

Pre-Application Consultation Report

V1.0

Additional Holiday Lodges at Pant Wilkin Stables

Aberthin
Cowbridge
CF71 7GX



Lambe Planning & Design
Consultants for Planning, Design and Landscape

Client: Mr Tim Vaughan, Tim Vaughan Racing Ltd, Pant Wilkin Stables, Aberthin, Cowbridge CF71 7GX

Proposal Description: Additional bespoke 5* Holiday Lodges at Pant Wilkin Stables.

Pre-Application Consultation Report

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1.01. Introduction

This Pre-Application Consultation (PAC) Report accompanies a full planning application by Tim Vaughan Racing Ltd for 36 additional 5* luxury Holiday Lodges manufactured from timber in muted environmental colours in a low density informal layout.

1.02. Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes applications for sites in excess of 1 hectare in site area and/or new development of over 1000sqm. Therefore, these proposals trigger the requirement for PAC.

1.03. This PAC Report has been prepared by Lambe Planning and Design Ltd on behalf of Tim Vaughan Racing Ltd and sets out how the applicant has complied with their duty to carry out pre-application consultation for the proposed additional Holiday Lodges at Pant Wilkin Stables.

1.04. The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.

1.05. These documents have shaped the consultation approach to ensure that all elements of the legalisation and guidance have been met when carrying out pre-application consultation.

1.06. This PAC Report sets out how the consultation activities carried out comply with the requirements of the Act. As well as a summary of the consultation responses received, what category of consultee they were received from and how the responses received have been taken into account to inform the final scheme submitted.

1.07. The detail in this PAC Report shows that the consultation carried out with the local community and statutory consultees has been timely, meaningful, effective and compliant with the requirements.

2.00. Consultation requirements and approach

Compliance with consultation requirements

2.01. The requirement to carry out pre-application consultation falls under Section 17 of the Act.

- The statutory requirements of Section 17 of the Act 'Requirement to carry out pre-application consultation' where 'the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4)';
- The Town and Country Planning DMPWO (Amendment) 2016 Part 1A 'Requirement to carry out pre-application consultation 2B';
- The Guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.

2.02. Statutory consultation activities

Statutory consultation under the relevant requirements and guidance took place for in excess of the statutory 28 days between the 6th July 2022 and 7th August 2022. Discussion with several of the consultees has been ongoing since the closing date of the formal consultation. A summary of how this was undertaken is set out below.

2.03. Display of site notices

The Applicant is required to place site notices (in Welsh and English) in at least one place on or near the land to which the proposed application relates for public viewing for a minimum of 28 days.

2.04. English and Welsh site notice were created in line with 'Schedule 1B: Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D' - Town and Country Planning DMPWO'. A copy of the Site Notices is provided within the Appendices.

2.05. The notices were displayed from 6th July 2022 and 7th August 2022, providing a 33 day viewing period for the notices, which exceeds the 28-day minimum period.

2.06. The notices were placed at two locations, at the site and adjacent to the main highway site entrance.

Figure 1. Photographs of the site notice displayed adjacent to the main highway site entrance



Figure 2.

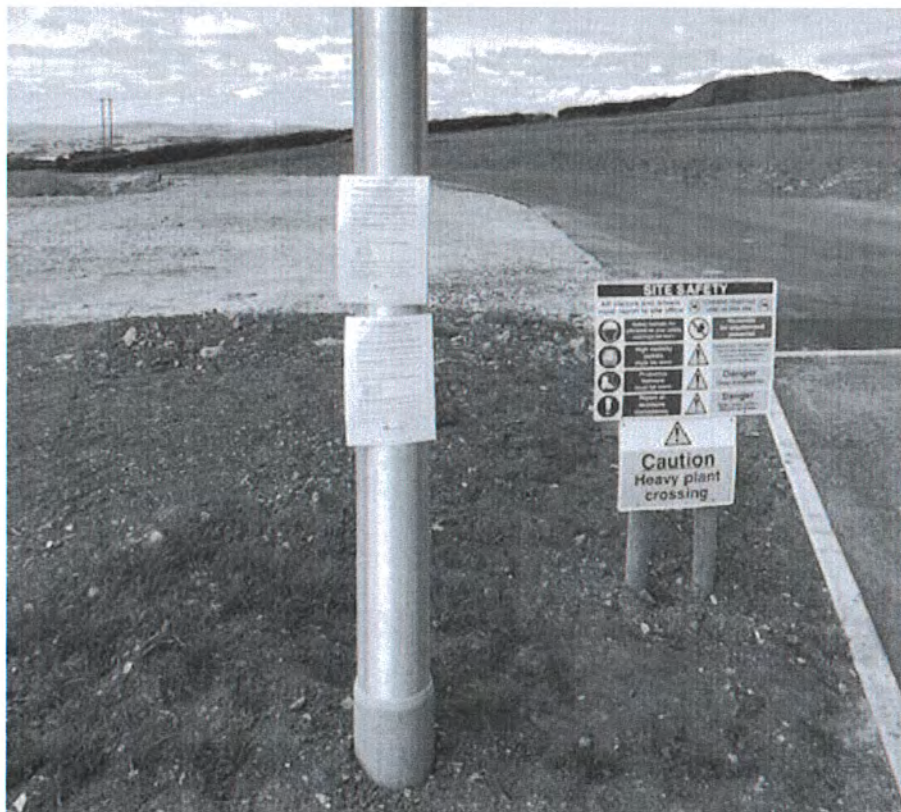
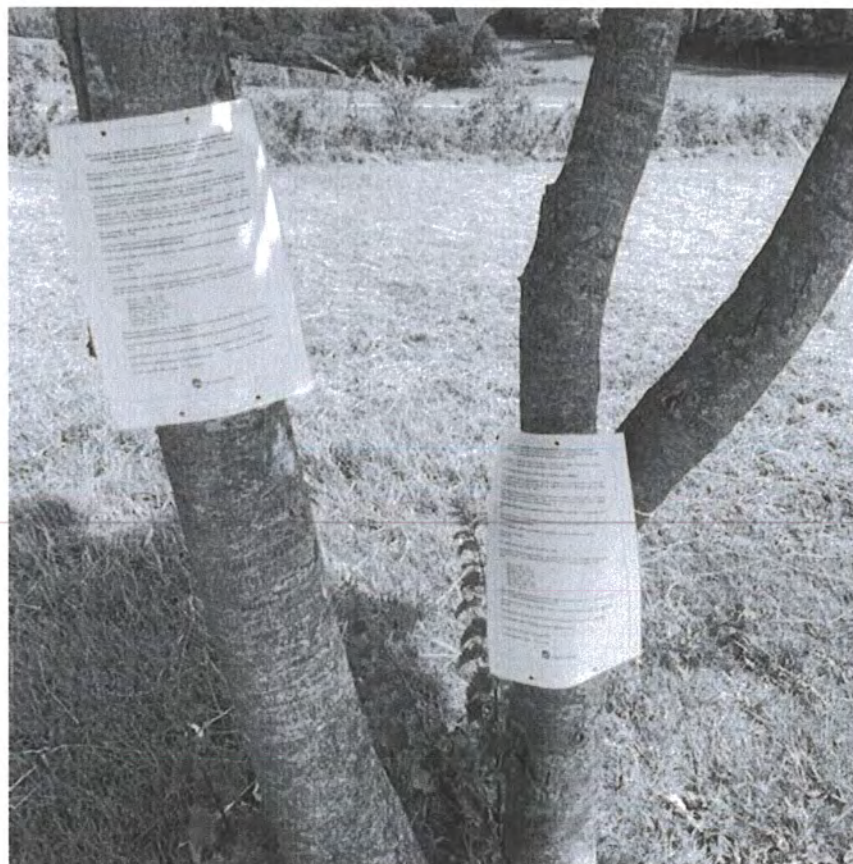


Figure 3 and 4. Photographs of the site notice displayed adjacent to / on the Application Site.



Figure 4.



2.07. The location of the displayed site notices is illustrated by the red X's on the image below.

Figure 5. Location of the site notices in the vicinity of the site



2.08. Notification to neighbouring owners or occupiers

The applicant must notify any owner or occupier of land adjoining the application site in writing. Copies of the Site Notices were also provided in Welsh and English. 3 owners / occupiers were notified and these comprised of :-

Mr and Mrs John & Barbara Pugh
Pant Wilkin Farm House
Llanquian Road
Aberthin
Cowbridge
CF71 7HE

Ms Stephanie Hunt
Hollybush Farm
Stalling Down
Cowbridge
CF71 7DT

Mr Nigel England
Pwll-y-Darren Farm
Welsh St. Donats
COWBRIDGE
CF71 7SS

2.09. Copies of the notices together with a copy of the covering letter are provided within the Appendices – the letter explained why the owners / occupiers had received the notices sent. A copy of these covering letters is provided within the Appendix.

2.10. Consult with Community Consultees

The applicant must notify all 'Community' Consultees of the consultation in writing.

2.11. Community consultees comprise of each community council in whose area the proposed development would be situated; and/or each councillor (local member) representing an electoral ward in which the proposed development would be situated.

2.12. The application site falls within the Cowbridge Town Council area. However, due to varying information on the Vale of Glamorgan Website, both Cowbridge Town Council and Welsh St Donats Community Council were consulted.

2.13. With regards to the relevant Councillors (local members) representing an electoral ward in which the proposed development would be situated, the application site falls within the Cowbridge ward. This ward is represented by Cllr. Charles E.A. Champion, Cllr. Robert Fisher and Cllr. Nicholas J Wood.

2.14. In addition to the above Councillor E. Hall of Welsh St Donats Community Council was consulted via the same contact details / email address as Welsh St Donats Community Council provided by The Vale of Glamorgan Council.

2.15. The Community Councils and Councillors named above are considered as 'community' consultees and were therefore provided a copy of a notice (please see Appendix), together with a covering email explaining why they had received the notices. This notice and cover email was distributed electronically, and a copy of the Notices and cover email is included in the Appendix.

