

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 17 SEPTEMBER 2026

Application	Location	Item No.	Description
2022/00733/FUL	Land North of the Railway Line Rhoose	1.	Comments from Cllr Hennessy
		2.	Comments from Friend of the Earth Barry and Vale
		3.	Holding direction from Welsh Government
2025/00340/RG3	Biglis to Dinas Powys Active Travel Route	4.	Comments from Friends of the Earth Barry and Vale
2026/00299/FUL	17 Rutland Close, Barry	5.	Photographs from Councillor Goodjohn, Ward member
		6.	Correspondence from the applicant

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 17 SEPTEMBER 2026**

Application No.: 2022/00733/FUL	Case Officer: Mr. Ceiri Rowlands
Location: Land North of the railway line, Rhoose Proposal: Erection of new homes, open space, landscaping, access roads and paths and associated infrastructure	

From: Councillor William Hennessy, Rhoose Ward member**Summary of Comments:**

Concerns with regard to application including lack of suitable infrastructure to accommodate development of this scale. Noted concerns include:

- Congestion on road network, parking and availability of sustainable transport options;
- Lack of healthcare provision including lack of capacity at local GP surgeries
- Lack of capacity in local schools
- Loss of green space and associated impacts on amenity; character of Rhoose and biodiversity benefits.

Officer Response:

The above and other salient planning matters are covered in detail within the officer report prepared for members consideration.

Action required:

Members to note

From: Hennessy, William (Cllr) <whennessy@valeofglamorgan.gov.uk>

Sent: 15 September 2026 09:39

To: Thomas, Mark E <methomas@valeofglamorgan.gov.uk>

Subject: North of the railway line Rhoose

Deer committee members

I wish to express my serious concerns regarding this planning application by Persimmon Homes for the land north of the railway line in Rhoose.

While I recognise the need for new housing, development must be accompanied by the infrastructure necessary to support existing and future residents. In this case, I am not convinced that the current infrastructure is capable of accommodating a development of this scale.

Firstly, there are significant concerns regarding transport. Local roads already experience congestion at peak times, and residents regularly raise concerns about traffic pressures, parking, and the availability of sustainable transport options.

Adding a substantial number of new homes without clear and deliverable transport improvements risks placing further strain on the network.

Secondly, there is the issue of healthcare provision.

Residents already experience difficulties accessing GP appointments, and there is considerable concern about whether local doctor surgeries have the capacity to absorb a significant increase in population. We should not be approving large-scale housing growth without confidence that primary healthcare services can meet future demand.

Thirdly, I am concerned about the capacity of local schools. Families moving into these homes will rightly expect access to quality education close to where they live.

Before granting permission, we must be satisfied that sufficient school places will be available and that existing pupils will not be adversely affected by increased pressure on educational facilities.

Finally, I am deeply concerned about the loss of green space.

These areas are not simply undeveloped land; they provide visual amenity, contribute to biodiversity, and form an important part of the character and identity of Rhoose. Once green space is lost to development, it is lost forever.

We have a responsibility to ensure that any harm to the environment and local landscape is fully justified and mitigated.

For these reasons, I believe this application raises significant concerns regarding infrastructure, transport, healthcare provision, school capacity, and the loss of valuable green space.

I urge the committee to give these matters very careful consideration before reaching a decision.

Thank you,

Cllr William Andrew Hennessy

Shadow Cabinet Member for Leisure & Sport and Well-being & vice chair of start-well scrutiny committee.

Rhooose Ward Councillor

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 17 SEPTEMBER 2026

Application No.: 2022/00733/FUL	Case Officer: Mr. Ceiri Rowlands
Location: Land North of the railway line, Rhoose Proposal: Erection of new homes, open space, landscaping, access roads and paths and associated infrastructure	

From: Barry Friends of the Earth

Summary of Comments:

Determination cannot lawfully be made due to failure to undertake EIA screening of the development in question. They suggest that owing to increase in the number of units applied for during the course of the application that the LPA have not met the requirements of the EIA regulations; the LPA failed to consider biodiversity information in making the original EIA screening recommendation and the subsequent supporting information in terms of ecology and hedgerow trees is argued to demonstrate significant effects, which they suggest would trigger the need for an EIA. As such they suggest that the amended proposals are likely to be EIA development.

