



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/20/3254603

Background

PCC objected to the original application and Cardiff Council refused planning permission on 20 March 2020 (as summarised below) on the grounds of lack of compliance with and contrary to the LDP:

- considered inappropriate for location - 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
- proposal may give rise to unacceptable noise levels
- insufficient information to assess in terms of trees, ecology, drainage, transport

The original application was described as 'Regenerate derelict land/brownfield site, into a rural enterprise, accommodating 6no. Glamping pods and a farm shop to support Ty Newydd farm'.

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/20/3252372) as there are comments made in the Appeal documents which refer to both sites. For example, this Glamping Pod 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.

The applicant states that the adjacent land (which does not fall within the planning application red line) is being used for associated agricultural purposes and as an associated farm business, whereas it is currently being used for the grazing and stabling of horses, which does not usually constitute agricultural use.

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The proposal has not been justified as an essential rural enterprise in this location, nor does it constitute a small-scale diversification within an existing farm complex: there is no evidence of an existing farm business. There is insufficient evidence that the development is required for essential outdoor sport or recreation.

The site has been described as derelict by the applicant, but we would refer to the findings of the Planning Inspector Iwan Lloyd in the Appeal Ref: APP/Z6815/A/08/2071491 dated 2 September 2008, which are directly relevant when considering the former use of the site: he concluded that the site did not have 'previously developed land' status, that the site was outside the settlement boundaries of Gwaelod y Garth and that development of the site would be 'a continuum of suburbanisation'.

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

PCC objects to the application on the grounds that it would increase vehicle traffic on a congested and dangerous junction.

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.

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 site lies adjacent to the SINC known as Nant Cwmllywdrew.

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.

Yours faithfully,

Helena Fox

Clerk to PCC

Cc Cllr Gavin Hill-John, Cardiff Council