

# The Vale of Glamorgan Council Cyngor Bro Morgannwg

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[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

Field South of A48

Address Line 1

Bonvilston

Address Line 2

Town/city

Cardiff

Postcode

CF5 6TN

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

Easting (x)

306886

Northing (y)

173891

Description

Market Garden to be located South of A48

#### Applicant Details

## Name/Company

Title

Mr

First name

Geraint

Surname

Evans

Company Name

BonvilstonEdge

## Address

Address line 1

The Quad

Address line 2

Sheepcourt Barns

Address line 3

Bonvilston

Town/City

Bonvilston

Country

Cardiff

Postcode

CF5 6TR

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

Email address

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

## Site Area

What is the site area?

0.38

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

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Development of Agricultural Storage Units and Workshop and provision of Polytunnels and associated works.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

The site is currently used for agricultural purposes, with crops and vegetation being grown at the site - there are currently apple and pear trees planted at the northern boundary, along with other crops planted to-date including Potatoes, Peas, Carrots, French Beans, Grape Vines. Shrubs and Ornamental Trees have also been planted to attract bees and insects to pollinate the crops and enhance the environment. The proposed development area has been left fallow.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

The site is a clear area within the field where the crops are being grown, as far as we know its never been used for anything other than agricultural purposes.

When did this use end (if known)?

dd/mm/yyyy

### 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
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Area of greenfield land proposed for new development

0.38	hectares
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### 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:**

Roof

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Grey Felt roof

**Type:**

Walls

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

The Storage Area for seeds and produce and Workshop is proposed as Timber Walls painted green externally to blend with the tree line. The Storage for agricultural tools and machinery is proposed as a metal storage container to ensure security against theft, the container will be green and located behind the Timber Storage Area and Workshop and in front of the tree line to ensure that it is obscured from view. The Polytunnels are proposed as timber hinged double doors and frames – with a translucent polythene cover

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

The Workshop will have Glass windows to allow light for to support maintenance of tools and machinery, the frames will be wooden and painted green

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Crushed Stone

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

- o J21 - 35 P01 Site Location Plan
  - o J21 - 35 P02 Proposed Site Layout Plan
  - o J21 - 35 P03 Proposed Market Garden Plan
  - o J21 - 35 P04 Proposed Polytunnel
  - o J21 - 35 P05 Proposed Outbuildings
- Traffic Technical Note  
Workshop Requirements  
Planning Statement Appendix A  
Polytunnels extract  
Plans and drawings – Connections Design

## 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

## 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

## 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

## 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

## 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

Existing Employees



Please complete the following information regarding existing employees:

Full-time

2

Part-time

0

Total full-time equivalent

2.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

1

Total full-time equivalent

4.00

## 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

I have consulted neighbours at the Cottages that are located close to the access and another neighbour who has a nearby field. They are all in favour because we are using the land for Horticultural purposes and the proposed facilities in this planning application will help to enhance the cultivation of fruit and vegetables.

## 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

2022/00057/PRE

Date (must be pre-application submission)

14/04/2022

Details of the pre-application advice received

Principle of development

The key issues are whether the proposal is acceptable in this countryside location, in accordance with Policy MD1 (Location of New Development) of the Local Development Plan, and whether the proposal has an acceptable landscape impact, in accordance with Policy MG17 (Special Landscape Areas) of the Local Development Plan.

As an agricultural use no planning permission would be required for the current growing activities. However, planning application is likely to be required for buildings, structures and surfacing works on the site in conjunction with these activities.

Given the existing rural enterprise, there is not likely to be an objection to the principle of erecting the buildings and poly tunnels proposed on the site, subject to appropriate information being provided with the application to justify why they are required to support the business and information demonstrating that there is a sound business plan for this new enterprise going forward.

## 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

### Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Geraint

Surname

Evans

Declaration Date

16/12/2022

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

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Geraint

Surname

Evans

Declaration Date

16/12/2022

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

Geraint Evans

Date

17/12/2022