



Horace John, Forse & Co

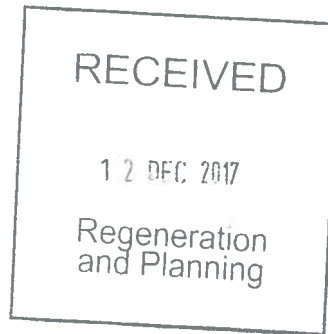
Chartered Surveyors | Estate Agents | Property Management

PRINCIPAL:
Graham J. C. Morris, FRICS

PROPERTY MANAGER
Steven G. C. Morris
GJCM/S

Our Ref:

Your Ref: **P/DC/YP/2017/00541/FUL**



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Operational Manager Development Management,
The Vale of Glamorgan Council,
Dock Office,
BARRY DOCKS,
Barry,
CF63 4RT.

11th. December 2017

For the attention of Mrs. Y. J. PRICHARD

Dear Sirs,

Town and Country Planning Act 1990 (as amended)

Application No. 2017/00541/FUL/YP

Location : Northcliffe Lodge, Northcliffe Drive, Penarth

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)

We refer to this planning application and in particular to our letter dated 10th. July.

We enclose for your information a copy of our letter to Messrs. LRM Planning Limited relating to an incident which occurred today.

You will recall from our letter dated 10th. July that it was movements of this type that were a cause for concern for the Directors of our client, Vista Court(Penarth) Management Company Limited.

Yours faithfully,

GRAHAM J. C. MORRIS

Per pro.

HORACE JOHN, FORSE & CO.



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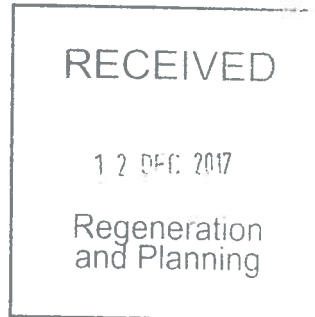
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COPY

S. Courtney, Esq.,
Messrs. LRM Planning Limited,
Sophia House,
22 Cathedral Road,
Cardiff,
CF11 9LJ.



11th. December 2017

Dear Sir,

**Town and Country Planning (Development Management Procedure)(Wales) Order 2012
Proposed Development by Celtic Developments (Penarth) Ltd.**

Location : Northcliffe Lodge, Northcliffe Drive/Paget Place, Penarth, CF64 1DQ

Proposal : Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works

You will be aware from our letter dated 3rd. May relating to this planning application that we manage the Vista Court maisonettes on behalf of Vista Court (Penarth) Management Company Limited, the freeholder. Our Client is also the freeholder of Northcliffe Drive, the private road which provides access to the 16 maisonettes, 2 properties to the western side of the main carriageway, 3 properties at The Ferns and three properties at the eastern end of the lane section, being the Harbour View Cottages and Northcliffe Lodge.

You will recall that in your application on behalf of your above client you accepted that "the current access to Northcliffe Lodge via Northcliffe Drivewould not be suitable for more frequent vehicular use due to its scale and condition and the difficult 5 point junction it forms with Paget Place".

We requested the Council to take into account the following comments, if they were minded to grant consent :-

1. A condition of planning consent should be that any pedestrian and vehicular access to and from the Northcliffe Lodge site onto Northcliffe Drive is to be prohibited;
2. The existing access/opening to the Northcliffe Lodge site from Northcliffe Drive should be fenced off/blocked with an ongoing maintenance condition; and



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3. During any permitted development of the Northcliffe Lodge site, there should be no vehicular or pedestrian movements along Northcliffe Drive by construction machines, delivery of materials and personnel.

We understand that The Vale of Glamorgan Council has indicated a willingness to grant consent, subject to a number of conditions which include "The development hereby permitted shall not rely on, or utilise the existing access onto Northcliffe Drive, but shall be served only via the proposed new access onto Paget Place. Full details of the means of stopping-up of this access, and the timing of this work, shall be submitted to and agreed in writing with the Local Planning Authority".

Therefore, you will appreciate that it was both disturbing and of concern for the Chairman of my Client Company to see this morning a large transporter with what appeared to be a boring machine on the trailer section manoeuvring down Northcliffe Drive towards the Northcliffe Lodge site. The Directors are concerned for safety and the risk of damage being caused to the carriageway by heavy vehicles of this type.

It is also of concern that we, as managing agents, had not been contacted about this traffic movement which appears to us to be in breach of the intended planning consent!

Yours faithfully,


GRAHAM J. C. MORRIS

Per pro.

HORACE JOHN, FORSE & CO.

Cc The Vale of Glamorgan Council

