

Date/Dyddiad: 30 September 2016

Ask for/Gofynwch am: Morgan P. Howell

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Your Ref/Eich Cyf: P/DC//2016/01160/FUL

My Ref/Cyf: Planning@valeofglamorgan.gov.uk

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Mr. Simon Morgan
Morgan Design Studio Ltd,
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DT11 7DL

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:

22(a) an application which complies with the requirements of article 5:

5(1)(c)(ii) - any other plans, drawings and information necessary to describe the
development which is the subject of the application.

The Application is considered invalid for the following reasons:

As the application is now a FUL rather than OUT (withdrawn application) detailed
plans will be required of the following: -

- Elevation Plans of Toilets, Showers, Disabled Shower Block, Cooking and
wash up building, Bridges and Tent pods with associated steps and access
area
- Engineering details of new vehicle access and parking area- Significant
level differences between Mil lay lane and woodland- this would have a

visual impact as well as a highway safety implications that would need to be demonstrated. I would also ask that you provide visibility splays from the vehicle access along Mill lay lane.

- While not required for registration, Details of the managers pod would also be beneficial to understand what is meant by managers pod and the level of accommodation as well as the duties of the employees and persons working at the site.

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

- Please submit elevation details outlined above at a scale of 1:100, 1:50
- The engineering details of the access would have to include details the access, any retaining structures and specialist tree root protection system outlined on the layout drawing.

Appeals against notice of non-validation:

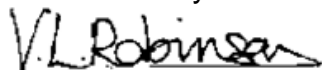
Applicants for planning permission have the right of appeal to the Welsh Ministers under section 62ZB of the Town and Country Planning Act 1990. The time period within which the applicant must give notice of appeal is two weeks from the date of receipt of this notice. Full details of the appeal process 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



Victoria Robinson
Operational Manager Development Management