees and wildlife habitat) and less disruptive to us and the residents of Paget Place, than ploughing a new access road off Paget Place in between the current Northcliffe flats and the Mariners flats. We suspect it would also be cheaper.

2. We are very concerned about the proposed felling of a huge number of mature trees (including trees with TPOs on them) and the clearing of an large area that supports a lot of wildlife. We do not want that to happen and we strongly object. Upgrading the existing access road to Northcliffe lodge would mean that not so many mature trees would have to be felled. The remaining trees that need to be cleared for the development should be replaced with similar mature, native trees. The tree strategy in the application does not propose replacing like with like – we think it should.

3. Our final concerns about the planning application is that we consider the provision for parking inadequate. This will inevitably lead to overspill parking on Paget Place – which is of concern to us as we live on Paget Place. The provision of one parking space per apartment and only two visitor spaces for this kind of development is woeful. Each apartment will need at least two parking spaces and the development as a whole requires a much better quota of visitor parking.

I am totally against the Planning application for the following reasons:-

There was a meeting for shareholders on 02/06/2014 re the possible sale of Dyfed end of Northcliffe land this was attended by 40 shareholders out of possible 112. I believe our Management Company acted in an Ultra Vires manner as the attendees were under the impression that a further meeting would be held also they tried to bribe shareholder that each would receive £1000 to £2500 per flat which has not been mentioned since.

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In order for this development to go ahead it would mean the destruction of trees which would increase the already instability of our ground. Their destruction would remove stability given by their root structure which would therefore make the land more open to water build up and soil erosion. The water run-off from this could undermine the present fragile structure of the foundation of the cliff causing cliff erosion and adding to the already existing instability of the ground due to previous landslip at the Dyfed end of Northcliffe Estate and there is significant continuous erosion at the point where Northcliffe Lodge and Northcliffe Estate adjoin. The trees act foremost as a wind barrier to the ever increasing climatic changes. There is an existing TPO Order (No 11) 2015 on trees situated at Northcliffe Lodge CF64 1DQ which include several established Yew trees and it is a criminal act to cut these trees down. It would also include the destruction of an established Holm Oak also covered by the TPO.

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I have the support of 50+ people whom are against this development and I will send this information under separate cover.

YOURS SINCERELY

MRS R H DAVIES

ENCLOSED COPIES OF
PETITION
SUBSIDENCE HOME CHECK.

RECEIVED

01 FEB 2016

Regeneration
and Planning

<u>NAME</u>	<u>ADDRESS</u>
WILSON MAHER	1 DYFED NORTHCLIFFE
ALAN DAVIES	1 DYFED NORTHCLIFFE
LITA DAVIES	1 DYFED NORTHCLIFFE
Owen Clark	9 Dyfed, Northcliffe
Julia Miles	2 DYFED NORTHCLIFFE
Emma Perry	12 Dyfed Northcliffe
Bryan Carpark	Dyfed "
Azuka Oforika	7 Dyfed
J Tolley -	3 Dyfed
SM Tolley	3 Dyfed
L. Wilson	21 Dyfed
R Adams	10 DYFED
J. COOKE	5 Dyfed
KWELSH	20 DYFED
V. Yarnood	17 Dyfed
J. A GIBB X	36 Dyfed
K & REES	27, DYFED
M Bullen	15 Dyfed
Hazel O'Neil	22 Dyfed
Ian England	19 Dyfed
Simon Starks	
Kelly Selway	30 Dyfed
M PARMAN CHANG	14 Dyfed
G LUMBURY	16 Dyfed

NAME

ADDRESS

LAWRENCE DAVIES
WIMBORNE

31, Dyfed Northcliffe
6 Dyfed Northcliffe

Kay Protheroe

6 Paget Place

Elaine NIXON

7 Paget Place

KAREN WALLACE

8 Paget Place

RUTH WALLACE

8 Paget Place

ROB WALLACE

8 PAGET PL.

Wendy Wallace

8 PAGET PL.

DAVID SMITH

10 PAGET PLACE

SANDRA SMITH

10 PAGET PLACE

Milene Williams

2 GWENT.

Susan Richards

1 Paget Place

Tracey Jones

11 Paget Place

Susan Allen

12 Paget Place

M. H. Collins

12 Paget Place

MERCHAN

6 VISTA COURT

G. GRUBHAM

15 VISTA COURT

J. Wilson

7-1 Gwynn Northcliffe

M. North

11 NORTHCLIFFE COTT

M. G. G. G.

14 VISTA COURT

R. Jones

13 VISTA COURT

C. Zelos

9 VISTA COURT

C. Brown

7 Vista Court, Northcliffe
Penarth

RE
01 FEB 2004
Regeneration
and Planning

NAME

ADDRESS

Elizabeth Jones 5 Vista Court

Alex Bizzell 4 Vista Court

Hleanor Rowland 4 Vista Court

Chri Gray 3 Vista Court

MARY WILLIAMS 2 VISTA COURT

OK FIELD 1 Vista Court

K R BOWLES 2 THE FERNS

H E BOWLES " " "