Officer Response:

The case officer has undertaken a 're-screening' of the application following the increase in number of dwellings proposed, which amongst other things, has considered the updated ecological submissions. As noted in the officer report before members, this exercise concluded that an Environmental Impact Assessment was not required for the proposals.

It is also noted that officers have considered matters relating to ecology, hedgerows and trees on the site, in consultation with relevant consultees including the County Ecologist and Natural Resources Wales. These matters are covered within the officer report prepared for consideration by members.

Action required:

Members to note.

Late Reps to Planning Committee for 17 September Planning Meeting

Re: Application 2022/00773/FUL — Land North of the Railway, Rhoose

Planning@valeofglamorgan.gov.uk Friends of the Earth Barry & Vale / Max Wallis

Objection:

determination cannot lawfully be made due to failure to undertake EIA screening of the development in question

This objection relates to the committee report published for the meeting of 17 September 2026

The Report acknowledges that EIA screening of the 2024 changed plans and new planning documents was needed. The total area (~13ha) exceeds the 5-hectare threshold in Schedule 2, category 10(b) ("urban development projects") of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 — the relevant category for a housing scheme of this kind. Officers decided that new screening "would not alter the conclusions" of the 2022 screening opinion on the earlier plan (of June 2022), and on that basis wrongly omitted it.

The applicant cited the EIA screening opinion (April 2022) for the June 2022 application ([/2022/00358/SC1](#)). Since the application changed from 2022's, in housing numbers, with the omission of a playing field and new areas given over to attenuation ponds, the officers considered whether a fresh screening process was needed. They could have considered the extra information on biodiversity — the Preliminary Ecological Assessment (PEA 2024; no ecological information was submitted in April 2022, and the surveys submitted in June 2022 are now out of date) and the Tree Survey and Plan (Treescene, April 2022) — in relation to new policy on retaining trees and hedgerows (Welsh Government PPW12 (2024), the VoG Tree Strategy 2025), stronger policy on biodiversity (Future Wales and PPW12) and the declared Nature Emergency (Welsh Government, VoG Council). But there is no evidence that they followed the screening procedure, including consideration of the environmental factors specified in Schedule 3 to the EIA Regulations.

The new Planning Statement submitted in September 2024 by the agent, Savills, together with a new pack of drawings and reports, amounted to a new plan. In that Statement, Savills asserted that, with no change in environmental conditions, designations or regulations, there was no need to re-screen the proposals for EIA.

The Report (p.84) records that the screening opinion given by the LPA in 2022 on the original plan has been reviewed by officers, who argue:

"there has been no change to the application site area or the nature of the development. They are satisfied that the changes would not alter the conclusions of the screening opinion or give rise to a requirement for further EIA screening."

That officer review is, in effect, a new screening opinion — but an undocumented one. It was presumably made in September–October 2024 after receipt of the new plan, but it does not appear to have been formalised and posted to the case file, as the Regulations require. Savills' assertion that there was "no need to re-screen" may have misled the Council's officers — an assertion that, given Savills' own expertise, notably avoids any reference to Regulation 8.

The LPA was required to issue a screening opinion under Regulation 8 of the EIA (Wales) Regulations 2017:

8.—(1) Where it appears to the relevant planning authority that—

- (a) an application which is before them for determination is a Schedule 1 application or a Schedule 2 application;*
- (b) the development in question has not been the subject of a screening opinion or screening direction; and*
- (c) the application is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations*

paragraphs (5) and (6) of regulation 6 apply as if the lodging of the application were a request made under regulation 6(1).

