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CF61 1QE

10 January 2018

Mr Morgan P Howell  
Case Officer  
Vale of Glamorgan Council

Dear Mr Howell

**Reference No: 2016/01160/OUT**

Please accept my apologies for the late objection to the planning application, I hope that these comments can be taken into consideration. Once again, I would like to submit my strong objection to the proposed tree tent development. I wrote at length when the last planning application was put forward and am unsure if these previous comments will be taken into account for the current application.

I object for the following reasons:

The site as a 'holiday destination' is totally unsuitable due to its proximity to local housing (a map on the application very cleverly does not show the proximity of many of the houses, particularly to two tree-tents close to the border with Mill-Lay Lane. I believe the tree-tent to the top right of the site would be clearly visible from a nearby property at Raglande Court.

Access to the site from Mill-Lay Lane is unsuitable due to the lay of the land and the curve of the road. It is often necessary to reverse on Mill-Lay Lane when meeting another car on the bend just after the proposed access. It is then necessary to reverse back to the proposed entrance in order to let other cars pass. Anyone exiting the site would struggle to see oncoming cars, especially from the right - many cars accelerate once they get around the bend and this has potential for accidents. Cars exiting the site would be executing a hill-start so would find it hard to join Mill-Lay in a timely fashion and get out of the way of on-coming cars. Many people use Mill-Lay Lane to walk their dogs and visit the beach so there is usually the added challenge of negotiating pedestrians (including dogs and young children), cyclists (including young children) and horses.

Access from Ham Manor would add further traffic, disruption and noise pollution to those living on the development, many of who originally moved there to enjoy peaceful surroundings. They already have large, noisy tractor (which I have often witnessed travelling at quite a speed) using the development for access to Rosedew Farm, plus the associated traffic with the farm, caravan park, holiday lodges, etc.

It is unacceptable that such a site would be managed remotely and not by wardens that visit every day or check the site, particularly during the evenings. How would the tents be guarded when empty? When the current chainmail fence fell down some years ago (making the now so-called 'Existing Entrance' on Mill-Lay Lane), people began to wander into the wooded area with their dogs

and other people like to wander in to see what is there. Would the site be left open or would it be fenced and gated? If left open, as the site is unmanned, how would this affect the safety and security of the site? Surely the tents could be a draw for unscrupulous people, whether occupied (potential for break-ins and thefts) or empty (potential for break-in's and squatters). Whilst crime is relatively low in our area, due proximity and visibility of many of the pods to Mill-Lay Lane they would stand out quite clearly and draw attention due to their unusual nature.

As well as the wildlife mentioned in other objections, including badgers, I believe there may be green woodpeckers nesting in dead wood within the site as these are often spotted feeding in the area.

The particular style of the proposed green, spherical tree tents with bright orange contrasts, is extremely ugly and would be an eye-sore, looking like something out of a bad sci-fi movie. They would not be a very attractive proposition in any situation. I do not believe they meet the description on the application of 'inconspicuous' and I certainly think there would be an unacceptable visual impact. They would not complement the woodland in this area.

Who would remove rubbish and recycling, eg the Council or a private contractor? Who would manage the rubbish on site, ensuring it was put in the correct place, did not blow away, was ready for collection, etc, etc? Who would replace the refuse containers after rubbish has been collected. We, as residents, often have to retrieve discarded bins and recycling bags that have blown across the road after being emptied as the refuse collectors do not always have time to ensure they are secured after emptying them. Large commercial waste bins would be an eye-sore along the lane and I assume they would need to be kept alongside the lane as it would not be possible for anyone to push them up the hill.

The lane is unlit for the majority of its length and this could cause various issues in terms of safety. Any lighting for the site could cause a nuisance to nearby residents who never expected that land to be built on and the light would also affect the local wildlife.

The site itself is not a good holiday destination. I would imagine that people wanting a tree-tent experience would also want a more remote, rural experience rather than being on the edge of a residential area. Helicopters fly low directly over the area many times a day, there is often a lot of noise from the farm machinery nearby during the day and there is a fairly busy lane nearby all of which would be a disturbance to those sleeping in a tent. The lane is especially busy on Summer evenings especially with cars speeding along, often accelerating noisily, after a night at the beach.

Lastly, if these tents were allowed, then in future years they may seek to construct further tents and expand across the whole of the woodland with further impact to wildlife habitat, neighbouring properties and add further traffic to the narrow lane or Ham Manor which is already busy from traffic going to and from the beach, existing properties and to Rosedew Farm for deliveries and weddings, etc.

I feel the impact of this proposed development on this particular site could far outweigh any potential for any benefit. Tree tents are a nice idea, but only if in the right setting.

Yours sincerely

Sarah Clayton-Ball