

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 10 April 2025

Page	Application	Location	Item No.	Description
	2024/01104/FUL	Land South of the Westra, Dinas Powys	1.	Comments from Matthew Holmes of Westra Lodge

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 10 April 2025**

Application No.: 2024/01104/FUL	Case Officer: Mr William Groom
Location: Land south of The Westra, Dinas Powys	
Proposal: Proposed erection of stables and creation of manege	

From: Matthew Holmes of Westra Lodge**Summary of Comments:**

In summary an objection is raised due to concerns in respect of visual impact to the countryside, concerns regarding the installation of a cesspit and impact to the environment, visibility from the access lane, impact to privacy to the neighbouring properties to the south of the Westra due to the requirement of CCTV, impact from flooding during intense rainfall, unknown ownership of the access track, with the lane blocked with an access gate. The site is also dissected by electricity pylons, of which have not been noted within the proposal.

Officer Response:

The committee report has fully considered all the points of concern raised; however further detail is provided below:

The design and visual impact of the proposal has been fully considered and has been supported by a business plan and its size is considered justified for the stated commercial purpose. Notwithstanding this, the building is one in which would be expected in countryside locations.

In respect of the cesspit, a condition requiring full details of the cesspit required prior to its installation has been included within the decision notice, which requires the cesspit to meet

British Standard BS 6297 and to be fitted with a level sensor attachment, as per Natural Resources Wales consultee response.

With regards to the emptying of the cesspit and associated vehicle movements, no objections in respect of the access point on the Westra have been raised by the Councils Highway Development department from a highway safety point of view.

The impact on the electricity pylons is a private matter between the applicant and the energy company.

The site is located a sufficient distance from neighbouring dwellings on the Westra to prevent any detrimental impacts to neighbouring amenity.

With regards to drainage, a separate SAB application is required to detail the design for surface water drainage.

Having regards to the access lane, the application has followed the correct procedure in respect of land ownership. Any allegation of blocking the lane is a civil/private matter.

Action required:

None.

From: m holmes [REDACTED]
Sent: 01 April 2025 08:17
To: Planning
Subject: 2024/01104/FUL

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I object to the proposals for a number of reasons which are listed below:

1. The area is currently devoid of buildings, so a building of such a large scale will have a negative impact on the heritage of the adjacent land and potentially pave the way for future buildings in the area.
2. The proposed cesspit directly goes against NRW's advice and implements significant environmental risks in an area where protected species are present in the form of Great Crested Newts. The emptying of said tank will involve a tanker driving to the building, which involves using an access that has been deemed inappropriate for visibility by the highways department and the narrow width of the existing road will likely require the tanker vehicle to block the road whilst it maneuvers from/to the access lane.
3. The location appears to clash with electrical pylons which I can see no evidence of in the proposals.
4. The privacy of the neighboring properties to the South of Westra road will be negatively impacted as the site will be required to be manned 24/7 and will likely require CCTV.
5. The land is often waterlogged during periods of intense rainfall, yet the proposed rainfall runoff is proposed to use a soakaway. The flooding of the field will also likely cause issues and risks with the proposed cesspit which could have significant environmental impacts.
6. The access lane is of unknown ownership, yet the applicant has in the past illegally blocked the lane with a gate. This proposal will seemingly hand ownership to them.

Overall the only benefit of the proposal is for the applicant to gain financially, whilst the risk and negative impacts on the surrounding area and environment cannot be understated.

Kind regards,

Matt