

Date/Dyddiad: 14 August 2020

Ask for/Gofynwch am: Miss Jessica King

Telephone/Rhif ffon: (01446) 704627

Your Ref/Eich Cyf:

My Ref/Cyf: P/DC/JK/2020/00874/RG3

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

The Vale of Glamorgan Council  
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Mr Nathan Slater  
Dock Offices  
Subway Road  
Barry  
CF63 4RT

Dear Sir/Madam

**Town and Country Planning General Regulations, 1976**

**Application No. 2020/00874/RG3**

**Location : St. Nicholas Church In Wales Primary School, St. Nicholas**

**Proposal : Proposed replacement primary school including additional  
nursery provision and associated works**

**Development under Regulation 3 / 4**

Your application was registered on 29 July 2020. Your application has been allocated to Miss Jessica King. **Please note that due to the current corona virus outbreak, planning applications may take longer to deal with than would be normally expected due to the need to ensure staff and public safety and to adhere to current Government advice.**

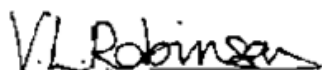
You can view the proposals on-line at the following web address:

<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 note that all documentation submitted as part of the application will be made available for public consultation.

I will endeavour to report this matter to Planning Committee within the statutory time. If, however, this should not prove to be possible please contact the case officer dealing with the submission who will advise you when it is likely that the application will be considered.

Yours faithfully



Victoria Robinson  
**Operational Manager Development Management**

## ADVISORY NOTE FOR APPLICANTS / AGENTS

### How We Deal With Planning Applications

1. When the Council receives your planning application, it is checked to make sure that it is correctly completed and therefore valid. The application is registered and the Council as Local Planning Authority has 8 or 16 weeks from the date of registration to consider the application, unless a longer time period is agreed by you.
2. The planning application is assigned to a case officer who will publicise your application. This can entail either writing to adjoining neighbours, putting up a site notice or publishing a notice in the press. All applications and supporting information are published on the Council's on-line Planning Register which can be found on the Council's web site. It should be noted that members of the public are given 21 days to make any comments in respect of your planning application.
3. The Town or Community Council will also be consulted together with statutory and non-statutory consultees as necessary.
4. The case officer will need to make a site visit to assess the site and to establish any impact the proposal may have on adjoining properties and the surrounding area. You should be aware that the case officer might well make a photographic record of the site to assist in this assessment.
5. The case officer examines the comments from members of the public and consultees. The case officer may ask you to amend your scheme or provide additional information. In some cases, it may be necessary to advise your neighbours / consultees of the amendments in which case additional time for comments is allowed.
6. The majority of planning applications are determined by the Head of Service and Operational Manager, under powers delegated to them by the Council. More complex applications are considered by the Planning Committee. In both instances, a report is prepared outlining the main planning issues and responses received. If you wish to clarify the proposed method of determination, please contact the case officer or alternatively check the Council's web site.
7. If the Planning Committee considers the application, there is a provision for public speaking at the meeting; This extends to applicants and their agents. Advisory notes which explain the process and how to register to speak are available on the Councils Web Site
8. When the planning application has been determined, a decision notice will be sent to you or your agent (where applicable). It is important that you study this document carefully as there may be certain conditions attached in the event of planning permission being granted. You will need to comply with all conditions and therefore you are advised to keep the notice in a safe place for future reference, as there is a charge for additional copies. In the event of your planning application being refused, the decision notice will provide reasons for the decision and you will also be advised of your right of appeal.
9. If you wish to make any changes to the proposal after planning permission has been granted, you are advised to contact the Development Control Team. Amendments will always require consideration by the Local Planning Authority and, depending on their nature, may be possible through the Non-Material Amendments (Please see web site for guidance) procedure or alternatively a fresh planning application may be required (this will depend on the size and complexity of the amendments).
10. Please note that if you commence development in advance of planning permission being granted or do not carry out the development in accordance with the approved plans, such development will constitute unauthorised work.

*Should you have any queries regarding the above or wish to check the progress on your planning application, please contact the case officer check on-line on the Council's web site.*