

73 Cardiff Road
Dinas Powys
CF64 4JT

18th May 2017

FAO: Planning Department
Vale of Glamorgan Council
Barry Dock Offices
Ffordd Y Mileniwm
Barry
CF63 4RT

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| 19 MAY 2017 |
| Regeneration and Planning |

Ref: OBJECTION TO PLANNING APPLICATION No 2017/00396/FUL

Dear Sir,

This letter represents the views of all at 73 Cardiff Road, Dinas Powys, CF64 4JT

Mr and Mrs Eustace, Mr and Mrs Murphy.

We object to the concept of the retail unit as proposed for the following reasons:

1] SIZE OF UNIT

We understand a covenant exists limiting the height of any building on that plot and thus it should remain a single storey building.

The double height proposed will compromise our privacy as we are a bungalow with clear velux windows in our roof as agreed with planning/building in 2014. If this ugly double box is built we would require all windows on the second level on the Orchard Crescent side to have obscured glass.

2] TRAFFIC/DELIVERY PROBLEMS

Has a full highways assessment under CDM2015 been completed?

Cardiff Road is known to be one of the most used roads in the Vale of Glamorgan due to the amount of traffic traveling to and from Cardiff and Barry and, as a by-pass has been failed to be built traffic volume is horrendous.

We attempt to manoeuvre into our driveway from the Cardiff direction on most days and so with experience we can verify that any passing trade attempting to pull into the car parking spaces proposed is an accident waiting to happen. We can also verify that when pulling into our drive from the Barry direction that we have been undertaken with drivers going on the path to try get to the lights before they change so unless special measures can provide - say a filter lane then road accidents and pedestrian safety will be compromised.

The proposed parking spaces do not show any provision for disabled parking and I believe the spaces are rather small to allow the manoeuvrability that will be required to enable cars to pull out onto Cardiff Road instead of having to reverse onto this busy road.

If the car parking spaces are to entice shoppers please explain where the shop workers/managers/ reps etc. are expecting to park?

What provision is to be made for pedestrians to cross Cardiff road?

What provision is to be made for cyclists to secure their bikes while visiting this proposed shop?

The two parking spaces allocated for the flats are insufficient as most households have at least two cars in this modern day and should therefore be at least four spaces.

Delivery in Orchard Crescent will be in a road area of 9ft wide! Any delivery will thus block the road to all other road movements and I point out that the V.o.G refuse vans used are the small ones and they reverse into Orchard Crescent in order to be able to pull out correctly then they leave so any delivery that pull in nose first will have tremendous problems in attempting to turn around.

No mention of curtailing delivery times has been mentioned and we feel the noise and disruption to this residential area of mostly elderly ratepayers will cause distress and anxiety.

3] OPENING TIMES

The shop proposed opening hours will also cause a noise nuisance, littering and anti-social group/gang behaviour in this quiet residential area.

4] WASTE / LITTER

Although the proposed plans show where dustbins for the ridiculously small flats are to go no mention or obvious placement for the storage and disposal of both shop packaging and food waste is mentioned and I remind yourselves that this area already has a RAT infestation problem due to them breeding with impunity in the culvert nearby.

5] WHY DO THEY FEEL DINAS POWYS NEEDS ANOTHER FOOD SHOP?

In conclusion, we fail to see the need for another food retail shop in the area.

Nisa is 600mts away with a dedicated layby and a huge parking and delivery area to their rear; Opposite in the Texaco garage is a Spar with again plenty of parking to shop or use the cashpoint.

A Tesco is causing mayhem to the parking in the Murch area of Dinas and alongside we have a brilliant fruit and veg shop called Valley Stores and a newsagent.

In the Square area of Dinas we have a village food shop that also doubles as a post office. I feel another food shop will only threaten the viability of these established rate paying local businesses.

We hope you understand that we do not support the planning application and have strong objections as briefly highlighted in the above points.

Should you wish to write or visit us we are happy to hear from you regarding this.

Kind regards,

Mr & Mrs Eustace and Mr & Mrs Murphy

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