



Welsh Government  
Planning Inspectorate  
Crown Buildings  
Cathays Park  
Cardiff CF10 3NQ

July 22 2020

By email

Dear Sirs,

**Representation : Planning Appeal Ref: APP/Z6815/A/20/3252372**

#### Background

PCC objected to the original application and Cardiff Council refused planning permission on 28 February 2020 (as summarised below) on the grounds of lack of compliance with and contrary to the LDP:

- no justification for proposal - outside settlement boundaries, not required for purposes of agriculture, forestry, rural enterprise; harm caused to character and quality of countryside, to Garth Hill and Pentyrch Ridge Special Landscape Area and the Green Wedge
- insufficient information to demonstrate no harm to highway safety
- insufficient information to demonstrate no harm to trees and hedgerows

The original application was for a new entrance on Heol Goch (6 metres wide) and associated access road to the two properties Ty Newydd and Cwmllywdrew. The owners of Cwmllywdrew objected to the application.

#### Additional Comments

PCC requests that the Planning Inspectorate considers this Appeal in conjunction with the Appeal relating to the adjacent land (Ref: APP/Z6815/A/20/3254603) as there are comments made in the Appeal documents which refer to both sites. For example, this Appeal states that vehicular access for staff of the Glamping Pod business would be via the Heol Goch access; reference is made to an adjacent 'farm' and 'farm business' and also to a livery, and a proposed donkey sanctuary to be provided on the paddock in 2020, none of which fall within the red line of the planning application for the glamping pods.

These proposals considered together would constitute an unacceptable intensification of use in an area where the nature and character of the landscape should be protected under the various policies of the LDP.

There are references in this Appeal to matters which were not included in the original planning application, including the use of and access to a 4-acre paddock on the opposite side of Heol Goch.



The applicant has recently constructed a vehicular access to this 4-acre paddock without planning consent which is being investigated by Cardiff Planning Enforcement. We understand that Cardiff Council are awaiting receipt of a retrospective planning application in this regard.

Also in the Grounds for Appeal document the proposal is now described as a relocated access road leading to two residential dwellings, a builders' yard and a large paddock. This is different to the original application i.e. it now includes access to a builders' yard and large paddock.

PCC were not aware that the land was being used as a builders' yard – this would appear to be a new use - and PCC is concerned that this is not an appropriate use for this location. PCC requests that Cardiff Council and the Planning Inspectorate should investigate.

There is also an existing entrance further up Heol Goch which appears to provide adequate access to the paddock and stables (there is no evidence online, Cardiff MyMaps, that this access and stables have received the necessary consents).

The applicant states that the new access is required for highway safety reasons, yet the Crash Data supplied by the applicant shows no evidence of any highway problems. There are no incidents recorded on the Crash Data site for Heol Goch in the vicinity of Ty Newydd over the last 14 years. The last accident in the proximity was in 2006 and is described as 'slight'.

The applicant's own photos show the existence of a mature hedge which would be destroyed by the proposal – contrary to the statements made in the Appeal documents.

The applicant states that the land is being used for agricultural purposes, whereas it is currently being used for the grazing and stabling of horses, which does not usually constitute agricultural use.

In addition to the above comments PCC would ask that our original Objection as below is taken into account in the Appeal process:

*The proposed new access road at 6m wide is significantly wider than much of the local highway network and the scale of development proposed is totally inappropriate.*

*The proposal does not appear to change or improve highway visibility, in some respects it would appear to worsen visibility and highway safety. The present access has served the two properties for many years with no identified problems.*

*The 'existing track' shown on the drawings does not seem to exist at present (according to satellite imagery), alternatively it has only very recently been constructed.*

*It is considered that there is not sufficient justification for this development and the following should be taken into account:*

*The site lies outside the Gwaelod y Garth Settlement Boundary, and the proposed development by virtue of its scale, design, location and proposed use is inappropriate as it is not required for the purposes of agriculture or forestry, or any other rural enterprise, contrary to Policies KP3(B) and EN1 of the Cardiff Local Development Plan.*

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*The site is located within the Green Wedge LDP Policy KP3(A) and also within the Special Landscape Area LDP Policy EN3. The proposal would prejudice the open nature of the land and would be inappropriate in the setting.*

*The proposal does not seem to fulfil any of the criteria for justification of development within a green wedge as set out in paragraphs 3.71 to 3.74 of Planning Policy Wales contrary to Policies KP3(B) and EN1.*

*It should also be noted that the proposal involves the removal of existing roadside hedgerow, and the site lies adjacent to the SINC known as Nant Cwmlwydrew, and part of the proposed road lies within approximately 20 to 25m of the watercourse.*

Yours faithfully,

Helena Fox

Clerk to PCC

Cc Cllr Gavin Hill-John, Cardiff Council