2.16. Consult with 'Specialist' Consultees

The applicant must consult with 'specialist consultees' who comprise the list of consultees in Schedule 4 to the Town and Country Planning DMPWO as amended by the 2016 Order.

2.17. The relevant specialist consultees are decided through development description tests. The specialist consultees consulted as part of this Pre-Application Consultation included:

- Vale of Glamorgan Planning Services planning@valeofglamorgan.gov.uk
- GGAT Glamorgan-Gwent Archaeological Trust enquiries@ggat.org.uk
- Dwr Cymru Welsh Water developer.services@dwrwymru.com,
- Natural Resources Wales enquiries@naturalresourceswales.gov.uk and southeastplanning@cyfoethnaturiolcymru.gov.uk
- CADW cadwplanning@gov.wales
- Highways Department aasadi@valeofglamorgan.gov.uk

2.18. The specialist consultees were served with a notice under Schedule 1C (Article 2D - Consultation Before Applying for Planning Permission - DMPWO 2012, along with a cover email explaining why they had received the notice.

2.19. A copy of the notices (English and Welsh) under Schedule 1C and the cover email is provided within the Appendices. Both were provided in Welsh and English, and were distributed

to consultees on 6th July 2022 via email.

2.20. Provide a postal address and email address

The applicant must provide a postal and email address for the submission of any comments by consultees. During the consultation period consultees were able to submit their comments using the following methods:

- Via a postal address at: Lambe Planning & Design Ltd, Galeri, Victoria Dock, Caernarfon, Gwynedd, LL55 1SQ.
- Via an Email address: info@lambeplanninganddesign.co.uk

2.21. These details were provided to all consultees through the site notices and were displayed on the consultation website.

3.00. Provide a copy of the draft planning application

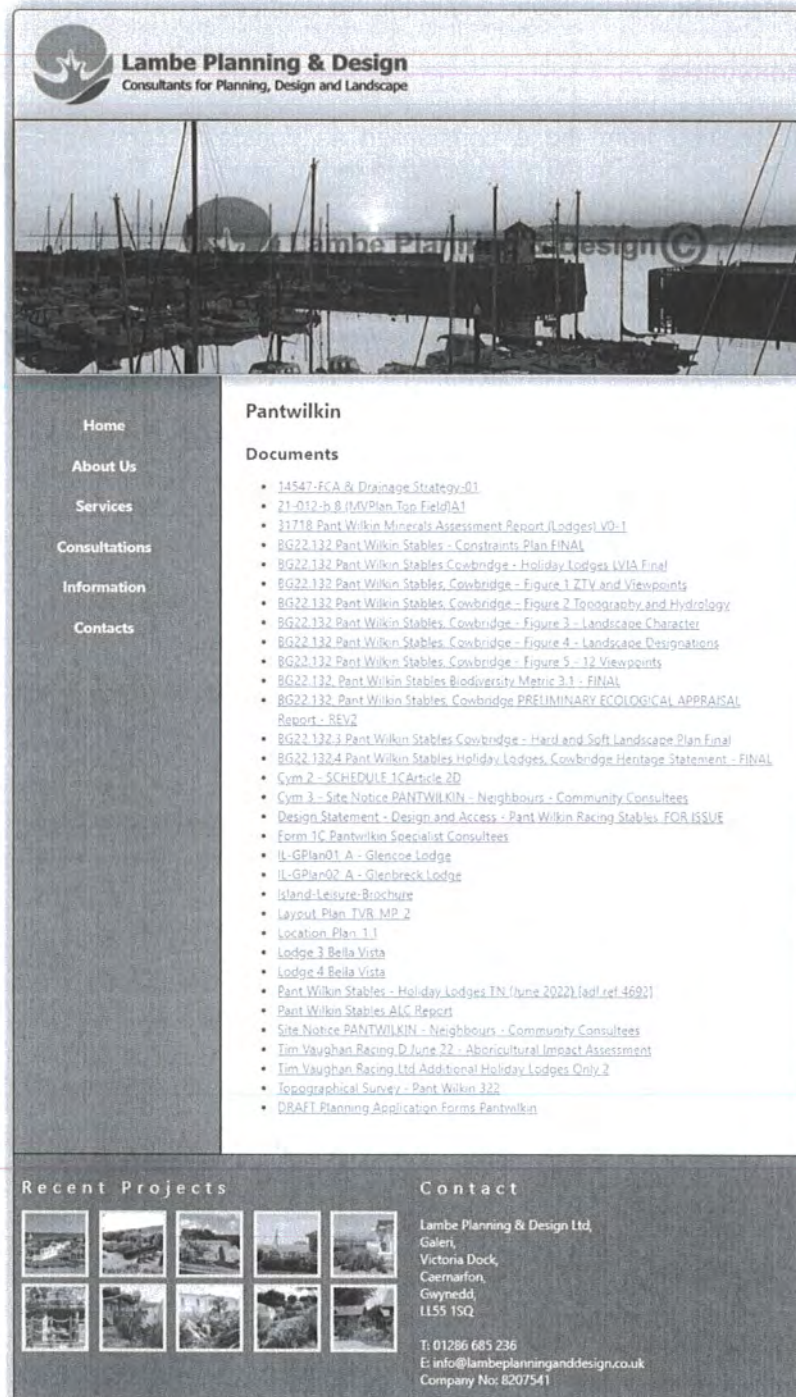
3.01. The applicant must provide a copy of the draft planning application documents and any relevant supporting information for public viewing. As part of the consultation the following draft application documents were provided:

- Application Forms
- Design & Access and Planning Statement
- Location Plan
- Layout Plan
- Flood Consequence Assessment & Drainage Strategy
- Mining Viability Plan
- Minerals Assessment Report
- Landscape Design Scheme – Hard and Soft
- Landscape Visual Impact Assessment
- LVIA - Figure 1 ZTV and Viewpoints
- LVIA - Figure 2 Topography and Hydrology
- LVIA - Figure 3 - Landscape Character
- LVIA - Figure 4 - Landscape Designations
- LVIA - Figure 5 - 12 Viewpoints
- Biodiversity Metric Chart
- Preliminary Ecological Appraisal
- Heritage Statement
- Notice Cym 2 - SCHEDULE 1C Article 2D
- Notice Cym 3 - Site Notice - Neighbours - Community Consultees
- Site Notice - Neighbours - Community Consultees
- Form 1C Pantwilkin Specialist Consultees
- Lodge Plans A - Glencoe Lodge
- Lodge Plans A - Glenbreck Lodge
- Lodge Plans 3 Bella Vista
- Lodge Plans 4 Bella Vista
- Island Leisure Lodge Brochure
- Transport Technical Note
- Agricultural Land Classification Report
- Arboricultural Impact Assessment
- Financial Projections



- Topographical Survey

3.02. The guidance encourages applicants to make this information available for viewing online. The above documents were made available for viewing and downloading from the website <http://lambeplanninganddesign.co.uk/secure/pantwilkin> A screenshot of the website is provided below.



The screenshot shows the website for Lambe Planning & Design, Consultants for Planning, Design and Landscape. The header features the company logo and name. Below the header is a navigation menu with links for Home, About Us, Services, Consultations, Information, and Contacts. The main content area is titled 'Pantwilkin' and contains a 'Documents' section with a list of 32 links to various reports and plans, including: 14547-FCA & Drainage Strategy-01, 21-012-In B (MVP) Plan Top Field A1, 31718 Pant Wilkin Minerals Assessment Report (Lodges) V0-1, BG22.132 Pant Wilkin Stables - Constraints Plan FINAL, BG22.132 Pant Wilkin Stables Cowbridge - Holiday Lodges (VIA) Final, BG22.132 Pant Wilkin Stables Cowbridge - Figure 1 ZTV and Viewpoints, BG22.132 Pant Wilkin Stables Cowbridge - Figure 2 Topography and Hydrology, BG22.132 Pant Wilkin Stables Cowbridge - Figure 3 - Landscape Character, BG22.132 Pant Wilkin Stables Cowbridge - Figure 4 - Landscape Designations, BG22.132 Pant Wilkin Stables Cowbridge - Figure 5 - 12 Viewpoints, BG22.132 Pant Wilkin Stables Biodiversity Metric 3.1 - FINAL, BG22.132 Pant Wilkin Stables Cowbridge PRELIMINARY ECOLOGICAL APPRAISAL Report - REV2, BG22.132.3 Pant Wilkin Stables Cowbridge - Hard and Soft Landscape Plan Final, BG22.132.4 Pant Wilkin Stables Holiday Lodges Cowbridge Heritage Statement - FINAL, Cym 2 - SCHEDULE 1C Article 2D, Cym 3 - Site Notice PANTWILKIN - Neighbours - Community Consultees, Design Statement - Design and Access - Pant Wilkin Racing Stables FOR ISSUE, Form 1C Pantwilkin Specialist Consultees, IL-GPlan01 A - Glencoe Lodge, IL-GPlan02 A - Glenbreck Lodge, Island-Leisure-Brochure, Layout Plan TVR MP 2, Location Plan 1.1, Lodge 3 Bella Vista, Lodge 4 Bella Vista, Pant Wilkin Stables - Holiday Lodges TN / June 2022 [adj ref 4693], Pant Wilkin Stables ALC Report, Site Notice PANTWILKIN - Neighbours - Community Consultees, Tim Vaughan Racing D June 22 - Aborigicultural Impact Assessment, Tim Vaughan Racing Ltd Additional Holiday Lodges Only 2, Topographical Survey - Pant Wilkin 322, and DRAFT Planning Application Forms Pantwilkin.

At the bottom of the page, there are two sections: 'Recent Projects' with a grid of 10 small images, and 'Contact' with the following information: Lambe Planning & Design Ltd, Galeri, Victoria Dock, Caermarfon, Gwynedd, LL55 1SQ, T: 01286 685 236, E: info@lambeplanninganddesign.co.uk, Company No: 8207541.

3.03. Those without internet access were directed to use computer facilities at Cowbridge Library, Old Hall, High Street, Cowbridge, Vale of Glamorgan, CF71 7AH. The library address and opening times were displayed on the site notice provided to all consultees.

