

# BRIAN GRIFFIN PLANNING & COUNTRYSIDE CONSULTANTS LIMITED

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Date: 16 June 2024

Dear Sirs

## **Planning Application for menage (private use) and access track. Parc Farm, St Donats CF61 1AG. Dr Liv Matz**

We forward a full application for the menage and access track. The application comprises the following:

Application Form and Ownership Certificate

Plan LM10 Site Plan

Plan LM20 Proposed Layout Plan

Plan LM30 Existing Layout Plan

Plan LM40 Plan and Elevations of Menage

Plan LM50 Cross Sections of Menge and access Track

Application fee of £460

Supporting planning statement

Topographical survey

**BRIAN GRIFFIN FRICS FAAV**

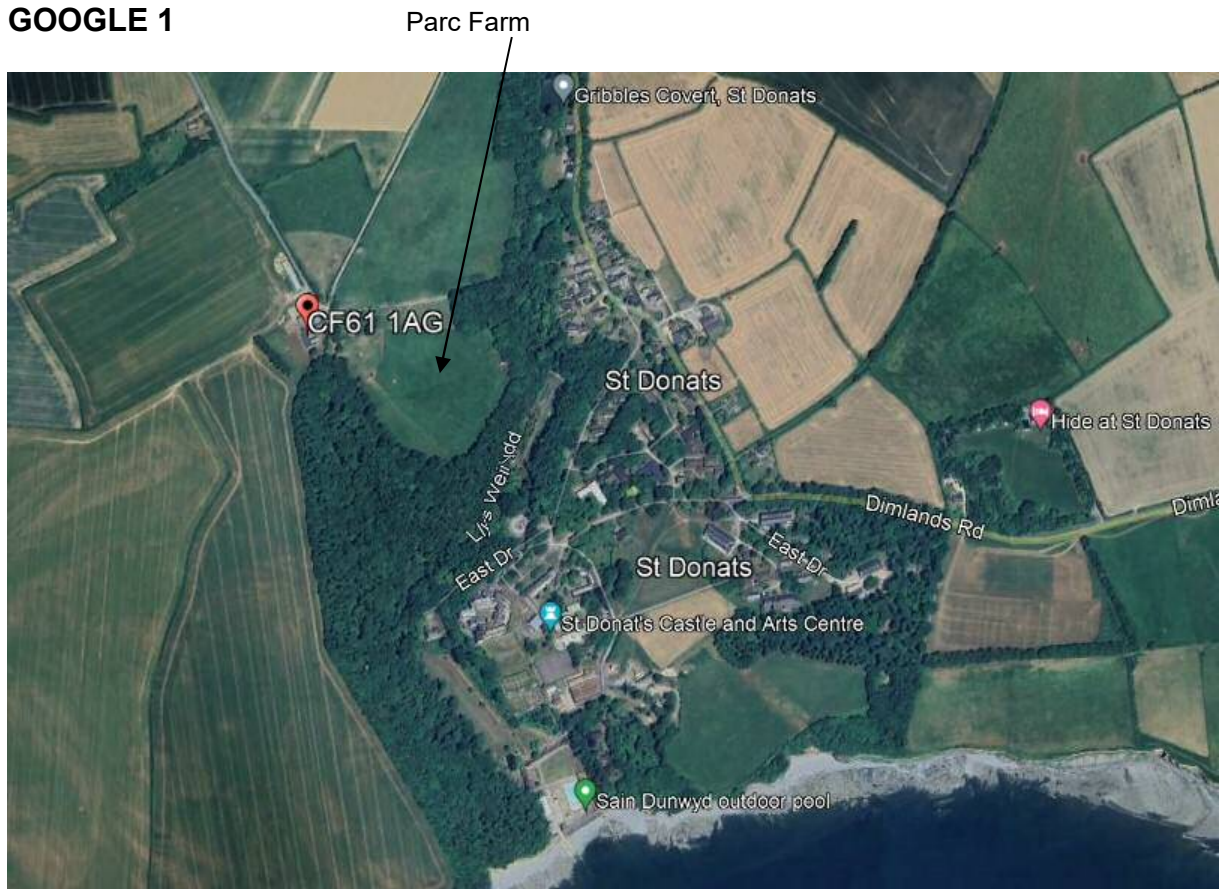
**Chartered Surveyor pp Dr Liv Matz**

## PLANNING STATEMENT

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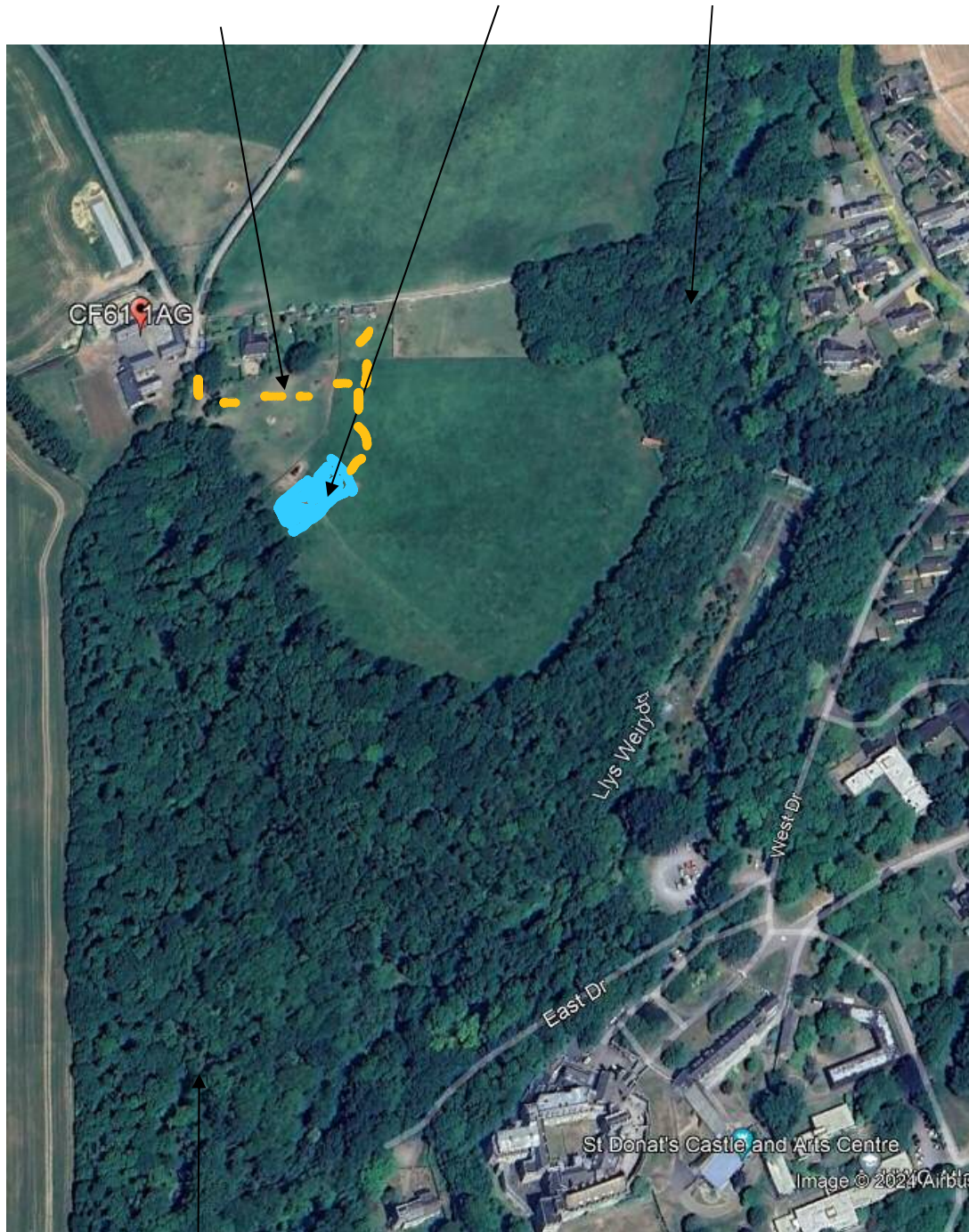
- 1. Introduction** – Parc Farm is a 3.2ha (8 acre) grassland and woodland holding with grazing sheep, ponies and horses. It is all grassland with a farmhouse, some outbuildings for the livestock and it is located just to the North west of St Donats Village. Google 1 shows the setting of the holding.

