

THE VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990, Sections 191 and 192 (as amended)
Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

**REFUSAL OF CERTIFICATE
OF LAWFUL USE OR DEVELOPMENT**

Agent:
Mr Marc Willis
30 The Causeway
Chippenham
SN15 3DB

Applicant:
Ms Michelle Powell
Former Peterston Rail Station Site
Station Terrace
Peterston-Super-Ely
CF5 6LU

**Address or location: Former Peterston Rail Station Site, Station Terrace,
Peterston Super Ely**

The Council as local planning authority in pursuance of its powers under the above mentioned Act and Order hereby **REFUSES** the application for a certificate of lawful use or development under Section 191 of the Act, dated 3 August 2023 in respect of the land described in the application.

The grounds for the decision of the Council are as follows:

1. The applicant has failed to provide sufficient evidence to prove, on the balance of probabilities, that the land subject to this application has been used for specified operations that are a breach of planning control for 10 years continuously.

Dated: 29 August 2023

Ian Robinson

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Head of Sustainable Development

IT IS IMPORTANT THAT YOU READ THE NOTES BELOW

NOTES

1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part you may appeal to the Welsh Assembly Government under Section 195 of the Act (as amended).
2. Notice of appeal must be given in writing to: Planning 1, Welsh Assembly Government, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals> . Copies of all relevant documents, including the application, the notice of the decision and all plans, drawings and correspondence must be supplied to the Welsh Assembly Government. Appeal forms may be obtained on request from the address listed above.
3. A brief official guide to applications and appeals is available from the Welsh Assembly Government at the address listed above.