4.00. Consultation responses

4.01. This section sets out the comments received from community and specialist consultees during the pre-application consultation and how the applicant has considered the responses received, and where necessary offer an explanation of the action which has been taken, in order to address the comments.

Full consultation responses can be found within the Appendices.

4.02. Specialist consultees

4.03. Responses received from those considered as specialist consultees are summarised below. A copy of the responses in full is provided in the Appendices. The applicant's response to the comments received is also detailed below.

4.04. Vale of Glamorgan Highways Authority

- to illustrate on the application plans a 3.5m footway / cycleway between the bus layby and the site access.
- they would require a Junction Assessments to check the suitability of the junction for the increase traffic movements for the proposal.

4.05. Applicant's response

The applicant notes the comments raised by Vale of Glamorgan Highways Authority and responds as follows:

- The application plans and the Transport Note have been updated to reflect the comments received.
- Further clarification has been provided within the Transport Note on the merits of the proposed junction and its capacities. This has then been cross-referenced with the negligible trip generation associated with the proposal and concludes that the junction assessment is unnecessary. The Transport Note establishes that:-

"The proposed development comprising 36 holiday lodges would result in no more than six two-way vehicular trips during typical commuter peak hours. Outside of these hours, the proposal would generate fewer trips. This is considered to be imperceptible".

4.06. CADW

- Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application below.

GM182 Llanquian Wood Camp
GM225 Llanquian Castle
GM321 Maes-y-Hwyaid Round Barrow

- The information contained in the Heritage Statement and the Landscape and Visual Impact Assessment is sufficient to determine that the proposed development will have a slight, but not significant impact on the settings of scheduled monuments GM182 Llanquian Wood Camp and GM225 Llanquian Castle no impact on the settings of scheduled monument GM321 Maes-y-

Hwyaid Round Barrow.

- Recommendation to consult with Glamorgan-Gwent Archaeological Trust

4.07. Applicant's response

The applicant notes the comments made by CADW and that they have no objection to the proposed development. Glamorgan-Gwent Archaeological Trust were consulted as part of the PAC process.

4.08. Glamorgan-Gwent Archaeological Trust

- GGAT advised that should an application be submitted, they would be unlikely to recommend any pre-determination works. But would be likely to recommend a Condition requiring the submission and implementation of a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. This would likely take the form of a Watching Brief during the requisite ground intrusion works.

Applicant's response

4.09. The applicant notes the comments raised by GGAT and has no objection to a Condition requiring a Written Scheme of Investigation (WSI) and a Watching Brief.

4.10. Natural Resources Wales

- NRW requested for further information within the planning application regarding foul drainage.
- And that they would make a request to the Planning Authority during the formal Planning Application Consultation process for the following Conditions to be placed on any Planning Approval :-

Condition 1: Pollution Prevention – Construction Environmental Management Plan
Condition 2: European Protected Species – Lighting Plan

4.11. Applicant's response

The applicant notes the comments raised by NRW and responds as follows:

- A Summary Note has been prepared by specialist Drainage Consultants Waterco providing further information and clarification in support of the foul drainage proposals.
- The Applicant has no objections to the proposed NRW Conditions.

4.12. Dwr Cymru Welsh Water

- SEWERAGE - Having reviewed the details submitted Dwr Cymru note that the proposed development does not propose to connect to the public sewerage system and instead install a private treatment plant, and offered no further comment.
- WATER SUPPLY - Dwr Cymru advised that in order to establish what would be required to serve the site with an adequate water supply, it would be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network.

4.13. The applicant notes the DCWW comments and responds as follows:

- Water supply - the additional Holiday Lodges will utilise an existing Borehole, which has been in operation for in excess of 14 years. A 5,000 litre pressure tank will be installed so that the pressure is adequate for all lodges and will ensure that there are no surges in the water supply. Greywater harvesting will be utilised within the Lodges to minimise supply demand.

4.14. Community consultees

4.15. Cowbridge Town Council

Cllr. John Andrew advised : Unfortunately, on this occasion, it has not been possible to formulate a response from the Town Council.

4.16. Councillor John Andrew

Advised that his only comments are that it is a substantial development in a rural area and therefore needs to be done with great sensitivity to the local environment.

4.17. Welsh St Donats Community Council

The Community Council provided a detailed response (please see Appendices) their observations are summarised below:

- Impact on the Environment - in the terms of the environment, ecology and highways.
- Landscape impact and adverse impact on local Footpaths and Rights of Way.
- Waste Management and Foul Drainage – how these elements would be managed.
- Renewable Energy and Climate Change – could these be incorporated into the proposals.

Applicant's response

The applicant notes Cllr. John Andrew's comments and those of Welsh St Donats Community Council and responds as follows:

Impact on the Landscape, Environment and Ecology

4.18. Pant Wilkin Racing Stables and its Holiday Accommodation has been established over many years. This proposal is merely the continued improvement and diversification of an existing Rural Business. The Lodges are to provide holiday accommodation for families, and horse owners who wish to stay at the Stables and have convenient access to it and its facilities.

4.19. The site of the proposals is exceptionally well hidden within the landscape being set within a valley with a gentle sloping southerly aspect and surrounded by mature woodland, expanded tree belts, hedgerows and mature tree cover.

4.20. The proposed Holiday Lodge layout is of a very low density set within a fully screened site, with the units located informally with additional belts of new landscaping and planting in native species of trees and shrubs. The essence of the scheme being to develop an exclusive 5 star holiday accommodation facility

4.21. The Lodges would be manufactured from timber in muted environmental colours in a low density informal layout. With significant supplementary boundary buffer and internal landscaping

to create a premium attractive setting and a desirable holiday environment. A Wildlife Pond also forms part of the proposals which allied with the additional planting and screening will provide material habitat gains.

4.22. An extended Phase 1 Habitat Survey has been undertaken, and advises “Direct impacts on nearby designated sites as a result of the proposed development are considered unlikely as the application site is positioned over 1km from Cors Aberthin (SSSI) and Pysgodlyn Mawr (SSSI)”. And “The initial proposals set out for the site (Appendix 6) show that the extent of the development proposals are contained within the site boundary and on a small scale as well as the sparse boundary vegetation, therefore impacts on locally designated sites are considered unlikely”.

The Report establishes that there are no ecological or biodiversity reasons as to why the proposals could not be assimilated into the natural environment and also illustrates that a Bio-Diversity and Habitat Net Gain is readily achievable.

4.23. Highway safety and impact of congestion

A Transport Technical Note has been prepared by specialist consultants and concludes that “the proposed development will not result in any adverse traffic impact on the local road network. The application site is strategically well placed in terms of its location in relation to the A48, which links to the M4 and the remaining motorway network, which in turn provides good connections to many major conurbations”....

And

“The proposed development comprising 36 holiday lodges would result in no more than six two-way vehicular trips during typical commuter peak hours. Outside of these hours, the proposal would generate fewer trips. This is considered to be imperceptible”.

The Technical Note concludes that “there are no reasons to refuse this planning application on highway grounds”.

In addition to the above the Vale of Glamorgan Highways Authority were formally consulted via the PAC process and have raised No Objection to this proposal.

4.24. Landscape impact

A detailed Landscape and Visual Impact Assessment (LVIA) has been undertaken by specialist landscape consultants and accompanies the planning application. The LVIA was used to inform the final design of the scheme to ensure that the proposals will not result in any unacceptable changes to the wider landscape and will result in no adverse effect.

The LVIA concludes that overall, the proposed development would have limited effects on both landscape character and visual amenity within the study area.

4.25. Impact on local Footpaths and Rights of Way

It is not within the Applicants interests to obstruct or prevent access to PROW's. The Applicant has specifically ensured that footpaths remain open with clear routes and has installed footpath gates to enable access to be maintained. The Holiday Lodge Park promotes sustainable transport / access which also includes access to the park via footpaths.

4.26. Waste Management and Foul Drainage

The Holiday Lodge Park will be provided with facilities for the separation and recycling of any household waste generated by the Lodge occupants – this is also referred to on the Planning Application forms.

Foul drainage is treated and dealt with via a new independent package treatment plant, the details of this are provided within the Foul and Surface Water Drainage Strategy.

4.27. Renewable Energy and Climate Change

In terms of renewable energy the whole site will be provided energy, heating and water from existing renewable energy sources that Pant Wilkin Stables installed in 2017. The heat and electricity is provided by 3 existing renewable biomass boiler systems which are fully accredited to the Ofgem RHI (renewable heating incentive) scheme.

4.28. Water Supply The water will be taken from an existing borehole system which was put in 14 years ago. Grey Water Harvesting will also be incorporated into the Holiday Lodges.

The whole site will therefore be serviced from existing services, all of which are renewable sources.

4.29. Local community

Local community consultation responses

4.30. Seven responses were received from the local community, these responses have been grouped into key themes summarised below :

- a). Traffic from the Holiday Lodges using Llanquian road
- b). Additional traffic generation
- c). Request for Car Parking to be adjacent to the Holiday Lodges
- d). Pedestrian noise and disturbance
- e). Site close to Ancient Woodland
- f). Fire Risk created by the additional Holiday Lodges.
- g). Viability of the Additional Holiday Lodges and assertions that the existing Lodges are not financially viable.
- h). Request for no further development on **1)**, the field next to Pant Wilkin Farm House - the "30 acre field" containing gallops and horse arena or **2)**, the field to the South of Pant Wilkin Farm House that contains the existing holiday homes.
- i). Visual impact
- j). Loss of Agricultural Land
- k). Obstruction of Footpaths

l). The site has been covered in tarmac & concrete and hedgerows ripped out

m). Aberthin is not a holiday resort

n). Advertising of the PAC Consultation

4.31. The Applicant responds to the above observations as follows:

Pant Wilkin is owned by the Applicant and his wife. They live there with their three children and have done so for the last 14 years.

4.32. Llanquian Road

We understand from various sources that the residents of the road are frustrated by traffic movements along this road that are allegedly accessing Pant Wilkin Stables.