### GOOGLE 1



- 1.1** Google 2 shows the layout of the Holding.

**GOOGLE 2** Site for Access Track Site for Menage SNCI Woodland



PROW

1.2 The holding is near the designated Glamorgan Heritage Coast approximately 200m west of St. Donats and 350m North West of St. Donats Castle. The site is also located within the park boundary of the St. Donats Castle historic park but outside the historic garden area. The site is accessed via two country lanes that run south from the main road that leads to St Donats and Marcross (Dimlands Road).

Brian Griffin FRICS FAAV is a Fellow of The Royal Institution of Chartered Surveyors  
& a Full Member of the Central Association of Agricultural Valuers  
Company No 4991513 Regulated By The RICS

- 1.3 The woodland on the north east of the holding bordering St Donats is designated as a Site of Nature Conservation Importance (Policy MG21) where development proposals likely to have an adverse impact on sites of importance for nature conservation or priority habitats and species will only be permitted under certain exemptions.
- 1.4 The site for menage and access track is on improved pasture land and does not impact upon the SCNI woodland.
- 1.5 The land often lies wet in winter and accessing the buildings and exercising of the ponies / horses during such times causes rutting and poaching of the land as shown in Photo 1.

**PHOTO 1**

Field rutted from accessing buildings in winter



- 1.6 The entrance into the main field has a PROW and Bridleway (No 24 Marcross) passing through the field gateway and then passes off to the south away from the field as shown in Photo 2.

**PHOTO 2**



**PHOTO 3** Access into Field and start of access track



1.7 The site for the menage is a gently sloping site with a 1.5m slope north east to south west and a slight slope (0.2 m – 0.5 m) east to west. Photos 4 and 5 shows the site for the menage on the far side of the post and 4 rail fence.

**PHOTO 4**

Site for menage



**PHOTO 5** Site for menage with buildings in background



- 2. The menage and access track** - The menage is for private use without the need for flood lighting and will allow horses and ponies to be exercised on the holding without damaging the land or needing to use the public roads.
- 2.1 The menage is 60 m x 30 m with a post and rail fence surround (1.1 m high) and with a waxed sand finish. The menage is formed through a minor cut and fill operation with a finished floor level at 10.7 m AOD. Overall there is little change to land levels.
- 2.2 The west side of the menage is formed by an existing post and 4 rail fence.
- 2.3 The access track will be 135 m long x 3.5 m wide and commences at the field gateway to the west and travels 80 m eastwards before turning north towards to the buildings for 35 m and it also turns south to the menage to allow access to both the buildings and menage all year round. The track is finished with local stone and road plainings.

3. ***The development plan*** - Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Unitary Development Plan with the following policies are of relevance:

POLICES:

POLICY SP1 DELIVERING THE STRATEGY

POLICY SP10 - BUILT AND NATURAL ENVIRONMENT

POLICY SP11 TOURISM AND LEISURE

POLICY ENV1 – DEVELOPMENT IN THE COUNTRYSIDE

POLICY MG21 SNCI

POLICY MG27 GLAMORGAN HERITAGE COAST

MG29 TOURISM AND LEISURE

MD1 LOCATION OF DEVELOPMENT

MD2 DESIGN OF DEVELOPMENT

MD7 ENVIRONMENTAL PROTECTION

MD8 HISTORIC ENVIRONMENT

MD13 TOURISM AND LEISURE

MD17 RURAL ENTERPRISE

- 3.1 The most relevant policies are considered to MG27 which says:

The special environmental qualities of the Glamorgan Heritage Coast will be conserved and enhanced. New development will be restricted to:

