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March 9 2021

Development Control
Cardiff Council

By Email

Dear Sirs,

**20/02604/MNR, LAND ADJACENT TO TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF
CF15 9NA**

The summary title refers to one holiday lodge but the detailed planning application document refers to two (at Section 5 of the Application Form) and this needs to be clarified.

The application detail shows a large 3 double-bedroomed holiday lodge for year-round occupation.

PCC Objects as follows:

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

The proposal is not considered an essential rural enterprise in this location, nor does it constitute a small-scale diversification of an existing farm complex.

The development is not required for essential outdoor sport or recreation.

The site has been described as derelict by the applicant, but we refer to the findings of the Planning Inspector Iwan Lloyd in the Appeal Ref: APP/Z6815/A/08/2071491 dated 2nd 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'.

A similar, more recent, Planning Application for holiday accommodation on the site was also dismissed by the Planning Inspector Clive Neild Ref: APP/Z6815/A/20/3254603 dated 23rd September which concluded that the development would be contrary to policies KP3(A) Green Wedge, KP3(B) Settlement Boundaries, EN1 Countryside Protection and EN3 Landscape

Protection of the adopted Local Development Plan. It would also conflict with national policies to safeguard areas of designated Green Wedge.

PCC further objects to the application on the grounds above and also that it would increase vehicle traffic on a difficult and dangerous junction, close to a public and school bus stop.

Yours faithfully,
Helena Fox

Clerk to Pentyrch CC
cc Cllr Gavin Hill-John, Cllr Graham Thomas