However, please note it is physically impossible for any vehicle to access Pant Wilkin Stables or the proposed Holiday Lodges via Llanquian Road. All access is completely blocked off by fencing and it is impossible to access Pant Wilkin Stables or the proposed Holiday Lodges via Llanquian Road.

Llanquian Road is an adopted highway and therefore, anyone who wishes to go up and down this road is perfectly entitled to like any other road in Britain which is adopted. We are not in control of vehicles, cyclists or pedestrians that travel along it to other properties, or for other purposes which are unrelated to Pant Wilkin.

This is also extremely frustrating for us as well, but clearly from the information above it is physically impossible to access Pant Wilkin from Llanquian Road. Furthermore, we have no need to use Llanquian Road as we have a dedicated new access road directly off the A48 and therefore would have no reason to use this route.

In addition to the above this road has been officially assessed, and a stopping up order has been put in place and signed off by the Council under Condition 11 of Planning Consent 2020/00720/FUL. This road therefore no longer allows any vehicular access to this site.

4.33. Additional traffic generation

A Transport Technical Note has been prepared by specialist consultants and concludes that “the proposed development will not result in any adverse traffic impact on the local road network. The application site is strategically well placed in terms of its location in relation to the A48, which links to the M4 and the remaining motorway network, which in turn provides good connections to many major conurbations”....

And

“The proposed development comprising 36 holiday lodges would result in no more than six two-way vehicular trips during typical commuter peak hours. Outside of these hours, the proposal would generate fewer trips. This is considered to be imperceptible”.

The Technical Note concludes that “there are no reasons to refuse this planning application on highway grounds”.

In addition to the above the Vale of Glamorgan Highways Authority were formally consulted via the PAC process and have raised No Objection to this proposal.

4.34. Car Parking

We can confirm that all Car Parking will be adjacent to the Holiday Lodges, these are illustrated on the application plans.

4.35. Pedestrian noise and disturbance

The planning application is for holiday purposes only, it is essential with high quality 5* developments of this nature that there is no detrimental noise or disturbance. Holidaymakers wish to enjoy peace and tranquillity and it is not in the applicant's interest to allow any detrimental noise or disturbance.

4.36. Impact on Ecology / Site located close to Ancient Woodland

A Preliminary Ecological Appraisal has been undertaken which did not identify any issues or protected species at risk or of concern. The report makes recommendations which would be implemented during the development which ensures that the proposal will have no adverse ecological impact.

The proposed wildlife pond and additional planting within the site will enhance the rural character of the area and create wildlife corridors.

4.37. Fire Risk created by the additional Holiday Lodges.

The site layout and density has been informed by and is in full accordance with Site Licencing Requirements and Model Standards, minimum separation distances are significantly exceeded and in many cases at least double that which is required. This will effectively and materially reduce and remove any potential increase in fire risk.

Regarding the potential for off site fire risk, the holidaymakers will be educated and informed regarding this within information packs provided within the Holiday Lodges

4.38. Holiday Lodges Viability (and assertions that the existing Lodges are not financially viable).

A business Plan has been prepared by the Applicants Accountants that demonstrates that the business is financially sound and will be economically viable going forward.

4.39. Request for no further development on 1), the field next to Pant Wilkin Farm House - the "30 acre field" containing gallops and horse arena or 2), the field to the South of Pant Wilkin Farm House that contains the existing holiday homes.

The Applicant confirms that there is no intention to develop either of these two areas.

4.40. Visual impact

A detailed Landscape and Visual Impact Assessment (LVIA) has been undertaken by specialist landscape consultants and accompanies the planning application. The LVIA was used to inform the final design of the scheme to ensure that the proposals will not result in any unacceptable changes to the wider landscape and will result in no adverse effect.

The LVIA concludes that overall, the proposed development would have limited effects on both landscape character and visual amenity within the study area.

4.41. Loss of Agricultural Land

An Agricultural Land Classification Survey was undertaken in May 2022. Soil profiles were examined using a hand auger and/or spade where necessary. The results identified that the site of the Holiday Lodge Proposals fell within Subgrade 3b and Grade 4. The site therefore does not comprise of “The Best and Most Versatile Agricultural Land”, and therefore complies with policies which are designed to protect the most productive land.

4.42. Obstruction of Footpaths

It is not within the Applicants interests to obstruct or prevent access to PROW's. The Applicant has specifically ensured that footpaths remain open with clear routes and has installed footpath gates to enable access to be maintained. Furthermore, the Holiday Lodge Park promotes sustainable transport / access which also includes access to the park via footpaths.

4.43. The site has been covered in tarmac and concrete and hedgerows ripped out.

This statement by a local resident is factually false and is incorrect. The Application site has not been covered in tarmac, concrete or any other hard surface. The Applicant prior to the inception of this scheme has planted (February 2021) a large native hedgerow along the sites eastern boundary, and the scheme also includes significant additional belts of planting in native species of trees and shrubs.

4.44. Aberthin is not a holiday resort

Pant Wilkin already has 6 Holiday Lodges which provide holiday accommodation at the stables. This planning application is merely for a scheme to expand upon this existing facility by providing additional Luxury Holiday Lodges to provide holiday accommodation for families, and horse owners who wish to stay at the Stables and have convenient access to it and its facilities.

The Cowbridge region is a renowned tourist destination and the Lodges will provide desirable accommodation for those wishing to explore the area, its events and other local attractions. These include the annual food festival. Cowbridge's heritage, including the medieval town wall its castles, Neolithic burial chambers and Dyffryn House & Gardens etc. The countryside beyond is home to many outdoor activities and award-winning food and drink producers.

Holiday Parks typically contribute about 20% of the income to rural economies which have many beneficial impacts upon pubs, restaurants, café's local shops, garages and other visitor attractions etc. many of these only survive because of trade from holidaymakers.

4.45. Advertising of the PAC Consultation

The Pre-Application Consultation, notification and advertising was undertaken in full accordance of the required legislation. The process undertaken is detailed within this document and also provides images of the Site Notices located in publicly accessible locations.

5.00. Conclusion

This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received and how the applicant has taken these responses into account.

Each consultation response received has been responded to in this PAC Report. The applicant has carefully analysed and given due consideration to all feedback received during this Pre-Application Consultation and this PAC Report demonstrates how the feedback received has

been responded to.

Changes where necessary have been made to the proposal to address specific observations and also the requirements of the Consultees.

It is considered that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. The requirement to consult has therefore been satisfied. We trust that the above information clarifies the observations received.

Jonathan Moore Lambe 7th November 2022 ©copyright

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Victoria Dock
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Appendix PTO



Appendix 1. Site Notice / Notice Served on Owners / Occupiers - English.

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Notice is given that Mr Tim Vaughan, Tim Vaughan Racing Ltd, Pant Wilkin Stables, Aberthin, Cowbridge, CF71 7GX, is intending to apply for planning permission for a :

36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

This notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to The Vale of Glamorgan Council. Any subsequent planning application will be publicised by The Vale of Glamorgan Council.

Comments provided in response to this notice will not prejudice your ability to make representations to The Vale of Glamorgan Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is on Land adjacent to Pant Wilkin Stables, Aberthin, Cowbridge CF71 7GX.

You may inspect copies of the proposed application, plans, and other supporting documents online at: www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations**, select the **Pantwilkin** Tab and enter :

User Name: **Pantwilkin**
Password: **TVR1**

The documentation will be available for a minimum period of 28 days

Computer facilities are available to view this information online at the Cowbridge Library, Old Hall, High Street, Cowbridge, Vale of Glamorgan, CF71 7AH during the hours of:

Monday: 10:00 - 17:00
Tuesday: 10:00 - 17:00
Wednesday: 10:00 - 19:00
Thursday: 10:00 - 17:00
Friday: 10:00 - 17:00
Saturday: 10:00 - 16:00
Sunday: Closed

Please note: An appointment may be necessary for computer use telephone: 01446 773941
cowbridgelibrary@valeofglamorgan.gov.uk

Anyone who wishes to make representations regarding this proposed development must write to us at:

Lambe Planning & Design Ltd, Galeri, Victoria Dock, Caernarfon, Gwynedd, LL55 1SQ.

or by email to info@lambeplanninganddesign.co.uk

Please respond by: 7th August 2022

Signed: [Redacted] 6th July 2022



Appendix 2. Site Notice / Notice Served on Owners / Occupiers - Welsh.**ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM
HYSBYSIAD CANIATÂD CYNLLUNIO DAN ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio
Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

Hysbysir bod Mr Tim Vaughan, Tim Vaughan Racing Ltd, Stablau Pant Wilkin, Aberthin, Y Bont-faen, CF71 7GX, yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer :

36 Llety Gwyliau Arbennig 5* pwrpasol ychwanegol yn Stablau Pant Wilkin.

Mae'r hysbysiad hwn yn gyfle i wneud sylwadau ynghylch y cynigion yn uniongyrchol i'r datblygwr cyn cyflwyno cais cynllunio i Gyngor Bro Morgannwg. Bydd Cyngor Bro Morgannwg yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio dilynol.

Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i Gyngor Bro Morgannwg ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gallai unrhyw sylwadau gael eu cynnwys mewn ffeil gyhoeddus.

Mae'r datblygiad arfaethedig ar Dir gerllaw Stablau Pant Wilkin, Aberthin, Y Bont-faen CF71 7GX.