1. Development that is necessary for coastal defence as identified within the Lavernock Point to St Ann's Head shoreline Management Plan 2;
2. Development that is essential for agriculture, nature conservation, informal recreation, low impact tourism or coastal access;
3. Development within settlement boundaries; or



4. Other appropriate and sustainable development that accords with National Policy. Development that unacceptably affects the special environmental qualities of the Glamorgan Heritage Coast will not be permitted.
- 3.2 A menage and access track would accord with criterion 2. The access track will save the land from vehicular damage which is a normal facility for a livestock holding. A menage is a facility to allow year round informal recreation for private use. The special landscape and environmental characteristics of the Heritage Coast are not detrimentally affected by the menage which will have no flood lighting and nor by a hardcore surfaced access track.
- 3.3 The holding is surrounded on the west, south and east sides by dense deciduous woodland. Views into the site from public viewpoints are very limited (from the PROW). Enjoyment of the Heritage Coast will not be affected by the menage and access track.
- 3.4 Policy MG21 addresses protection of important environmental sites and says: Development proposals likely to have an adverse impact on sites of importance for nature conservation or priority habitats and species will only be permitted where it can be demonstrated that:
1. The need for the development clearly outweighs the nature conservation value of the site;
  2. Adverse impacts on nature conservation and geological features can be avoided;
  3. Appropriate and proportionate mitigation and compensation measures can be provided; and
  4. The development conserves and where possible enhances biodiversity interests
- 3.5 The menage and access track will be formed upon improved grassland and the bordering woodland is not affected by the development. Criterion 2 is therefore satisfied.
- 3.6 Policy MD8 addresses the historic environment and says;

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;
2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;
3. Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas;
4. For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.

3.7 The application site is not within the setting of any listed buildings or historic parks or gardens. Neither is the site close to any former buildings. The character and appearance of the heritage coast will not be detrimentally affected.

**BRIAN GRIFFIN FRICS FAAV**  
**Chartered Surveyor**  
**pp Dr Liv Matz**

## MAIN POLICIES

**POLICY MD1 - LOCATION OF NEW DEVELOPMENT** New development on unallocated sites should: 1. Have no unacceptable impact on the countryside; 2. Reinforce the role and function of the key settlement of Barry, the service centre settlements, primary settlements or minor rural settlements as key providers of commercial, community and healthcare facilities; 3. Where appropriate promote new enterprises, tourism, leisure and community facilities in the Vale of Glamorgan; 4. In the case of residential development, support the delivery of affordable housing in areas of identified need; 5. Have access to or promote the use of sustainable modes of transport; 6. Benefit from existing infrastructure provision or where necessary make provision for new infrastructure without any unacceptable effect on the natural or built environment; 7. Where possible promote sustainable construction and make beneficial use of previously developed land and buildings; 8. Provide a positive context for the management of the water environment by avoiding areas of flood risk in accordance with the sequential approach set out in national policy and safeguard water resources; and 9. Have no unacceptable impact on the best and most versatile agricultural land.

POLICY MD2 - DESIGN OF NEW DEVELOPMENT In order to create high quality, healthy, sustainable and locally distinct places development proposals should:

1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;
2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;
3. Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;
4. Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. In the case of retail centres, developments should provide active street frontages to create attractive and safe urban environments;
5. Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;
6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;
7. Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;
8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;
9. Provide public open space, private amenity space and car parking in accordance with the council's standards;
10. Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;
11. Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and
12. Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change

POLICY MD7 - ENVIRONMENTAL PROTECTION Development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either: 1. Pollution of land, surface water, ground water and the air; 2. Land contamination; 3. Hazardous substances; 4. Noise, vibration, odour nuisance and light pollution; 5. Flood risk and consequences; 6. Coastal erosion or land stability; 7. The loss of the best and most versatile agricultural land; or 8. Any other identified risk to public health and safety. Where impacts are identified the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes. In respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15. No highly vulnerable development will be permitted within Development Advice Map (DAM) zone C2. Development will only be permitted in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN15.