

Penarth Town Council

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Case Officer : Mrs. Y. J. Prichard

Date 14/07/2017

Application No :17/00541/FUL Type : FULL Status : 0 New Application
Date Received : 15/06/2017

Applicant : Celtic Developments (Penarth)
Northcliffe Lodge
Northcliffe Drive
Penarth
Vale of Glamorgan

Agent/Architect : LRM Planning Ltd
22, Cathedral Road
Cardiff
CF11 9LJ

RECEIVED

17 JUL 2017

Regeneration
and Planning

Location : Northcliffe Lodge
Northcliffe Drive
Penarth

Parish :
N.G.R. :
Road Class :

Proposal : Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, replacement tree planting and landscaping and associated works (resubmission application)

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Penarth Town Council have considered the Application No 17/00541/FUL and observations thereon are as follows :

THAT the application be REFUSED on the basis of the same concerns previously raised by Committee on 16/06/16, failure to have regard to the context of the site :

The scale of the proposal would be an over dominant form of development that could threaten the future of the Custom House and Marine Building (the listed buildings that are located directly below the application site.)

The proposal is considered to be an overcrowded form of development

The proposal will be detrimental to this iconic headland known as the Bears Head believed by some from where the name of Penarth derived from.

The Town Council would urge the Vale of Glamorgan Council to ask its own ecology officer to carry out a comprehensive ecology survey as it is considered that the one provided by the applicant is both cursory and inadequate. Local knowledge is aware of an extensive and active bat population that certainly feeds on the site and probably colonise it and it is suggested that a one day look in October cannot possibly reveal the true picture of the sites biodiversity.

The loss of so many mature trees is also of concern

The Section 106 contribution is insufficient for development.

Signed  Town Clerk
on behalf of Penarth Town Council

Dated : 14/7/17