RECEIVED
01 FEB 2016
Regeneration
and Planning

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01 FEB 2016
Regeneration
and Planning

Section C - Enquiries Concerning Land Instability

Enquiry

Reply

SUBSIDENCE

Natural Subsidence Risk

C.1 What is the risk to the property from natural subsidence?

High

Please refer to the Additional Information section for full details of how natural subsidence hazard is broken down into its component hazards, namely swelling clay, landslip, gulls & cambering, ground dissolution and compressible ground. Please refer to the Additional Information section for details of records found.

MINING AND MINERAL EXTRACTION

Shallow Mining

C.2 What is the risk to the property from shallow mining?

No Hazard

The British Geological Survey has assessed the area of search as having no hazard of property damage from subsidence relating to shallow mining. Further action is unlikely to be required. Nevertheless, surveyors should remain aware that locally uncharted mine workings may be present.

Coal Mining Areas

C.3 Is the property in a coal mining area or in an area (without past or present, deep or open-cast, coal mining activity) in which coal bearing strata are known or expected to be present?

No

Mineral Extraction and Quarrying

C.4 Are there sites where quarrying or mineral extraction activity is currently being carried out?

within 0 - 250 metres?

No

within 251 - 500 metres?

No

Footnotes:

Question C.1 This assessment is based on information supplied by the BGS and is based upon their analysis of geological maps, postcode sector geo-hazard analysis and their own extensive local geological knowledge and expertise.

Question C.2 This assessment is based on information supplied by the BGS and takes into account many types of mining in addition to coal, such as ironstone or limestone extraction. Shallow mine workings less than 40 metres below the ground surface are considered to cause a particular subsidence hazard as they can sometimes produce potentially damaging surface collapses. This shallow mining search does not take into account deeper mining, which can be assessed through a Coal Authority mining search described at C.3.

Question C.3 The reply to this question indicates whether it is advisable to obtain a coal mining search from the Coal Authority.

Question C.4 The reply to this question is based upon the BGS compendium of mines, quarries and mineral sites operating commercially in England and Wales since 1993. The original data was compiled by BGS in 1993-94 primarily from BGS records and from information supplied by local authorities, industrial sources and the Valuation Office Agency.

31 Gwent
Northcliffe
Penarth
CF64 1dy

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

21 January 2016

Dear Sir

Re: Planning Application - 2015/01449/FUL

I write in support of the above application. I have lived at Northcliffe for nearly 15 years, enjoying the benefits of a peaceful location and superb views because a previous planning authority had the foresight to grant permission for the original Northcliffe mansion to be demolished and apartments constructed, creating the living space for 112 families. This area of Penarth was historically known as the "bowery" of Penarth and thanks to the actions of the Vale Council we are beginning to live down the association with the Billybanks flats. I believe that the above development will aid this process.

The high quality of the proposed development shows a creative and sensitive use of the site. Instead of just one family benefiting from the location, many more will be able to do so. I am particularly impressed with the care taken in the application to enhance and replace the vegetation currently there.

Northcliffe estate is wholly owned by the owners of the 112 apartments who are all shareholders in the Northcliffe management company. We own the land outright. The estate is managed by a voluntary board of directors elected by the shareholders to represent their best interests and to appoint and direct managing agents, in this case Seel & Co.

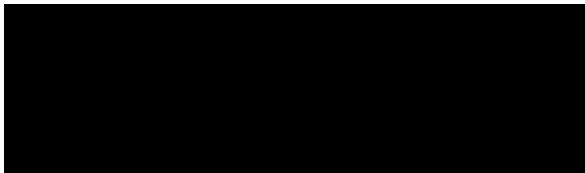
The original offer from the developers to the board of directors to purchase a strip of land in order to facilitate access to the proposed development was put to all shareholders firstly through an extraordinary shareholders meeting, and then through a postal ballot. The result was a substantial majority in favour of the sale, and by implication the development. Shareholders reached the decision after we were fully informed in the postal vote package, of the likely scope of the development and all its possible implications for Northcliffe.