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein yn: www.lambeplanninganddesign.co.uk

O dan y brif ddewislen dewiswch Consultations, dewiswch y tab Pantwilkin a rhowch:

Enw Defnyddiwr: **Pantwilkin**
Cyfrinair: **TVR1**

Bydd y dogfennau ar gael am gyfnod o 28 diwrnod o leiaf

Mae cyfeusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn Llyfrgell y Bont-faen, Yr Hen Neuadd, Stryd Fawr, Y Bont-faen, Bro Morgannwg, CF71 7AH yn ystod yr oriau canlynol:

Dydd Llun: 10:00 - 17:00
Dydd Mawrth: 10:00 - 17:00
Dydd Mercher: 10:00 - 19:00
Dydd Iau: 10:00 - 17:00
Dydd Gwener: 10:00 - 17:00
Dydd Sadwrn: 10:00 - 16:00
Dydd Sul: Wedi cau

Sylwer: Efallai y bydd angen gwneud apwyntiad ar gyfer defnyddio cyfrifiadur, ffoniwch: 01446 773941 cowbridgelibrary@valeofglamorgan.gov.uk

Dylai unrhyw un sydd am wneud sylwadau ynghylch y datblygiad arfaethedig hwn ysgrifennu atom yn:

Lambe Planning & Design Ltd, Galeri, Doc Fictoria, Caernarfon, Gwynedd, LL55 1SQ.

neu drwy anfon e-bost at info@lambeplanninganddesign.co.uk

Anfonwch eich ateb erbyn: 7th August 2022

 6th July 2022



Appendix 3. Letter to Owners / Occupiers



Lambe Planning & Design Ltd
Consultants for Planning, Design and Landscape

Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ

Tel: 01286 685 236
e-mail: jonathan@lambeplanninganddesign.co.uk
www.lambeplanninganddesign.co.uk

Lambe Planning & Design Ltd Company No: 8207541

6th July 2022

Dear Owner / Occupier,

Change of Use Planning Application for 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

Further to the above, we are writing to you to inform you that a planning application is being submitted for a proposal at Pant Wilkin Stables, Aberthin, Cowbridge, CF71 7GX

Please find attached a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published.

You do not have to make representations, but should you wish to do so, it provides you with the necessary details in order for you to comment directly to us on the proposed development.

A copy of the plans and supporting documents can be viewed online at :-

www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations**, select the **Pantwilkin Tab** and enter :

User Name: **Pantwilkin**
Password: **TVR1**

Please note the username and password are case sensitive and must be entered as above.

The documentation will be available for a minimum period of 28 days, please respond by 7th August 2022.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Jonathan Moore Lambe



Lambe Planning & Design
Consultants for Planning, Design and Landscape

Registered Office: First Floor, Rosemount House, Huddersfield Road, Elland, West Yorkshire, United Kingdom, HX5 0EE



Appendix 4. Notice Served on The Specialist Consultees - English.

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

Purpose of this notice : this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a)

Land adjacent to Pant Wilkin Stables, Aberthin, Cowbridge CF71 7GX.

I give notice that (b) Mr Tim Vaughan, Tim Vaughan Racing Ltd, Pant Wilkin Stables, Aberthin, Cowbridge, CF71 7GX

is intending to apply for planning permission to (c):

36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

You may inspect copies of the proposed application, plans, and other supporting documents online at: www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations**, select the **Pantwilkin Tab** and enter :

User Name: **Pantwilkin**
Password: **TVR1**


The documentation will be available for a minimum period of 28 days

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to

Mr Jonathan Moore Lambe
Lambe Planning & Design Ltd
Galeri, Victoria Dock
Caernarfon, Gwynedd. LL55 1SQ

by Date: 7th August 2022

or by email to info@lambeplanninganddesign.co.uk

Signed: 

Date: 6th July 2022

Appendix 5. Notice Served on The Specialist Consultees - Welsh.

ATODLEN 1C

Erthygl 2D

YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO

HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'i diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn gais ffurfiol am ymateb ymgynghori cyn gwneud cais o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad Arfaethedig:

Tir gerllaw Stablau Pant Wilkin, Aberthin, Y Bont-faen CF71 7GX.

Hysbysaf fod (b) Mr Tim Vaughan, Tim Vaughan Racing Ltd, Stablau Pant Wilkin, Aberthin, Y Bont-faen, CF71 7GX

Yn bwriadu gwneud cais am ganiatâd cynllunio i (c) :

36 Llety Gwyliau Arbennig 5* pwrpasol ychwanegol yn Stablau Pant Wilkin.

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein yn: www.lambeplanninganddesign.co.uk

O dan y brif ddewislen dewiswch Consultations, dewiswch y tab Pantwilkin a rhowch:

Enw Defnyddiwr: Pantwilkin

Cyfrinair: TVR1

Bydd y dogfennau ar gael am gyfnod o 28 diwrnod o leiaf

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymatebion i'r ymgynghoriad i

Mr Jonathan Moore Lambe

Lambe Planning and Design Ltd

Galeri, Doc Fictoria

Caernarfon, Gwynedd LL55 1SQ

Erbyn: 7th August 2022

Neu dros e-bost at info@lambeplanninganddesign.co.uk

Llofnod [REDACTED]

Dyddiad: 6th July 2022

Appendix 6. email to the Specialist Consultees comprising of :- **1).** Vale of Glamorgan Planning Services, **2).** GGAT Glamorgan-Gwent Archaeological Trust, **3).** Dwr Cymru Welsh Water, Natural Resources Wales, **4).** CADW and **5).** Vale of Glamorgan Highways Department.

Subject: **OFFICIAL NOTICE SERVED - Pre-Application Consultation PW**
From: <Jonathan@lambeplanninganddesign.co.uk> @
Date: 06/07/2022 17:00

- Form 1C Pantwilkin Specialist Consultees.pdf (~853 KB)
- Site Notice PANTWILKIN - Neighbours - Community Consultees.pdf (~40 KB)
- Cym 2 - SCHEDULE 1CArticle 2D.pdf (~130 KB)
- Cym 3 - Site Notice PANTWILKIN - Neighbours - Community Consultees.pdf (~90 KB)

Dear Sirs,

Re: Change of Use Planning Application for 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

Please find attached Special Consultees Notice and Site Notice in both English and Welsh which allows for any representations to be made within 20 days of the site notice being published.

It provides you with the necessary details in order for you to make Representations to us on the proposed development.

A copy of the plans and supporting documents can be viewed online at :-

www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations**, select the **Pantwilkin Tab** and enter :

User Name: **Pantwilkin**

Password: **TVR1**

Please note the username and password are case sensitive and must be entered as above.

The documentation will be available for a minimum period of 20 days, please respond by 7th August 2022.

If you require any further information, please do not hesitate to contact me.

best regards

Jonathan

Jonathan Moore Lambe



Lambe Planning & Design
Consultants for Planning, Design and Landscape

Lambe Planning & Design Ltd
Galeri
Victoria Dock
Caernarfon
Gwynedd LL55 1SQ

T: 01288 885 236 M: 07771 646 040
W: www.lambeplanninganddesign.co.uk
E: jonathan@lambeplanninganddesign.co.uk

Lambe Planning & Design Ltd Company No. 5207541

This message and any attachments are confidential and may also be privileged. Any unauthorised disclosure, use or dissemination, either whole or partial is prohibited. If you are not the intended recipient of this message, please delete the email and notify the sender immediately.



Appendix 7. Notice Served on The Community Consultees / Town, Community Councils and Councillors - English.

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Notice is given that Mr Tim Vaughan, Tim Vaughan Racing Ltd, Pant Wilkin Stables, Aberthin, Cowbridge, CF71 7GX, is intending to apply for planning permission for a :

36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

This notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to The Vale of Glamorgan Council. Any subsequent planning application will be publicised by The Vale of Glamorgan Council.

Comments provided in response to this notice will not prejudice your ability to make representations to The Vale of Glamorgan Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is on Land adjacent to Pant Wilkin Stables, Aberthin, Cowbridge CF71 7GX.

You may inspect copies of the proposed application, plans, and other supporting documents online at: www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations**, select the **Pantwilkin Tab** and enter :

User Name: **Pantwilkin**

Password: **TVR1**

The documentation will be available for a minimum period of 28 days

Computer facilities are available to view this information online at the Cowbridge Library, Old Hall, High Street, Cowbridge, Vale of Glamorgan, CF71 7AH during the hours of:

Monday: 10:00 - 17:00
Tuesday: 10:00 - 17:00
Wednesday: 10:00 - 19:00
Thursday: 10:00 - 17:00
Friday: 10:00 - 17:00
Saturday: 10:00 - 16:00
Sunday: Closed

Please note: An appointment may be necessary for computer use telephone: 01446 773941 cowbridgelibrary@valeofglamorgan.gov.uk

Anyone who wishes to make representations regarding this proposed development must write to us at:

Lambe Planning & Design Ltd, Galeri, Victoria Dock, Caernarfon, Gwynedd, LL55 1SQ.

or by email to info@lambeplanninganddesign.co.uk

Please respond by: 3rd November 2022

Signed [Redacted] 5th October 2022



Appendix 8. Notice Served on The Community Consultees / Town, Community Councils and Councillors – Welsh.**ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM HYSBYSIAD CANIATÂD CYNLLUNIO DAN ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

Hysbysir bod Mr Tim Vaughan, Tim Vaughan Racing Ltd, Stablau Pant Wilkin, Aberthin, Y Bont-faen, CF71 7GX, yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer :

36 Llety Gwyliau Arbennig 5* pwrpasol ychwanegol yn Stablau Pant Wilkin.

Mae'r hysbysiad hwn yn gyfle i wneud sylwadau ynghylch y cynigion yn uniongyrchol i'r datblygwr cyn cyflwyno cais cynllunio i Gyngor Bro Morgannwg. Bydd Cyngor Bro Morgannwg yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio dilynol.

Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i Gyngor Bro Morgannwg ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gallai unrhyw sylwadau gael eu cynnwys mewn ffeil gyhoeddus.

Mae'r datblygiad arfaethedig ar Dir gerllaw Stablau Pant Wilkin, Aberthin, Y Bont-faen CF71 7GX.

