

FAO Morgan Howell
Planning Officer
Vale of Glamorgan Council

5th December 2016

Dear Mr Howell,

Planning Application : 2016/01160/OUT Woodside Hamlet, Ham Manor,
Llantwit Major.

I wish to object against the above planning application for outline planning on the grounds as listed below.

- 1 The application does not meet the terms of the policies of the UDP under which it is being considered. I refer to Policy ENV 1 – Development in the Countryside. In paragraph 1 it states that development will only be granted for, development which is essential for agriculture, horticulture, forestry or other development including mineral extraction, waste management utilities or infrastructure for which a rural location is essential.

Appropriate Recreational use

The re-use or adaption of existing buildings particularly to assist the diversification of the rural economy or

Development which is approved under other policies of the plan.

The application does not fit any of these policies under ENV 1, apart from possibly recreational use, but there again Tree Tents are not really recreational use but more under a tourism heading. Therefore, the application does not meet the policies above.

- 2 Once again the application does not meet the terms of the Policy ENV 27 of the UDP. Policy ENV27 refers to the following and states new development will be permitted where it :

Complements or enhances the local character of buildings and open spaces

It certainly does not complement the above

Meets the Council's approved standards of amenity and open space, access, car parking and servicing.

This application certainly does not meet Council requirements or standards

Ensures adequacy or availability of utility services and adequate provision for waste management.

I would like to know where waste will be removed for the planned services to be provided in the outline plan, I am sure residents living nearby will be concerned.

Minimises any detrimental impact on adjacent areas.

There would be a huge impact on the adjacent areas, especially those residents living at Woodside Hamlet, with noise, disturbance from those residing in Tree Tents.

Ensures existing soft and hard landscaping features are protected and complemented by new planting, surface or boundary features.

The tree report highlights the removal of 52 trees, however, the applicant states that no trees will be removed, it will be interesting to see whether this actually happens, I am sure the nearby residents will be watching

Ensures clear distinction between public and private spaces.

Provides a high level of accessibility, particularly for public transport, cyclists, pedestrians and people with impaired mobility.

The site does not give a high level of accessibility, the entrance off Millay Lane will create problems for the general public, cyclists, impaired mobility and I would add this area is not on a public transport route

Has regard to energy efficiency in design, layout, materials and technology.

Has regard to measures to reduce the risk and fear of crime.

There is no evidence of protection to existing residents living at Woodside hamlet or those living at Ham Manor Residential Park. The nearby Ham Manor Residential Park has seen a number of crimes over the years.

3 Policy TOUR 4 – Caravan, Chalet and Tent Sites

Further development or expansion of static and touring caravan sites, chalet and tent sites in the coastal zone will not be permitted. Proposals for additional sites outside the boundary of the Glamorgan Heritage Coast and other parts of the coastal zone will be permitted if :

The scale of the proposal or any other extension is in keeping with surrounding uses.

The proposal is not in keeping with the surrounding uses, this application is for tourism, the surrounding area is residential.

The proposal does not unacceptably affect the interests of agriculture, conservation, areas of ecological wildlife, landscape or archaeological importance.

The application certainly does affect the conservation area of the woods, the wildlife, including badgers, birds, bats etc. If this development is granted wildlife will disappear just like it happened to the development of Woodside Hamlet Chalets which resulted in destruction of many trees.

The proposal does not have an unacceptable effect upon the amenity and character of the existing, or neighbouring environments by virtue of noise, traffic congestion, exacerbation of parking problems, or visual intrusion.

The development will have an effect on the environment with noise and visual intrusion.

The proposal meets high standards of layout landscaping and design and has safe vehicular access.

It is intended to enter the site off Millay Lane which is a narrow lane with bends used by many vehicles going to Llantwit Major Beach, pedestrians with their dogs walking to the beach or just on a quiet walk. In addition there are homes on Millay Lane where residents need access for their vehicles.

Adequate utility and infrastructure services exist, are reasonably accessible, or can readily and economically be provided.

All utility services will have to access the site from Millay Lane, please see above comments.

Suitable access is provided for disabled persons and those with impaired movement.

This access is unsuitable for a disabled person, it will put them at risk.

Parking is provided in accordance with the Council's approved guidelines.

Vehicles will be expected to access the site at Millay Lane down a steep slope, certainly unsafe.

The site is not in an area where there is a risk of flooding

The site is within a flood zone, the river Hodnant frequently floods and has done two weeks ago and previously on many occasions.

4 Policy Tran 10 – Parking

The provision of parking facilities will be in accordance with the approved parking guidelines and will be related to the type of land use, its density and location; accessibility to existing and potential public transport facilities; and the capacity of the highway network.

The location for the proposed car parking is unsuitable off Millay Lane, it will be dangerous to access and leave.

This outline application does not meet the policies of the UDP under which it is being considered, it is an intrusion on those living in close proximity and development in the open countryside. A previous application nearby at Ham Lodge was refused as it was building outside the development boundary in the open countryside, this application is just a few yards further down Millay Lane, this is another reason why the application should be refused.

Yours Sincerely,

Cllr Gwyn John
Ward Member for Llantwit Major
Vale of Glamorgan County Councillor.
Llantwit Major Town Councillor