Cont/

Northcliffe is now an ageing estate and the costs of regular maintenance are high, with upgrades and improvements rare because of the cost. It's fair to say that Northcliffe can be regarded as the affordable housing for this area with a probable residential population of some 250. And because many of it's owners live on restricted incomes, that in turn makes any decision by the board of directors to impose a levy to carry out improvements an onerous burden which most could not afford.

With this in mind, it is my conviction, and that of many of the owners of Northcliffe, that the income from the sale of the land would enable much needed repairs to be carried out, with the balance being set aside as an emergency contingency fund. This is crucial to the future wellbeing of the Northcliffe Estate and was the overriding factor in my decision to support the sale, and I would respectfully ask that the planning authority take this into consideration when reaching their decision.

Yours sincerely



Peter Treen



Prichard, Yvonne J

From: Zahoor, Shafqut
Sent: 19 January 2016 10:13
To: Prichard, Yvonne J
Subject: FW: Northcliffe development - 2015/01449/FUL

fyi

Shafqut Zahoor
Assistant Planner
Planning and Transportation Services
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
e-mail / e-bost: [REDACTED]

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

*Consider the environment. Please don't print this e-mail unless you really need to.
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

From: Hayley Clare [REDACTED]
Sent: 18 January 2016 22:18
To: Zahoor, Shafqut
Subject: Northcliffe development - 2015/01449/FUL

Hi Shafqut,

Hope you are well.

I have entered an objection on the Northcliffe development (see below) and wondered if you could just keep an eye on it for me.

I have spoken to Yvonne who is dealing with it, however she is too busy to do a site visit or have a meeting with me unfortunately.

Perhaps you could also forward this e-mail on to her.

I do want the development to be passed, however our house is directly next to the site and it is extremely intrusive in its current format.

If we can get revisions which will take away the issues we have then we are happy to withdraw our objection. I think we are being pretty reasonable considering the scale of the development and I hope yourselves and the developers can be reasonable to us.

Thank you for your time

Kind Regards

Hayley Clare

We offer the below views as owner of the cottage directly next to the proposed development. We do not wish to object to the development on an overall basis, however there are a few concerns we have that do directly and significantly affect us as the closest neighbour.

1) Block C on the plan (drawing 15025-103) is showing windows and a large balcony on the side of the block which will look directly into our house (we have 6 windows on that elevation) and garden and take away the privacy we currently hold within our plot. The units are quite intrusive on our plot and views anyway, especially considering the top floors will be as high as the ridge of our cottage, however it is the windows and balcony that we object to and would like revised.

2) The positioning of the proposed bin stores is not acceptable to us. It is right next to our entrance gate and our patio. The potential rubbish within this store is huge, 30 apartments will be producing at least 2 bags each per week, with fortnightly pick up that would mean 120+ bags of rubbish within 2metres of our front gate. The smell alone of this will be overbearing, not to mention the potential for rats and vermin.

As you can see our objection is not against the development as a whole, but the individual areas that will considerably affect us and our property.

I hope you can encourage developers to revise these areas, and if that is achieved we would be happy to withdraw our objection.



Horace John, Forse & Co

Chartered Surveyors | Estate Agents | Property Management

Graham J. C. Morris, FRICS

208 Whitchurch Road
Cardiff CF14 3NB

T: [REDACTED]
F: [REDACTED]

www.hjt-property.co.uk

Our Ref: **GJCM/S**

Your Ref: **P/DC/YP/2015/01449/FUL**

**Operational Manager Development Management,
The Vale of Glamorgan Council,
Dock Office,
BARRY DOCKS,
Barry,
CF63 4RT.**

15th. January 2015

For the attention of Mrs. Y. J. PRICHARD

Dear Sirs,

Town and Country Planning Act 1990 (as amended)

Application No. 2015/01449/FUL/YP

Location : Northcliffe Lodge, Northcliffe Drive, Penarth

Proposal : Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works

We refer to your letters dated 29th. December 2015 sent to the owners/occupiers of the maisonettes at Vista Court, Northcliffe Drive, Penarth concerning this planning application.

