

# The Vale of Glamorgan Council Cyngor Bro Morgannwg

Dock Office, Barry Docks, Barry CF63 4RT  
 Tel: 01446 700111 Fax: 01446 704847  
 Email: developmentcontrol@valeofglamorgan.gov.uk

Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT  
 Ffôn: 01446 700111 Ffacs: 01446 704847  
 Ebost: developmentcontrol@valeofglamorgan.gov.uk



[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

## Application for Planning Permission

### Town and Country Planning Act 1990

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

#### Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

#### Applicant Details

## Name/Company

Title

Mr

First name

Emyr

Surname

Davies

Company Name

Redrow Homes (South Wales) Limited

## Address

Address line 1

Redrow House

Address line 2

Copse Walk

Address line 3

Cardiff Gate Business Park

Town/City

Pontprennau, Cardiff

Country

Wales

Postcode

CF23 8RH

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

## Name/Company

Title

Mrs

First name

Emma

Surname

Fortune

Company Name

CarneySweeney

## Address

Address line 1

Brunel House

Address line 2

2 Fitzalan Road

Address line 3

Town/City

Cardiff

Country

Postcode

CF24 0EB

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the site area?

3.89

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes  
 No

If Yes, please complete the following information regarding public open space

Area of open space lost

0

Hectares

Area of open space gained

0.7

Hectares

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Residential development of up to 105 dwellings, open space and associated highway and drainage infrastructure.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Grazing land

Is the site currently vacant?

- Yes  
 No

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes  
 No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

|      |          |
|------|----------|
| 0.00 | hectares |
|------|----------|

Area of greenfield land proposed for new development

|      |          |
|------|----------|
| 3.89 | hectares |
|------|----------|

## Materials

Does the proposed development require any materials to be used in the build?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Not applicable

**Proposed materials and finishes:**

Please see boundary enclosures layout - there will be a mix of metal railings, close boarded timber fencing, hit and miss fencing, brick screen walls (to match house type) and a mix of metal and timber close boarded gates.

**Type:**

Walls

**Existing materials and finishes:**

Not applicable.

**Proposed materials and finishes:**

Please see materials layout and proposed street scenes which shows a mix of brick, rough cast render and various cladding.

**Type:**

Roof

**Existing materials and finishes:**

Not applicable

**Proposed materials and finishes:**

Please refer to application plans

**Type:**

Doors

**Existing materials and finishes:**

Not applicable.

**Proposed materials and finishes:**

Please refer to application plans - composite, coloured to match house type - garage doors colour matched also.

**Type:**

Windows

**Existing materials and finishes:**

Not applicable.

**Proposed materials and finishes:**

Please refer to application plans.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Not applicable.

**Proposed materials and finishes:**

Mix of tarmac and block paving.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to covering letter for a schedule of plans and documents submitted in respect of the proposed development.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes  
 No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No



### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to Engineering Layouts 1 and 2.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Please refer to application plans.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

### All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes  
 No

### Employment

Will the proposed development require the employment of any staff?

- Yes  
 No

### Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

### Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

### Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes  
 No

### Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

If Yes, please provide details

Pre-application consultation ran from Friday 17th June 2022 for a period of 28 days.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

P/DC/2020/00078/PRE

Date (must be pre-application submission)

16/03/2022

Details of the pre-application advice received

Various, contained in 3 separate responses between October 2020 and March 2022 - please refer to Appendix B of the Planning Statement for a copy of each response.

## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes  
 No

## Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes  
 No

If No, and you cannot trace all the other owners, can you give the appropriate notice to one or more owner?

- Yes  
 No

## Certificate of Ownership - Certificate C

I certify/the applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Plans going back 180 years (1840 & 1880 Tithe Plans) have been researched and the land is always shown as part of the highway verge and not part of any adjoining field enclosure. A later 1990 OS Plan also confirms the land is part of the Highway verge. We inspected the road adoption plans which does not include the land. We wrote to the VoG Principal Lawyer James Docherty, who responded to say that as far as the council records are concerned the VoG does not own the land and it is not adopted highway and they have no record of ever maintaining the land.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

St Hilary

**Address Line 2:**

**Town/City:**

Cowbridge

**Postcode:**

CF71 7DP

**Date notice served (DD/MM/YYYY):**

23/08/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

Dock Office

**Address Line 2:**

Barry Docks

**Town/City:**

Barry

**Postcode:**

CF63 4RT

**Date notice served (DD/MM/YYYY):**

23/08/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

The Pavilion

**Number:**

**Suffix:**

**Address line 1:**

60 Eastgate

**Address Line 2:**

**Town/City:**

Cowbridge

**Postcode:**

CF71 7AB

**Date notice served (DD/MM/YYYY):**

01/09/2022

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Western Mail

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

22/08/2022

Person Role

- The Applicant  
 The Agent

Title

Mrs

First Name

Emma

Surname

Fortune

Declaration Date

23/08/2022

Declaration made

## Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

**Name of Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:****Number:****Suffix:****Address line 1:**

St Hilary

**Address Line 2:****Town/City:**

Cowbridge

**Postcode:**

CF71 7DP

**Date notice served (DD/MM/YYYY):**

23/08/2022

**Person Family Name:**

## Person Role

 The Applicant The Agent

## Title

Mrs

## First Name

Emma

## Surname

Fortune

## Declaration Date

23/08/2022

 Declaration made**Declaration**

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

 I / We agree to the outlined declaration

## Signed

Carney Sweeney

Date

01/09/2022

Amendments Summary

The landowner was mistakenly missed off the ownership certificates so they have been revised to include them. As such Thomas Trust C/O JCP Solicitors, The Pavilion, 60 Eastgate. Cowbridge, CF71 7AB have now been included on the forms and a notice has been served. No other changes have been made.