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein yn: www.lambeplanninganddesign.co.uk

O dan y brif ddewislen dewiswch Consultations, dewiswch y tab Pantwilkin a rhowch:

Enw Defnyddiwr: **Pantwilkin**
Cyfrinair: **TVR1**

Bydd y dogfennau ar gael am gyfnod o 28 diwrnod o leiaf

Mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn Llyfrgell y Bont-faen, Yr Hen Neuadd, Stryd Fawr, Y Bont-faen, Bro Morgannwg, CF71 7AH yn ystod yr oriau canlynol:

Dydd Llun: 10:00 - 17:00
Dydd Mawrth: 10:00 - 17:00
Dydd Mercher: 10:00 - 19:00
Dydd Iau: 10:00 - 17:00
Dydd Gwener: 10:00 - 17:00
Dydd Sadwrn: 10:00 - 16:00
Dydd Sul: Wedi cau

Sylwer: Efallai y bydd angen gwneud apwyntiad ar gyfer defnyddio cyfrifiadurol, ffoniwch: 01446 773941 cowbridgelibrary@valeofglamorgan.gov.uk

Dylai unrhyw un sydd am wneud sylwadau ynghylch y datblygiad arfaethedig hwn ysgrifennu atom yn:

Lambe Planning & Design Ltd, Galeri, Doc Fictoria, Caernarfon, Gwynedd, LL55 1SQ.

neu drwy anfon e-bost at info@lambeplanninganddesign.co.uk

Anfonwch eich ateb erbyn: 3rd November 2022

Llofn  5th October 2022 

Appendix 9. email to Councillors.

Subject: **OFFICIAL NOTICE SERVED - Pre-Application Consultation PW**
 From: <jonathan@lambeplanninganddesign.co.uk> 
 To: Jonathan <jonathan@lambeplanninganddesign.co.uk>
 Bcc: <ceachampion@valeofglamorgan.gov.uk> , <robfisher@valeofglamorgan.gov.uk> , <njwood@valeofglamorgan.gov.uk> 
 Date: 05/10/2022, 12:23

- a8650e4a.png (~76 KB)
- Cym 3 - Notice PANTWILKIN - Community Consultees 2.pdf (~91 KB)
- Notice PANTWILKIN - Community Consultees 2.pdf (~41 KB)

Dear Councillor,

Re: Change of Use Planning Application for 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

We are consulting with both Cowbridge TC and Welsh St. Donats Community Council regarding the above proposal, and are providing this information should you wish to make any representations.

In this connection, please find attached Community Consultees Notice in both English and Welsh which allows for any representations to be made within 28 days.

It provides you with the necessary details in order for you to make Representations to us on the proposed development.

A copy of the plans and supporting documents can be viewed online at :-

www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations**, select the **Pantwilkin Tab** and enter :

User Name: **Pantwilkin**

Password: **TVR1**

Please note the username and password are case sensitive and must be entered as above.

The documentation will be available for a minimum period of 28 days, please respond by 3rd October 2022.

If you require any further information, please do not hesitate to contact me.

best regards,

Jonathan

Jonathan Moore Lambe



Lambe Planning & Design
 Consultants for Planning, Design and Landscape


Lambe Planning & Design Ltd
 Galen
 Victoria Dock
 Caermarfon
 Gwynedd LL55 1SQ

T: 01286 685 236 M: 07771 646 040
 W: www.lambeplanninganddesign.co.uk
 E: jonathan@lambeplanninganddesign.co.uk

Lambe Planning & Design Ltd Company No. 8207541

This message and any attachments are confidential and may also be privileged. Any unauthorised disclosure, use or dissemination, either whole or partial is prohibited. If you are not the intended recipient of the message, please delete the email and notify the sender immediately.

Appendix 10. email to Cowbridge Town Council.

Subject: **OFFICIAL NOTICE SERVED - Pre-Application Consultation PW**
 From: <jonathan@lambeplanninganddesign.co.uk> 
 To: <townclerk@cowbridge-tc.gov.uk>
 Date: 05/10/2022 11:57

- Cym 3 - Notice PANTWILKIN - Community Consultees 2.pdf (~91 KB)
- Notice PANTWILKIN - Community Consultees 2.pdf (~41 KB)

Dear Sirs,

further to the email correspondence below of 6th July and 4th October, could you please acknowledge receipt of this email.

Re: Change of Use Planning Application for 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

Please find attached Community Consultee Notice in both English and Welsh which allows for any representations to be made within 28 days of the notice being published.

It provides you with the necessary details in order for you to make Representations to us on the proposed development.

A copy of the plans and supporting documents can be viewed online at :-

www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations**, select the **Pantwilkin Tab** and enter :

User Name: **Pantwilkin**

Password: **TVR1**

Please note the username and password are case sensitive and must be entered as above.

The documentation will be available for a minimum period of 28 days, please respond by 3rd November 2022.

If you require any further information, please do not hesitate to contact me.

...

best regards,

Jonathan

Jonathan Moore Lambe



Lambe Planning & Design
 Consultants for Planning, Design and Landscape

Lambe Planning & Design Ltd
 Galen
 Victoria Dock
 Caermarfon
 Gwynedd LL55 1SQ

T: 01286 685 236 M: 07771 646 040
 W: www.lambeplanninganddesign.co.uk
 E: jonathan@lambeplanninganddesign.co.uk

Lambe Planning & Design Ltd Company No. 8207541

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Appendix 11. email to Welsh St Donats Community Council.

Subject: **OFFICIAL NOTICE SERVED - Pre-Application Consultation PW**
From: <Jonathan@lambeplanninganddesign.co.uk> @
To: <clerkwsd@gmail.com>
Date: 05/10/2022 12:07

- a0650e4a.png (~76 KB)
- Cym 3 - Notice PANTWILKIN - Community Consultees 2.pdf (~91 KB)
- Notice PANTWILKIN - Community Consultees 2.pdf (~41 KB)

Dear Sirs,

Re: Change of Use Planning Application for 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

We have consulted with Cowbridge TC, who were listed as the Community / Town Council on the Vale of Glamorgan Website, but understand that Welsh St. Donats Community Council may now also be the new Community Consultees for planning applications as new information has been published on the Vale of Glamorgan Website.

In this connection, please find attached Community Consultees Notice in both English and Welsh which allows for any representations to be made within 28 days.

It provides you with the necessary details in order for you to make Representations to us on the proposed development.

A copy of the plans and supporting documents can be viewed online at :-

www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations**, select the **Pantwilkin Tab** and enter :

User Name: **Pantwilkin**

Password: **TVR1**

Please note the username and password are case sensitive and must be entered as above.

The documentation will be available for a minimum period of 28 days, please respond by 3rd October 2022.

If you require any further information, please do not hesitate to contact me.

best regards,

Jonathan

Jonathan Moore Lambe



Lambe Planning & Design
Consultants for Planning, Design and Landscape

Lambe Planning & Design Ltd
Galen
Victoria Dock
Caernarfon
Gwynedd LL55 1SQ

T: 01286 685 236 M: 07771 646 040
W: www.lambeplanninganddesign.co.uk
E: jonathan@lambeplanninganddesign.co.uk

Lambe Planning & Design Ltd Company No: 8007541

This message and any attachments are confidential and may also be privileged. Any unauthorised disclosure, use or dissemination, other aforesaid or partial is prohibited. If you are not the intended recipient of the message, please delete the email and notify the sender immediately.



Appendix 12. CADW Response



Llywodraeth Cymru
Ty'r Afon
Heol Bedwas
Caerffili CF83 8WT
03000 256 000
cadw.llyw.cymru

Welsh Government
Ty'r Afon
Bedwas Road
Caerphilly CF83 8WT
03000 256 000
cadw.gov.wales

Plas Carew, Ebbw Vale
Parc Nantgarw, Caerffili
Ebbw Vale NP23 5SD
E-bost cadw@llyw.cymru
cadw.gov.wales

Lambe Planning & Design Ltd

By email:
info@lambeplanning&design.co.uk

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

E-bost
Email:

LC

28 July 2022

0300 0256004

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Change of Use Planning Application for 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables, Aberthin, Cowbridge, CF71 7GX,

Thank you for your letter of 6 July inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

**GM182 Llanquian Wood Camp
GM225 Llanquian Castle
GM321 Maes-y-Hwyaid Round Barrow**

This pre application is for a development of bespoke luxury holiday cottages on land adjacent to Pant Wilkin Stables, Aberthin.

The above scheduled monuments are located inside 1km of the proposed development and its impact on their setting is considered in a document entitled "Heritage Statement" that has been prepared by Brindle and Green.



This document has not been prepared in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales and has not consulted the statutory Historic Environment Record curated by the Glamorgan-Gwent Archaeological Trust on behalf of the Welsh Ministers: However, the information contained in this document and the Landscape and Visual Impact Assessment is sufficient to determine that the proposed development will have a slight, but not significant impact on the settings of scheduled monuments GM182 Llanquian Wood Camp and GM225 Llanquian Castle no impact on the settings of scheduled monument GM321 Maes-y-Hwyaid Round Barrow.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
Policy and Protection



Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

Technical Advice Note 24: The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the



determination of a planning application.

Appendix 13. Dwr Cymru Response

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E-mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E-bost: developer.services@dwrcymru.com

Mr Jonathan Moore Lambe
Lambe Planning & Design Ltd
Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ

Date: 27/07/2022
Our Ref: PPA0006927

Dear Mr Moore Lambe,

Grid Ref: 302358 174727

Site Address: Land adjacent to Pant Wilkin Stables, Aberthin, Cowbridge
Development: 2D - 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

SEWERAGE

Having reviewed the details submitted I note that the proposed development does not propose to connect to the public sewerage system and instead install a private treatment plant. We offer no further comment, however if circumstances change then we kindly ask that you return to re-consult with us.

WATER SUPPLY

In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For the developer to obtain a quotation for the hydraulic modelling assessment, we will require a fee of £250 + VAT.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com



Please quote our reference number in all communications and correspondence.

Yours faithfully,

Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

Appendix 14. GGAT Response

Subject: **RE: OFFICIAL NOTICE SERVED - Pre-Application Consultation PW**
From: Rob Dunning <Rob@ggat.org.uk> 
To: jonathan@lambeplanninganddesign.co.uk <jonathan@lambeplanninganddesign.co.uk>
Date: 11/07/2022 14:12

Dear Jonathan,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the proposal is located in an area of archaeological potential. Two Scheduled Monuments Llanquian Wood Camp and Llanquian Castle are located to the southwest and three enclosures, likely a medieval farmstead, are located to the east. Furthermore, several Prehistoric and medieval findspots are also noted within the immediate surrounding area. The proposal is for 36 luxury holiday lodges, as well as services, access drives, pond etc. As such there is the potential for encountering archaeologically significant remains during the requisite works.

