

Date/Dyddiad: 22 July 2019

Ask for/Gofynwch am: Helen Davies

Telephone/Rhif ffon: (01446) 704651

Your Ref/Eich Cyf:

My Ref/Cyf: P/DC/HD/2019/00779/HH

e-mail/e-bost: Planning@valeofglamorgan.gov.uk

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Mrs. Yvonne Levitt,
Birchfield
Littleworth Lane
Partridge Green
Horsham
West Sussex
RH13 8EJ

Dear Sir/Madam

**Complaint Under Part 8 of The Anti-Social Behaviour Act 2003
Complaint About a High Hedge Situated at 131, Fontygary Road, Rhoose
Reference Number 2019/00779/HH**

I acknowledge receipt of your complaint about a neighbouring high hedge, made under Part 8 of the Anti-social Behaviour Act 2003. We received your complaint and fee of £320 on 16 July 2019. Your complaint has been given the reference number:2019/00779/HH and has been allocated to Helen Davies, contact number 01446 7044651.

You can view the proposals on-line at the following web address:
<http://www.valeofglamorgan.gov.uk/living/planning.aspx>. By accessing the online planning register from this web page you will be able to view all the submitted applications forms and plans and other related information usually one working day from the date of this notification.

Please contact this officer, quoting the reference number given above, if you have any questions about your complaint or our procedures. In particular, please let us know immediately of any relevant change in circumstances. For example, if you cease to own or occupy the property affected by the hedge or if your neighbour agrees to reduce the hedge to a height that solves the problem or if your neighbour moves out of the property on which the hedge is located.

We are satisfied, from the information you have provided, that your complaint meets the requirements set out in Part 8 of the Anti-social Behaviour Act 2003 and so is one that we can deal with.

We will be writing to the owner and occupier of the land where the hedge is situated to notify them that the Council are considering a complaint about their hedge. We will also invite them to comment on the points you have raised in your complaint and to provide any further information that they want us to take into account.

We may also be seeking the views of the occupiers of other near by adjoining properties. As the hedge in question also neighbours these properties, they could potentially be affected by the Council's decision on your complaint.

Copies of all the comments that are received will be available on the file dealing with this matter, so that you can view all information and views we will be considering as we make a decision on your complaint. . Please note that all documentation submitted as part of the application will be made available for public consultation.

When we have gathered all the written information and evidence, we will be in touch again to arrange a suitable date for an officer of the Council to visit the site. The purpose of the visit is to enable the officer to see the hedge and surroundings at first hand, and to help us assess the comments that you and others have provided. The officer is not there to negotiate or mediate between you and your neighbour.

You will probably need to attend the visit as the officer will need to gain entry to your property. But please bear in mind that, although the Council officer might wish to ask questions to clarify factual points, they will not be able to discuss the merits of the case with either party. We will also be contacting the owner or occupier of the land where the hedge is situated so that the officer can view both sides of the hedge.

Under the Act, the Council is required to decide two things:

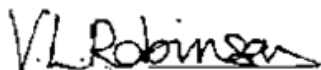
- whether the hedge, because of its height, is adversely affecting your reasonable enjoyment of your property; and
- if so, what action (if any) should be taken to remedy the situation and prevent it from recurring.

In reaching their decision, the Council will take account of all relevant factors and will seek to strike a balance between the competing interests of you and your neighbour, as well as the interests of the wider community.

We aim to issue a decision on your complaint within 12 weeks from the date of the site visit.

We will also send a copy of the decision, and the reasons for it, to the owner of the property you occupy if you are not the owner, to the occupier if you are not that party, and to the owner and the occupier of the land where the hedge is situated and anyone else who sends us comments on your complaint.

Yours faithfully

A handwritten signature in black ink that reads "V.L. Robinson". The signature is written in a cursive style with a horizontal line underneath the name.

Victoria Robinson
Operational Manager Development Management