Sub-paragraph (b) specifies that it is the development in question that requires screening. It is significant that the 2022 screening application contained no wildlife information and gave no consideration to biodiversity or the retention of trees and hedgerows. Since 2022, stronger policy on compliance with biodiversity duties, and new policy on retaining trees, hedgerows and biodiversity networks, has come into force. Savills' own 2024 PEA established that this is a high-value site with five "important" hedgerows linking to neighbouring biodiverse areas.

Savills do point to the new Policy 9 in Future Wales on Biodiversity and Green Infrastructure, which expects development to comply with the principle that, where possible, existing designated or high-value sites should be connected through green infrastructure improvements — evidently a point on which the screening opinion should have commented. It did not consider whether this is a "high-value" site, dismissing biodiversity issues, as Savills also does, on the basis that the site carries no formal designations.

The 2024 PEA ecology report is highly material — even the 2022 initial surveys were not available for the original screening report. The 2024 PEA submitted with the new planning application records in detail the richness of plant life, animals and birds; it counted 900m of important hedgerows (plus 500m of lesser ones) and strongly advocated retention of the five "important" hedgerows (out of nine in total) as well as the old lane and its own hedgerows. The Tree Report and Tree Plan (Treescene, 2022) are also significant new information — the site, previously dismissed as having "no woodland", in fact contains around 70 tree groups and many individual mature trees of value as natural habitat.

The officers' dismissal of re-screening was therefore faulty for three reasons:

- a) On legal grounds: Regulation 8(1) requires screening for the new "development in question"; screening carried out for a similar development in 2022 does not satisfy that requirement.
- b) Because the 2022 screening did not consider biodiversity information — Savills supplied none, and the LPA requested none.
- c) Because the ecology, hedgerow and tree information available in 2024 shows the development is likely to have significant effects, which requires an EIA.

We conclude that the officers' decision against screening the 2024 plan both failed to apply the correct legal test and was not evidence-based: the assertion that "changes would not alter the conclusions of the screening opinion or give rise to a requirement for further EIA screening" is not supported by the material before them.

In conclusion, the 2024 proposal is likely to be EIA development. The default position, in the absence of a lawful screening opinion, is that it is EIA development. Regulation 3 forbids the grant of planning permission until the EIA process required by Regulation 4 has been completed.

We accordingly ask the Committee to:

1. Defer determination of application 2022/00773/FUL;
2. Require officers to produce a written record of the screening review (assumed to be in September–October 2024), as required under the EIA (Wales) Regulations 2017; and
3. Issue a formal screening opinion under Regulation 6 in respect of the 2024

revised proposals before any further steps are taken towards determination.

15 September 2026

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 17 SEPTEMBER 2026**

Application No.: 2022/00733/FUL	Case Officer: Mr. Ceiri Rowlands
Location: Land North of the railway line, Rhoose Proposal: Erection of new homes, open space, landscaping, access roads and paths and associated infrastructure	

From: Planning Division, Welsh Government**Summary of Comments:**

Holding direction received under Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), to allow further consideration to be given to whether or not the planning application should be referred to the Welsh Ministers for their determination. The direction prevents the authority from granting planning permission.

Officer Response:

Noting this request should members agree with officers recommendation and resolve to grant planning permission, this could only be issued following confirmation from the Welsh Ministers that they do wish to call in the application.

Action required:

Members to note and officers to notify Welsh Government should members resolve to grant planning permission.