We manage the Vista Court maisonettes on behalf of Vista Court (Penarth) Management Company Limited, the freeholder, of the Vista Court development which was completed in the late 1960's. The company is also the freeholder of Northcliffe Drive, the private road which provides access to the 16 maisonettes, 2 properties to the western side of the main carriageway, 3 properties at The Ferns and three properties at the eastern end of the lane section, being the Harbour View Cottages and Northcliffe Lodge.

Having referred to this planning application online, we note that it is proposed to create a new access to the development site from Paget Place "as the current access to Northcliffe Lodge via Northcliffe Drive is an un-adopted highway and would not be suitable for more frequent vehicular use due to its scale and condition and the difficult 5 point junction it forms with Paget Place".

As far as Vista Court (Penarth) Management Company Limited is concerned, we welcome this statement as quite clearly the current access along Northcliffe Drive is unsuitable for a development of this size, especially bearing in mind that the "lane section" already serves 3 properties, including Northcliffe Lodge.



Regulated by RICS

Established 1951



When considering the application, we request the Council to take into account the following comments :-

1. There is no reference in the application papers to the blocking up of the existing access into Northcliffe Lodge from Northcliffe Drive – a condition of planning consent should be that any pedestrian and vehicular access to and from the Northcliffe Lodge site onto Northcliffe Drive is to be prohibited;
2. The existing access/opening to the Northcliffe Lodge site from Northcliffe Drive should be fenced off/blocked with an ongoing maintenance condition; and
3. During any permitted development of the Northcliffe Lodge site, there shall be no vehicular or pedestrian movements along Northcliffe Drive by construction machines, delivery of materials and personnel.

These comments are being lodged to ensure that the Vista Court maisonettes (and The Ferns and other properties having access from Northcliffe Drive) maintain their privacy and quiet settings, i.e. are not disturbed by site development/maintenance traffic during the development phase and possible use of Northcliffe Drive by 30 apartment owners if the access from Northcliffe Drive is not sealed as a condition of any consent.



HORACE JOHN, FORSE & CO.

Christmas Present!

RECEIVED

15 JAN 2016

Regeneration
and Planning

D.E.E.H
RECEIVED
ACTION BY: Jmc/YP
NO:
ACK:

