

The Stables
Llysworney
Cowbridge
Vale of Glamorgan
CF71 7NQ

Planning
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

11 July 2023

Reference: 2023/00622/FUL

Location: Land adjacent to Littlemoor Farm, Squire Street, Llysworney

Dear Sir/Madam

I'm objecting on the basis the site is in the Llysworney Conservation Area and has been assessed as having significant views as part of the Conservation Area Management and Appraisal Plan. This was likely done to preserve the permanence of the green open space and character of the area, and to protect such attractive amenities in the village and the wider Vale of Glamorgan being developed and lost to future generations.

Previous planning applications on and around the site have been rejected both recently and in the past, with the following reasons in relation to the site given by the Council, all which remain valid.

Planning Application for : 2021/01242/FUL was refused last year:

- The development would harm the character and appearance of the Llysworney Conservation Area by reason of its size, scale, urbanising effect and the significant disruption of a significant view.
- The proposals would result in the unnecessary loss of a significant number of trees which have biodiversity and habitat value, climate benefits, and contribute positively to local amenity and the character and verdant setting of the Llysworney Conservation Area.

Planning Application Details for one detached bungalow for : 1989/00268/OUT was refused in 1989:

- The proposed development would have an adverse effect on the environmental and visual character of the Conservation Area.
- The proposal would extend the village beyond reasonable limits and have an injurious effect on the countryside.
- The existing means of access from Squire Street is unsuitable to serve additional development.

The development will neither preserve the setting or special character of Llysworney, or enhance the character or appearance of the conservation area. It will impact its amenity value to the village as a result of the loss of open spaces and significant views. The green lane the passes the site is one of the prettiest and quietest parts of the village, due to its rural outlook on both sides and surrounding farm buildings and conversions, which contribute positively to the village.

I note the photos in the planning documentation show hedges and trees that have been left to grow in the last few years. I attach a photo of the site taken only four years ago which clearly shows the views.

There is also a substantial willow tree immediately to the right of the gate. An application was put in to remove the lower limb of the tree (2018/01152/TCA) which at the time was deemed to be 'heavily weighted... towards the driveway and also [my] neighbouring property'. This limb never removed and the tree has since grown larger and increasingly more heavily weighted towards my property. The Final Decision report commented on the 'short life expectancy of Willow trees (50 - 70 years)'. Therefore, once this tree reaches its end of life and the hedges and

shrubbery to the left of the gate are cut back to their original size any urbanisation from the development of the site will be fully exposed, along with the permanent loss of the significant views.

It will also set a precedent for the development of other areas of green open space in the village and potential loss of further significant views. With the land around Moat Farm already being sold for development.

There are only three general locations in the village that are classed as having significant views, and this is one of them (see diagram in Appendix). The fields to the right of the park/Moat Farm, and past the church to the pond.

Additionally, the site plan in the planning statement does not reflect the land set out in my deeds (see Appendix) as it cuts directly in front of the garage when it should follow the curve of the concrete where the line of the previous wall was. I have also confirmed this with the previous owner of The Stables who purchased the property in 1983.

I also refer to my letter sent as part of the previous planning application (2021/01242/FUL) on the site which set out my concerns due to the close proximity of my house, all of which remain relevant. Although I note the garage has been downsized and moved.

In summary, the planning application does not support objective 4 in the Vale's corporate plan 2020 to 2025, to respect, enhance and enjoy our environment, and specifically action three to protect, preserve and where possible enhance our natural environment.

Having grown up in Llysworney and later returning to the village to bring my own children up here, I would like to see the council preserve the green open spaces, significant views, and special character and setting of the village for generations to come.

Yours faithfully

Allison Currie



Appendix

