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From: Anne Crowley <[REDACTED]>
Sent: 04 January 2017 11:45
To: Planning
Subject: FAO Yvonne Roberts - Planning application 2015/01449/FUL. Northcliffe Lodge, Northcliffe Drive Penarth

Further to submitting objections to the planning application on two occasions in 2016, I am extremely disappointed to read the report and recommendations of the Vale of Glamorgan's Planning Officer which recommends to Councillors the approval of planning application 2015/01449/FUL, subject to a number of conditions.

I do not feel the Planning Officer's report adequately presents the concerns that I and a number of other local residents/neighbours have raised about the proposed development and its impact on the Conservation Area in which we live. This short note details the main issues that I wish to bring to the attention of the members of the Planning Committee when they consider the planning application on Thursday, 5th January.

1. My objection to the application is to the proposals for the new access route off Paget Place which will involve the **clearing and felling of a significant number of mature trees and the removal of a habitat that supports a range of wildlife**. I live nearly opposite where the new access road will enter Paget Place – the side of the street where I live is in the Penarth Conservation Area. The creation of the proposed access road and the destruction of this wooded natural habitat will have a big impact on the boundary of the Conservation Area – where I live. The Planning Officer's report states that the development will not have an impact on the Conservation Area – that is a matter of opinion, an opinion that has not taken into account the views of the people that live in the Conservation Area as I do. I do not feel my views have been adequately considered by the Planning Officer's report.
2. I am incredulous that the Planning Officer recommends approval of the planning application before a 'comprehensive geotechnical assessment' as recommended in the *Slope Stability Desk Study Report* Prepared by Terra Firma (December 2015) and the subsequent *Preliminary Slope Stability Analysis* (November 2016) – is completed. If the application is approved by Councillors on the 5th January 2017, the developer will be allowed to demolish the existing dwelling and remove the trees before establishing the viability of the site which previous reports describes as highly unstable and liable to landslides! This is madness. **Planning approval should be withheld until such time as the site is confirmed as viable (having been subjected to a comprehensive geotechnical assessment). Otherwise we can end up in a situation where the trees and habitat are destroyed – needlessly – because on further investigation, the instability of the site means that the housing development is not viable.**
3. The Planning Officer's report makes it clear that the Vale of Glamorgan has been busy in recent months negotiating with the developer. It is clear from the report that many of the Vale of Glamorgan (and indeed, national) standards on Planning have been set aside to allow the development to go ahead. I am outraged that the Planning Officer recommends that the developer should be allowed to sidestep their obligations to provide Affordable Housing and to make suitable Section 106 Contributions based on a report provided by the developer on 'economic viability' that we, the residents living in close proximity to the proposed development are not allowed to see! I hope members of the Planning Committee will study this report in detail. The number of conditions attached to the recommendation for approval indicates that the cost of monitoring compliance will be significant and will in terms of staff hours cost much, much, more than the £6,000 the developer is being asked to contribute as an administrative fee. **Monitoring compliance will be a huge, resource intensive task. The Planning Officer's report proposes too many compromises on important planning standards. Compromises on: Affordable Housing; Section 106 contributions; Parking provision (which is wholly inadequate); and Tree Removal. It is too big a price to pay for a small number of luxury apartments.**

I hope the Planning Committee will reject the recommendations of the Planning Officer's report and not approve application 2015/01449/FUL.

Yours sincerely

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