

THE VALE OF GLAMORGAN COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

**NOTIFICATION OF REFUSAL
OF APPLICATION FOR CONSERVATION AREA CONSENT**

Agent:
J Jones
23 Hillside Drive
Cowbridge
CF71 7EA

Applicant:
Mr and Mrs James and Chelsea
Prichard
Pwll Y Wrach
Vale Of Glamorgan
CF71 7NJ

Retention of the existing stone wall, reusing existing stone, and widening of field access with new gate at Field access to the West of Village Farm House, Colwinston

In accordance with the application and plans registered on 13 October 2023 the Council in pursuance of its powers under the above mentioned Act hereby **REFUSES TO CONSENT** to the proposed works referred to above for the following reason(s):

1. The loss of the historical stile would be damaging to the intrinsic character of the site and the conservation area. The proposal would therefore fail to preserve or enhance the character of the Conservation Area, and would be in conflict with Policies SP10 and MD8 of the Adopted Local Development Plan, in addition to TANs 12 and 24, the aims and objectives of the Colwinston Conservation Area Appraisal Plan and Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Dated: 5 December 2023

Ian Robinson

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Head of Sustainable Development

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES
ATTACHED TO THIS FORM.**

NOTES

1. Please quote the application number in all correspondence.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Conservation Area Consent for the proposed works, or to grant consent subject to conditions, he/she may **appeal** to the Welsh Government in accordance with Sections 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1990 **within six months of receipt of this notice**. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>). The Welsh Government has power to allow a longer period for the giving of a notice of appeal, but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. If Conservation Area Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Council of the district a Purchase Notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Welsh Government on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.