6 Mariners Heights
Penarth
CF64 1QJ
Jan 14

e of Glamorgan
Barry CF63 4RT

2 Planners

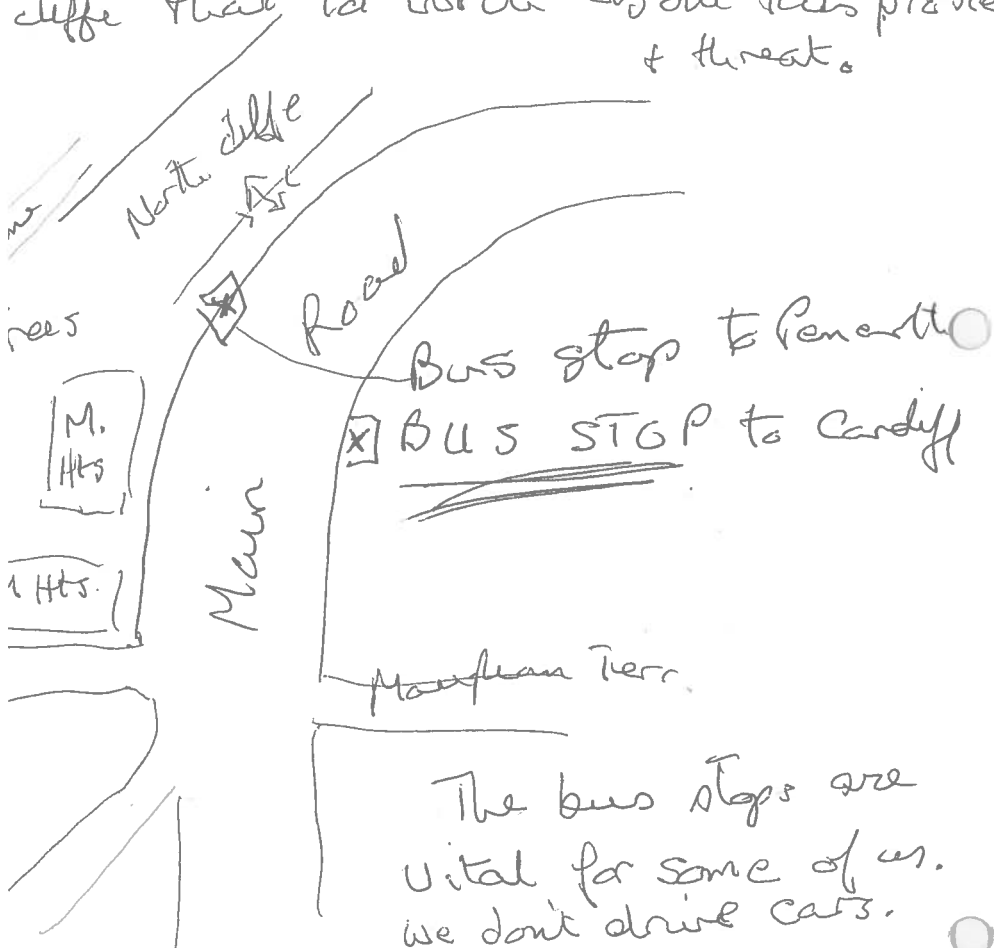
Northcliffe Lodge Application

2015/01449/FUL/YP

For those of us who are elderly, as
I, seeing the proposals on-line or
to the dockers office is not possible.
Please look at a detail map of
et Place. If you drive a road
rough between Northcliffe + Mariners



... very difficult for
 of us. I promised another lady, from
 cliff that I'd write about this problem
 + threats.



The bus stops are
 vital for some of us.
 we don't drive cars.

road making will probably
 be the 89 bus route on which
 number of us are very dependant.
 and through would also be fun for
 + joy riders using Mariners Heights
 count about 15 more flats 15-30 more
 cars + the roads can't cope now!
 Yours
 anxiously J. Riches

19 Cherwell Road
Penarth
CF64 3PE



13th January 2016

Vale of Glamorgan Planning Department,
Barry.

Dear Sirs

Planning Application 2015/01449/FUL
Northcliffe Lodge, Northcliffe Drive, Penarth

I have been made aware of the above Planning Application in respect of Northcliffe Lodge.

As the owner of No. 6 Vista Court CF64 1DW I have studied the plans and would strongly object to any development on this area of land. I have a number of concerns regarding the proposals as follows:

1. Although it would appear from the plans that road access from the site will be onto Paget Road, it is imperative that any vehicular or pedestrian access to the site along Northcliffe Drive (private road) be prohibited. Vista Court and The Ferns are quiet developments and it is vital that their privacy be protected from the consequences of such a large proposed development. Furthermore the road surface of Northcliffe Drive is in no condition to withstand any extra accidental vehicular access.
2. To protect privacy and security the boundaries of the site bordering Northcliffe Drive should be totally secured. For additional protection there should be no access from Northcliffe Drive to the proposed walkway from the site to the marine buildings.
3. I would also object to the Vale's policy of 40% social housing being enforced should any development go ahead.
4. The detrimental effect of such a large development on the immediately surrounding property prices is also concerning.
5. Finally, this is yet another proposed large development putting an onerous strain on Penarth's access roads and infrastructure. How do we all get out of Penarth? Does every square metre of space have to be developed?

Yours faithfully


H. Meacham (Miss)

Payne, Adrienne J

From: Prichard, Yvonne J
Sent: 12 January 2016 08:26
To: Planning
Subject: FW: Application No. 2015/01449/FUL NORTH CLIFF LODGE DEVELOPMENT
Attachments: North Cliff Lodge (VOG) 8.1.2016.pdf; North Cliff Lodge (LRM)8.1.2016.pdf

Please book in the mail with attachments

Yvonne Prichard
Senior Planner
Regeneration and Planning
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
e-mail / e-bost: [REDACTED]

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook
Follow us on Twitter / Dilynwch ni ar Twitter

Correspondence is welcomed in Welsh or English/Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

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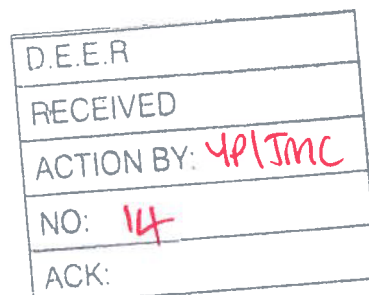
From: Lynda Dobson [REDACTED]
Sent: 08 January 2016 10:17
To: Prichard, Yvonne J; [REDACTED]
Cc: Nigel Arnold; Nataniel Martinez
Subject: Application No. 2015/01449/FUL NORTH CLIFF LODGE DEVELOPMENT

Dear Ms Yvonne Prichard and Sam Courtney,

We write in connection to the above development.

