

From: Pentyrch Clerk clerk@pentyrch.cc
Subject: Re: 20/00863/MNR, BARN AT ELM COTTAGE, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB
Date: 22 July 2020 at 11:09
To: developmentcontrol@cardiff.gov.uk
Cc: gavin.hill-john@cardiff.gov.uk, Karen Thomas karen.thomas@pentyrch.cc



PCC has previously objected to development at this site and **objects** to this latest application for the same reasons as before:

This site is outside the Pentyrch Settlement Boundary and lies within the Craig y Parc Conservation Area, and is inside the Green Wedge and a Special Landscape Area and should therefore comply with TAN 6: Planning for Sustainable Rural Communities (2010).

Relevant points within TAN 6 and their impact on this application are:

- that there is no evidence provided of an existing, nor a proposed, agricultural business.
- no information is provided about any business proposal.
- the proposal does not appear to provide nor support any local community support services.

In summary we see no evidence of 'need' for this proposal, which is required under the provisions of TAN 6. No evidence has been provided of the need for a holiday lettings business.

In addition, no information has been provided about the additional traffic which would be generated in an area served only by narrow country lanes.

KP3(A) of the adopted LDP seeks to protect the Green Wedge from inappropriate development which would prejudice the open nature of the land.

Paragraph 3.69 of Planning Policy Wales states that 'When considering applications for planning permission in Green Belts or Wedges, a presumption against inappropriate development will apply. Substantial weight should be attached to any harmful impact which a development would have on the purpose of the Green Belt or Green Wedge designation.'

Paragraph 3.70 (PPW) states that inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Belt or Green Wedge.

The proposal for holiday accommodation and associated roads and hard standings is not justified in this location considering the impact of the proposal on the character and appearance of the area and in particular on the Green Wedge.

The Conservation Area designation recognises that the settlement boundary, low building density and garden features contribute to the area's rural character. Any extension of the settlement boundary, infilling between properties.....would detract from the rural character of the Conservation Area.

As quoted in the Conservation Area Appraisal - the agricultural outbuildings form part of the rural character of the area. Some are of stone with others rebuilt on the site of outbuildings shown on the 1878 map. These buildings contribute to the history and character of the Conservation Area.

The retention of the existing settlement boundary and the current low housing density is essential to maintain the area's rural character.

Should permission be granted PCC emphasises the need for the proposal to reflect the importance and position of the site in relation to the Conservation Area, SLA, Green Wedge, and open countryside.

The proposed development would need to be delivered with much sensitivity and needs to be conditioned for use only as holiday accommodation, and should fully reflect the concerns and considerations expressed in the Planning Officer's Report on the previous Application Ref:19/02582/MNR.

Helena Fox
Clerk to Pentyrch Community Council

On 14 July 2020 at 16:25 "dcconsultations@cardiff.gov.uk" <dcconsultations@cardiff.gov.uk> wrote:

Application No. / Rhif Cais: 20/00863/MNR

Date / Dyddiad: 14/07/2020

Please ask for / Gofynnwch am :David Braund

Telephone / Ffon: 029223 30828

Fax / Facs :

Helena Fox
Clerk to Pentyrch Community Council
Police Station
1 Penuel Road
Pentyrch
Cardiff

Dear Madam

Town and Country Planning Act 1990 (As Amended)

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

Proposal: PROPOSED CONVERSION OF EXISTING BARN TO 3NO. SELF
CONTAINED TOURISM UNITS

Location: BARN AT ELM COTTAGE, HEOL-Y-PARC, PENTYRCH, CARDIFF,
CF15 9NB

I have received an application for the above-mentioned proposal which has been submitted under the provisions of the above Acts, and I shall be glad to know whether you wish to make any observations on this proposal.

To access application details and plans, please follow this link
https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_CARDIFF_DCAPR_130874

Any observations you may wish to make should be received by me within 21 days of this letter. In the event of no reply being received from you it will be assumed that you have no observations to offer and I will process the application for determination by the Council

application for determination by the Council.

Yours faithfully

James Clemence
HEAD OF PLANNING

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Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu'n ddwyieithog. Byddwn yn cyfathrebu â chi yn ôl eich dewis, dim ond i chi roi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

Mae'n bosibl bod gwybodaeth gyfrinachol yn y neges hon. Os na chyfeirir y neges atoch chi'n benodol (neu os nad ydych chi'n gyfrifol am drosglwyddo'r neges i'r person a enwir), yna ni chewch gopio na throsglwyddo'r neges. Mewn achos o'r fath, dylech ddiarhysio'r neges a hysbysu'r anfonwr drwy e-bost ar unwaith. Rhwybodaeth i'r anfonwr ar unwaith os nad ydych chi neu eich cyflogydd yn caniatáu e-bost y Rhwybodaeth am negeseuon fel hon. Rhaid deall nad yw'r safbwyntiau, y casgliadau a'r wybodaeth arall yn y neges hon nad ydynt yn cyfeirio at fusnes swyddogol Cyngor Dinas a Sir Caerdydd yn cynrychioli barn y Cyngor Sir nad yn cael sel ei fendith. Caiff unrhyw negeseuon a anfonir at, neu o'r cyfeiriad e-bost hwn eu prosesu gan system E-bost Gorfforaethol Cyngor Sir Caerdydd a gallant gael eu harchwilio gan rywun heblaw'r person a enwir.

Helena Fox

Clerk to Pentyrch Community Council

Tel: 02920 891417

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