

DINAS POWYS LAWN TENNIS CLUB

St Andrews Drive, Dinas Powys, Vale of Glamorgan, CF64 4HB

2 Castlewood Cottages
Highwalls Road
Dinas Powys
CF64 4AN

Mr Robert Lankshear
Vale of Glamorgan Council
Dock Office
Barry Docks
CF63 4RT

13th June 2017

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15 JUN 2017

Regeneration
and Planning

Dear Sirs.

Town and Country Planning Act, 1990 (as amended)

Application No. 2017/00497/FUL

Location : Bryneithin Home for the Elderly, St. Andrews Road, Dinas Powys

**Proposal : Amended parking layout to provide additional parking.
Amended turning circle position**

We refer to your letter of the 2nd June. We do have a number of concerns, as follows:

1. The new parking spaces running end-to-end, North-to-South on the Easterly edge of the development site and cross-hatched on the Site Detail plan, end up, at the North, very close to the lofty pines on tennis club land, on the face of it within the rooting area of those trees. Though not indicated on the plan, our knowledge of the site suggests that a retaining wall will be required. In the course of construction, this would necessitate even closer encroachment on the root boles. We believe that this proposal will place at least one if not more, of these trees under severe threat.
2. All the mature trees on both our and the development sites have been a highly valuable part of the local amenity and particularly for close neighbours, ourselves included. We already mourn the loss of trees on the development site which, at least on the face of it, from the published documents for previous applications, should have been retained. In the new application, there are to be new parking spaces beneath the remaining large deciduous trees to the more

Signed:

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Southerly Eastern boundary of the site. The earth immediately around these trees has clearly been substantially compacted both by constant site vehicle traffic and storage of building materials. We fear for the continuing health of these trees; they are irreplaceable and if damage were to be done, there could be neither comfort nor relevance for affected parties, in any consequent sanction imposed upon the developer. The conifer trees at the top of the site are protected by tree preservation orders and as such, you have a responsibility, as the Planning Authority, for the protection of these and for not allowing damage to occur.

3. The new arrangement involves much car parking very close to our common border. We are not planning experts but it does seem that the inclusion of these spaces has required some scaled reduction in the relative infrastructure layout. Our general concern is the protection and preservation of our site boundaries and in the circumstances, we fear that we could find them being "squeezed" by what must surely now be very tight margins. Being a tennis club, we are not in a position to monitor daily events in any practical way, indeed nor should we have to, so we must ask - who will be ensuring that such encroachment does not occur? Again, we would point out that any post-factual redress, financial or otherwise, is not relevant.

Yours sincerely



S.K HOLGATE
Chairman Dinas Powys Tennis Club

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