Please refer to our letters to you respectively objecting to the construction of footpath crossing our land.

Yours faithfully,
Lynda Dobson
On behalf of Skyasset Limited



Skyasset Limited

The Custom House
Penarth Marina
Penarth
CF64 1TT

Tel: [REDACTED]

Fax: [REDACTED]

8 January 2016 (Email and Post)

Yvonne Prichard
Vale of Glamorgan Council,
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Ms Prichard,

Ref: Application no. 2015/01449/FUL

I write in connection to the above planning application as the application site extends onto our site (Title No. WA965156).

We have been advised this was for the intention of constructing a footpath from the application development, down to the shore level.

We cannot accept this and therefore object to the proposed construction of the footpath crossing our land.

Thank you.

Regards,

N B Martinez
Director/Owner

RECEIVED

12 JAN 2016

Regeneration
and Planning

Skyasset Limited

The Custom House
Penarth Marina
Penarth
CF64 1TT

Tel: [REDACTED]
Fax: [REDACTED]

8 January 2016 (Email and Post)

Sam Courtney
LRM Planning Ltd
28 Cathedral Road
Cardiff
CF11 9LJ

Dear Mr Courtney

Ref: NORTH CLIFF DEVELOPMENT

I write in connection to the above planning application, as the application site extends onto our land (Title No. WA965156).

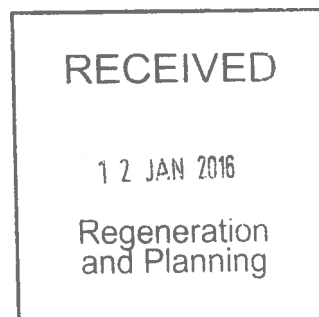
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Thank you.

Regards,

N B Martinez
Director/Owner



Skyasset Limited

The Custom House
Penarth Marina
Penarth
CF64 1TT

Tel: [REDACTED]

Fax: [REDACTED]

8 January 2016 (Email and Post)

Yvonne Prichard
Vale of Glamorgan Council,
Dock Office
Barry Docks
Barry
CF63 4RT

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Regards,

[REDACTED]
Director/Owner

Payne, Adrienne J

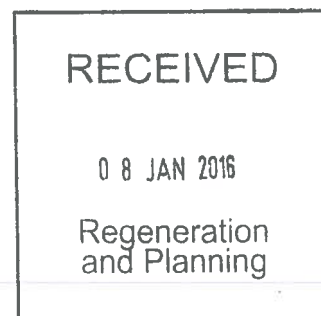
From: Lynda Dobson [REDACTED]
Sent: 08 January 2016 10:22
To: Planning; [REDACTED]
Cc: Nataniel Martinez; Nigel Arnold
Subject: Fwd: Application No. 2015/01449/FUL NORTH CLIFF LODGE DEVELOPMENT
Attachments: North Cliff Lodge (VOG) 8.1.2016.pdf; North Cliff Lodge (LRM)8.1.2016.pdf

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Yours faithfully,
Lynda Dobson
On behalf of Skyasset Limited



DEER
RECEIVED
ACTION BY: <i>YPSMC</i>
NO: <i>23</i>
ACK:

Skyasset Limited

The Custom House
Penarth Marina
Penarth
CF64 1TT

Tel: [REDACTED]

Fax: [REDACTED]

8 January 2016 (Email and Post)

Yvonne Prichard
Vale of Glamorgan Council,
Dock Office
Barry Docks
Barry
CF63 4RT

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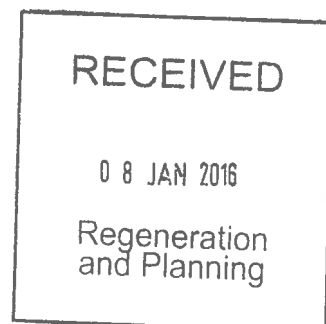
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Thank you.

Regards,

N B Martinez
Director/Owner



Skyasset Limited

The Custom House
Penarth Marina
Penarth
CF64 1TT

Tel: [REDACTED]

Fax: [REDACTED]

8 January 2016 (Email and Post)

Sam Courtney
LRM Planning Ltd
28 Cathedral Road
Cardiff
CF11 9LJ

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N B Martinez
Director/Owner

RECEIVED

08 JAN 2016

Regeneration
and Planning