Therefore, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works. Rather we would be likely to recommend a condition requiring the submission and implementation of a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. This would likely take the form of a watching brief during the requisite ground intrusion works. This is consistent with our response to previous applications in the vicinity (our ref. VOG1441 and VOG1535), including the existing holiday lodges.

Furthermore, due to the proximity of the Scheduled Monuments, Cadw should be consulted over the proposal.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIFA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

e-mail rob@ggat.org.uk
web www.ggat.org.uk

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If you have received this message in error, please contact us by return and delete any messages or attachments.



Appendix 15. Highways Response

Subject **RE: OFFICIAL NOTICE SERVED - Pre-Application Consultation PW**
From Asadi, Ahmad <aasadi@valeofglamorgan.gov.uk>  
To <jonathan@lambeplanninganddesign.co.uk>
Date 19/07/2022 11:46

Thank you for your email.

As far as I was aware the applicant was happy to implement a 3.5m footway/cycleway between the bus layby and the site access, however, this hasn't been shown on the proposed plans. In addition, the highway authority would also require a junction assessments to check the suitability of the junction for the increase traffic movements for the proposal.
Thank you

Kind regards

Ahmad Asadi
Engineer - Highway Development
Highway Development (Engineering Design & Procurement)
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 02920673043
mob / sym:
e-mail / e-bost: aasadi@valeofglamorgan.gov.uk

*Consider the environment. Please don't print this e-mail unless you really need to.
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

[Find us on Facebook / Cewch ddod o hyd i ni ar Facebook](#)
[Follow us on Twitter / Dilynwch ni ar Twitter](#)

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.



Appendix 16. NRW Response



Ein cyf/Our ref: CAS-193151-T0J0

Rivers House,
St Mellons Business Park,
St Mellons,
Cardiff,
CF3 0EY

Lambe Planning & Design Ltd
Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk

03/08/2022

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: CHANGE OF USE FOR 36 ADDITIONAL BESPOKE 5* LUXURY HOLIDAY LODGES.

LLEOLIAD / LOCATION: PANTWILKIN STABLES, A48 TO PANTWILKIN STABLES, ABERTHIN, CF71 7GX.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 6 July 2022.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding foul drainage. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding pollution prevention and European Protected Species on any planning permission granted. Without the inclusion of these conditions by the planning authority, we would be likely to object to the planning application.

Condition 1: Pollution Prevention – Construction Environmental Management Plan

Condition 2: European Protected Species – Lighting Plan

Foul Drainage

We understand that the development is not served by the public foul sewer and that the application form indicates that foul drainage is to be discharged to a private sewerage

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English



system (package treatment plant). In these circumstances Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage. It is noted that connection to mains sewer is not feasible due to distance, however, no details have been provided regarding the alternative private foul drainage solution.

The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development. For example, we would need to review the specifications of the PTP and assess if it is appropriate in size for serving the flows and loads created by the expected population equivalent.

Therefore, we would advise the planning authority that on receipt of the above information, we will review our position and advise them accordingly.

Further Advice

You should be aware that to operate a private sewerage system, you will need to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and you are therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). You should ensure that you have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer you to Guidance for Pollution Prevention 4 on the [Netregs website](#), which provides further information.

Pollution Prevention

We note the development site is situated directly adjacent to the Nant Aberthin. In order to reduce the risk of potential run-off entering this watercourse, we would advise the planning authority that the following condition is attached to any planning permission granted.

Condition: Construction Environmental Management Plan

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:



- General site management: details of the construction programme, including timetable, details of site clearance, details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Resource management: details of fuel and chemical storage and containment and wastewater.
- Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during site preparation and construction of the development.

Justification

A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Further Advice

We note a section of the Nant Aberthin is culverted along the southern boundary of the development site. We advise that the opportunity to open up the culvert should be considered as part of this application. This would increase the ecological value of the site and increase habitat connectivity and in turn resilience to climate change. Furthermore, the removal of physical modifications in the watercourse will work towards an improvement in the Water Framework Directive (WFD) status for the River Thaw waterbody, of which the Nant Aberthin is a tributary.

It should also be noted that NRW are currently considering enforcement action regarding unpermitted alterations to the watercourse that runs through the development proposal, which were conducted by the previous landowner. One of the potential responses is for a notice to be issued that requires the remediation of the damage done to the watercourse (potentially removing the culvert and restoring the stream to a more natural course), this may have implications for the proposed development.

European Protected Species

We have reviewed the document entitled 'Preliminary Ecological Appraisal', prepared by Brindle & Green Ecological Consultants, report reference BG22.132, dated May 2022, submitted in support of the above application. The report identifies there are linear features within the wider environment that provide suitable foraging and commuting habitats for bats.

Legislation & Policy

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a



development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- ii. There is no satisfactory alternative; and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

These requirements are translated into planning policy through Planning Policy Wales (PPW) Edition 11, dated February 2021, sections 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). To avoid developments with planning permission subsequently not being granted a licence, the planning authority should take them into account when considering development proposals where a European Protected Species is present.

On the basis of the information submitted in the afore mentioned document, we do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range, provided a lighting plan that limits harmful effects of lighting on foraging and commuting bats is attached to any planning permission granted by the Planning Authority.

Condition 2: Lighting Plan

Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The lighting plan should include:

- Details of the siting and type of all external lighting to be used.
- Drawings setting out light spillage in key sensitive areas.
- Details of lighting to be used both during construction and operation.

The lighting shall be installed and retained as approved during construction and operation.

Justification

A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, and their habitats and commuting corridors.

Flood Risk

The application site lies partially within Zone C2 of the Development Advice Map (DAM) as contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zones 2 and 3 (Rivers).

Given the location of flood risk shown to be affecting the application site (southern boundary and a minimal extent of the proposed access road), we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

We have reviewed the flood consequences assessment (FCA) undertaken by Waterco, dated May 2022, submitted in support of the application. The FCA confirms that the southern boundary of the site and a minimal extent of the proposed access road is located within the flood plains and all lodges will be located outside the fluvial flood extent. Taking the above into consideration, we would advise the planning authority that we have no objection to the application, on flood risk grounds.

Further Advice

It is for the planning authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we would recommend they consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

We recommend you consider the future insurability of this development now. Although we have no involvement in this matter, we would advise you to review the Association of British Insurers published paper, '[Climate Adaptation: Guidance on Insurance Issues for New Developments](#)', to help you ensure any properties are as flood proof as possible and insurable.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.



Yn gywir / Yours faithfully

Paige Minahan

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales



Appendix 17. Elizabeth Dobbs Response

Llanquian Fach
Llanquian Rd.
Aberthin
Cowbridge
Vale of Glamorgan
CF71 7HE

Lambe Planning & Design Ltd.
Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ

26 / 7 / 22

Dear Sir/ Madam,


I wish to oppose the development of 36 additional Luxury Holiday Lodges at Pant Wilkin Stables on the grounds that these extra homes will damage the character of this idyllic village.

Mr. Vaughan has let wooden holiday cabins before on this site and these are now rented out on a long term basis. It obviously didn't work for him the first time so why is he going for more holiday cabins? Hasn't he heard that Mr. Mark Drakeford will be clamping down on holiday cottages from next April. I wonder whether Mr. Vaughan's ultimate plan is to have a housing estate in this beautiful valley.




The problem with erecting wooden structures in this area is the fire risk. I am a neighbour of his and he like myself must be concerned about the number of fires on Stalling Down , which is a field away from this proposed site of Holiday Lodges. This common land is lit on a regular basis whether through bonfires or a carelessly thrown cigarette. This can be verified by the fire prevention officer Mr. D Thomas of Cowbridge Fire Station. Is it wise , I wonder , to put 36 wooden cabins so near to this area given the fire risk. We have recently seen the outcome of extreme heat on a row of houses just outside London due to global warming , I presume. Stalling down is often ablaze because of the tinder dry ferns in the summer. The wooden cabins and occupants wouldn't stand a chance if a large fire broke out across the road.

There will be a great deal of opposition to this proposed development as the residents feel strongly about Mr. Vaughan's continuing building work.

Yours faithfully

Elizabeth Dobbs.


Appendix 18. Allan Thomas and Fiona Trolley Response

Subject **Pant Wilkin Holiday lodges**
 From Fiona Trolley <fionatrolley194@yahoo.com>  
 To <info@lambeplanninganddesign.co.uk>
 Copy <fionatrolley194@yahoo.com>  
 Date 21/07/2022 15:28

Dear sir

I wish to object in the strongest terms to the proposed development on the following grounds.

Firstly, the traffic to and from the site is still using Llanquian road despite signage on the A48. Google maps and sat navs give Llanquian road as access and there is no adequate signage at the beginning of Llanquian road to deter vehicles and pedestrians. The narrow lane is not adequate for parking or turning.

Secondly, this will generate further traffic and as the lane is narrow and regularly used by village residents to walk their dogs this will create an unsafe environment.

Thirdly, the development is very close to ancient woodland which one might have hoped would be preserved.

Fourthly, the additional footfall on Llanquian road as the residents of the proposed lodges visit the pubs in the village is likely to cause noise and disturbance.

Finally, this is a small village in a rural environment. The developer has already ploughed up green field sites to create a business park, further building will irrevocably damage the character of Aberthin.





I would also like to point out that there has been no notification of the development around the village. I have gathered this information from the council's planning department. Most of the residents of Aberthin have absolutely no idea what it being planned and those to whom I have communicated this information are all shocked and horrified that Pant Wilkin is encroaching further onto the safety and well-being of the village.

Do you plan to advertise the development to enable people to comment?

