

Date/Dyddiad: 4 November 2016

Ask for/Gofynwch am: Mr. Morgan P. Howell

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Your Ref/Eich Cyf:

My Ref/Cyf: P/DC/MPH/2016/01160/FUL

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NOTICE UNDER SECTION 62ZA(2) OF THE TOWN AND COUNTRY PLANNING ACT 1990

Dear Sir/Madam,

**Town and Country Planning (Development Management Procedure) (Wales)
Order 2012 (as amended)**
[Article 8(3A)]
Development [at Woodside Hamlet, Ham Manor, Llantwit Major
Proposal: Proposed tourist (Tree Tent) accommodation development on land
adjacent to Woodside Hamlet, including access from Mill Lane, with
associated parking, wash up and toilet facilities
Application Reference: 2016/01160/FUL

Notice is hereby given that planning application reference 2016/01160/FUL, received on 26 September 2016 is considered **invalid**.

The above referenced planning application is considered **invalid** as it does not comply with Article 8(1) and 22(3) of the 2012 Order. In particular, Article 22 of the 2012 Order specifies that the following items are required to for an application to be considered valid:

- 5(1)(c)(ii) - any other plans, drawings and information necessary to describe the development which is the subject of the application.
- 5(2) - Any plans or drawings required to be provided by paragraph (1)(c)(i) or (ii) [of Article 5] must be drawn to an identified scale and, in the case of plans, must show the direction of north [only in relation to site location plan].
- 22(ba) in a case to which article 2F of the 2012 Order applies, the pre-application consultation report required by that article:

The Application is considered invalid for the following reasons:

- Plans for Toilets, cooking showers, tree tents and bridges are still insufficient- no elevation or floor plans. These need to be to scale.
- While it was not noted previously, the application exceeds the site area (1 hectare) for a major development.

To validate the Planning Application, the following must be submitted to the Local Planning Authority:

- While the application is submitted in outline, there is still the request for approval of layout, scale and appearance details to be approved (landscaping is the only matter reserved). As such, it is still necessary for you to provide detail elevation plans (to scale 1:50/1:100) of the built development on site, including the tents and the supporting structures.
- Since 1st August it has been necessary to submit a pre application consultation report with all development defined as 'major development'. A pre application consultation (PAC) report is required to make the development valid. See details below for what is required by the PAC report. The only way of avoiding this requirement is by reducing the site area to less than 1 hectare.

A link to your requirements for pre application consultation can be found by following this link <http://gov.wales/docs/desh/publications/160129annex-1-pre-application-consultation-en.pdf> . The guidance provides advice for developers and your requirements for pre application consultation. You are required to submit a pre application consultation report (PAC) as part of the planning application, which should include the following:

- a) A copy of the site notice;
- b) A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;
- c) A copy of the notice given to owners and occupiers of adjoining land;
- d) Copies of all notices provided to councillors, town and community councils, and specialist consultees;
- e) A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
- f) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.

Until the pre application process is carried out and the PAC report submitted, the application will remain invalid.

Appeals against notice of non-validation:


Applicants for planning permission have the right of appeal to the Welsh Ministers under section 62ZB of the Town and Country Planning Act 1990. The time period within which the applicant must give notice of appeal is two weeks from the date of receipt of this notice. Full details of the appeal process are available under Article 24(C) of the DMPWO. Appeal forms are obtainable from the Welsh Ministers at <http://gov.wales/topics/planning/>.

This notice has been issued in accordance with [Article 8(3A) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The Town and Country Planning (Validation Appeals Procedure) (Wales) Regulations 2016 provide further information on how Welsh Ministers will conduct the non-validation appeals process.

You must quote 2016/01160/FUL at the top of all returned correspondence to avoid any unnecessary delay in determining your application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'V.L. Robinson', with a horizontal line underneath.

Victoria Robinson

Operational Manager Development Management