Allan Thomas
 Fiona Trolley

[Sent from Yahoo Mail for iPad](#)

Appendix 19. Cllr. John Andrew Response

Subject **Re: OFFICIAL NOTICE SERVED - Pre-Application Consultation PW 36 additional Holiday Lodges at Pant Wilkin Stables**
 From Cllr John Andrew <cllrjandrew@cowbridge-tc.gov.uk>  
 To Tim Vaughan <tim@timvaughanracing.com>, <jonathan@lambeplanninganddesign.co.uk>
 Copy Cathy Kennedy <townclerk@cowbridge-tc.gov.uk>  
 Date 11/10/2022 16:33

Dear Tim and Jonathan,

I have now had a look at this pre-application consultation for 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

It is a sizeable and ambitious project and unfortunately I do not have either the time or the expertise to review it in detail.

My only comments at this stage are that it is a substantial development in a rural area and therefore needs to be done with great sensitivity to the local environment.

This is my personal response and is not on behalf of the Town Council as a whole.

Unfortunately, on this occasion, it has not been possible to formulate a response from the Town Council. I very much hope that when it comes to the planning application stage the Town Council will make a considered response.

Best regards
 John

Councillor John Andrew
 The Mayor
 Cowbridge with Llanblethian Town Council
 Tel: 07964 829780
[Email: cllrjandrew@cowbridge-tc.gov.uk](mailto:cllrjandrew@cowbridge-tc.gov.uk)

Appendix 20. John Pugh Response

Subject **Tim Vaughan holiday homes, Aberthin**
 From john.pugh <johnpugh2830@yahoo.com>  
 To Jonathan Lambe <jonathan@lambeplanninganddesign.co.uk>
 Date 31/07/2022 08:34

Thank you for your letter informing us of Tim Vaughan's proposals reference TVR1.

We would naturally prefer it if no development took place, but assuming it does, given that a road has been built from the A48 to the site, I would like to make the following points regarding the plans.

More hedgerow and tall native trees alongside road facing our house.

All access off A48 and not Llanquian Road.

Car parking to be contained on site next to the homes.

Most importantly no further development on (1) the field next to our house on the North - the "30 acre field" containing the gallops and horse arena or (2) the field to the South of our house that contains the existing holiday homes. These would constitute a major intrusion on our quality of life, both from a visual effect and noise nuisance from holidaymakers who inevitably will be drinking alcohol, holding barbecues, playing loud music etc.

I would appreciate your views on the above points. I can be contacted by email or phone 01446 772830

Thank you
 W John Pugh



Appendix 21. Kate Watts Response

Subject: **Pant Wilkin Holiday lodges**
From: Watts, Kate <kate.watts@tatasteelurope.com>  
To: info@lambeplanninganddesign.co.uk <info@lambeplanninganddesign.co.uk>
Date: 10/08/2022 23:17

Dear Sirs,

We support the comments below.

I live along the single-track Llanquian Road. We are already being affected by the expansion of Pant Wilkin Stables and we are very concerned about it growing further. Our main concern is traffic along the lane despite previous conditions that the lane is not to be used.

Regards,

Kate Watts and John Izzard

From: Fiona Trolley <fionatrolley194@yahoo.com>
Sent: Thursday, July 21, 2022 3:29 PM
To: info@lambeplanninganddesign.co.uk
Cc: fionatrolley194@yahoo.com
Subject: Pant Wilkin Holiday lodges

External email

Dear sir

I wish to object in the strongest terms to the proposed development on the following grounds.

Firstly, the traffic to and from the site is still using Llanquian road despite signage on the A48. Google maps and sat navs give Llanquian road as access and there is no adequate signage at the beginning of Llanquian road to deter vehicles and pedestrians. The narrow lane is not adequate for parking or turning.

Secondly, this will generate further traffic and as the lane is narrow and regularly used by village residents to walk their dogs this will create an unsafe environment.

Thirdly, the development is very close to ancient woodland which one might have hoped would be preserved.

Fourthly, the additional footfall on Llanquian road as the residents of the proposed lodges visit the pubs in the village is likely to cause noise and disturbance.

Finally, this is a small village in a rural environment. The developer has already ploughed up green field sites to create a business park, further building will irrevocably damage the character of Aberthin.

I would also like to point out that there has been no notification of the development around the village. I have gathered this information from the council's planning department. Most of the residents of Aberthin have absolutely no idea what is being planned and those to whom I have communicated this information are all shocked and horrified that Pant Wilkin is encroaching further onto the safety and well-being of the village.

Do you plan to advertise the development to enable people to comment?

Allan Thomas
Fiona Trolley

Sent from Yahoo Mail for iPad



Appendix 22. Lin Edwards Response

Subject **Pant Wilkin Stables - 36 holiday lodges**
From Lin Edwards <edwardslje@yahoo.co.uk> 
To info@lambeplanninganddesign.co.uk <info@lambeplanninganddesign.co.uk>
Date 29/07/2022 13:46

To whom it may concern

I would like to make comment on the proposed development of 36 holiday lodges at Pant Wilkin stables.

I am a resident in Llanquian Road which should not be used for access to the site.

Llanquian Road is for residential access only and is used by children; cyclists and walkers. In recent months since the opening of a cafe on the site attempted vehicle access has increased dramatically and although assurances have been given that this has been sorted with Google maps it does not appear to have been remedied.

The addition of 36 holiday cabins will only aggravate the problem of increased misdirected traffic. Llanquian Road is a single lane country track with blind bends and no passing or turning Spaces.


It is imperative that access via Llanquian Road is permanently closed and the problem of misdirected traffic is resolved.

An accident is waiting to happen!

Yours
Linda J Edwards
Riversdale Cottage
Llanquian Road

[Sent from Yahoo Mail on Android](#)

Appendix 23. Liz Jenkins Response

Subject **Proposed development of 36 Holiday Lodges at Pant Wilkin Stables , Cowbridge. CF71 7GX**
From Liz Jenkins <lizjenkins747@gmail.com> 
To <info@lambeplanninganddesign.co.uk>
Date 30/07/2022 15:43

Hello. We live in Aberthin adjacent to Pant Wilkin Stables.
There are 2 issues I would like to raise over the proposed development:

1. That there will be NO access to and from the development from Llanquian Road, Aberthin. This includes vehicles, bikes or pedestrians. It is a single track road with private houses.
2. The proposed site CAN be seen from a public road, public footpaths, bridleways and from the public Cowbridge Downs. You have commented that the site can't be seen from any of these,

Yours Sincerely
E Jenkins.
CF71 7HE



Appendix 24. Rosey and Ian Hopkin Response

Subject: **Fwd: Pant Wilkin Stables Holiday Cabins Proposal**
From: Rosey Hopkin <rosey.hopkin@btinternet.com> ✉
To: <info@lambeplanninganddesign.co.uk>
Copy: <developmentcontrol@valeofglamorgan.gov.uk> ✉
Date: 29/07/2022 12:03

Dear Sir

We wish to object to the proposed development of holiday cabins at Pant Wilkin Stables for the following reasons:

1. This is greenfield agricultural land which is being systematically and irredeemably swallowed up by the non-stop development of farmland into trading estate. At a point in history where the human race is up against climate change, extreme weather and the ensuing catastrophic world food shortages, nations should be cherishing and using farmland to grow crops to feed their populations not building on an essential resource.
2. The location is hardly an idyllic spot to spend a hard earned break - on the edge of a development of business units - certainly not in the "holiday on the farm" niche. Over the years the site has been covered in tarmac and concrete, hedgerows ripped out and very little planting of native species to mitigate the damage. Aberthin is not a holiday resort and any potential clients would have to drive to the coast, adding to the carbon emissions and pressure on our crumbling highway infrastructure.
3. The application states that the development is not near a public right of way; this is incorrect, if the Vale of Glamorgan PROW map is checked then it will be seen that the western development boundary is up against the public footpath L4/29/1. The applicant has a history of obstructing footpaths including the building of a house on top of one.
4. The site is near to Cowbridge Common which is subject to repeated wildfires, deliberate and accidental. Increased vehicular and pedestrian traffic will add to the fire risk in terms of carelessly discarded cigarettes and matches, putting those who live near the common in danger.
5. There are ongoing issues with regards to the continued use of Llanquian Road to access the Pant Wilkin Stables site. The planning condition from 2008 stated that there would be no vehicular or pedestrian access to the site via Llanquian Road and that the access would only be from A48. Sadly, this condition has still not been fully implemented and access gates to the site remain in place. The continued use of Llanquian Road would be exacerbated by the increased occupation, deliveries and misdirected traffic. There is no official visible signage in place to direct traffic to the A48 entrance apart from an old, ineffective sign below eye level. It is a narrow no-through road with limited turning and passing places and should not be used by the site.

Finally, this consultation has only come to the attention of residents due to a neighbour forwarding the information. Please can the notice be displayed in a visible, public place in Aberthin village so that all residents have the opportunity to comment.

Yours faithfully

Rosey & Ian Hopkin

Appendix 25 – response received from Welsh St Donats Community Council by email 2nd November 2022.

Change of use Planning Application for 36 additional bespoke 5* Luxury Holiday Lodges at Pant Wilkin Stables.

Welsh St Donats Community Council would like to make the following comments about this pre-planning application.

The Community Council is aware of several recent concurrent planning applications from the applicant and would urge a holistic view as part of the decision-making process; with due consideration being brought to the potential combined impact of each of the pending applications (in terms of environment, ecology and highway safety for example) rather than a siloed approach to each application.

Taken together with the recent application for the new fishing lakes and car parking facilities at this site, the proposal to build 36 new holiday chalets will have a significant impact on the rural nature and level of congestion in this area. The landscape impact report supports this view by finding that there will be a significant and enduring (lasting beyond the construction phase) adverse impact on local footpaths and rights of way. We are concerned that overall, this application will have a detrimental effect on our local environment and amenities.

We could not see a clear description of how waste and sewage from the chalets would be managed. Would this involve building a waste management plant and where would this be located?

It was also disappointing to see that there has not appeared to be any consideration given to the use of renewable energy sources to power the 36 chalets. We felt, especially at this time of rising energy demands and costs, that it should be a priority for new developments to address this, even if it means higher initial costs for the developer. We would expect and hope that the Vale of Glamorgan Council and Welsh Government would require this issue to be addressed as part of climate change action, environmental protection and the Well-Being of Future Generations Act.

2nd November 2022