**Grŵp Llywodraeth Leol, Tai, Cydnerthedd Gwledig
a Chynaliadwyedd
Local Government, Housing, Rural Resilience
and Sustainability Group**



**Llywodraeth Cymru
Welsh Government**

Ian Robinson
Chief Planner
Vale of Glamorgan Council
Dock Offices
Barry Docks
Barry
Vale of Glamorgan
CF63 4RT

By email: irobinson@valeofGlamorgan.gov.uk and
mjgoldsworthy@valeofGlamorgan.gov.uk

Ein Cyf/Our ref: qA2491914
Eich Cyf/Your ref: 2022/00733/FUL
Dyddiad/Date: 16 September 2026

Dear Ian Robinson

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 – DIRECTION UNDER ARTICLE 18(1)
ERECTION OF NEW HOMES, OPEN SPACE, LANDSCAPING, ACCESS ROADS AND
PATHS AND ASSOCIATED INFRASTRUCTURE AT LAND NORTH OF THE RAILWAY
LINE, RHOOSE, VALE OF GLAMORGAN**

APPLICATION NO. 2022/00733/FUL

1. I am writing to inform you the Welsh Ministers have been asked to call in the application referred to in the heading to this letter for their own determination.
2. Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) enables the Welsh Ministers to give directions restricting the grant of permission by a local planning authority. I am authorised by the Cabinet Minister for Local Government, Housing and Planning to issue such directions and, in exercise of this authority, I hereby direct Vale of Glamorgan Council, with effect from the date of this letter, not to grant planning permission in respect of:

(a) application no. 2022/00733/FUL referred to in the heading to this letter; or

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

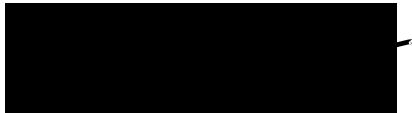
We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

- (b) any development of the same kind as that in the above application, which is proposed on any site forming part of, or includes the land to which the above application relates.

without the prior authorisation of the Welsh Ministers.

3. I issue this direction to enable further consideration to be given to whether or not the application should be referred to the Welsh Ministers for their determination.
4. This direction prevents your authority only from granting planning permission; it does not prevent the authority from continuing to process or consult on the application. Neither does it prevent the authority from refusing planning permission.
5. Your attention is drawn to article 31 of the DMPWO which provides for the Welsh Ministers to vary or cancel this direction in respect of both the land and type of development covered.
6. I will ensure you are informed of the Welsh Ministers' decision as soon as it is made.
7. A copy of this letter has been sent to Tim Gent, agent for the applicant.

Yours sincerely

A black rectangular box redacting the signature of Hywel Butts.

Hywel Butts

Llofnodwyd o dan awdurdod y Gweinidog Cabinet dros Lywodraeth Leol, Tai a Chynllunio; un o Weinidogion Cymru.

Signed under authority of the Cabinet Minister for Local Government, Housing and Planning; one of the Welsh Ministers.

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 17 SEPTEMBER 2026**

Application No.: 2025/00340/RG3	Case Officer: Guy Watkins
Location: Biglis to Dinas Powys Active Travel Route Proposal: Full planning permission is sought for the provision of a shared pedestrian and cycle route (Active Travel Route), earthworks, landscaping and associated works from Biglis to Dinas Powys.	

From: *Friends of the Earth Barry & Vale/Max Wallis*

Summary of Comments: *Determination cannot lawfully be made due to failure to undertake EIA screening of the development in question*

Officer Response: *A detailed screening assessment was carried out and is available on the Council's Planning Register. The relevant section in the Committee Report concludes from this that an EIA report was not required.*

Action required: *None*

Late Reps to Planning Committee for 17 September Planning Meeting

Re: Application 2025/00340/RG3 Biglis to Dinas Powys Active Travel Route

Planning@valeofglamorgan.gov.uk Friends of the Earth Barry & Vale / Max Wallis

Objection:

determination cannot lawfully be made due to failure to undertake EIA screening of the development in question

This objection relates to the committee report published for the meeting of 17 September 2026. Our FoE group are very supportive of active travel policy, cycling for all and reducing risks. We are not, however, convinced there is no alternative to this extravagant £4million scheme and that the available funds would not be better spent on improvements in the Vale's urban areas.

We questioned whether an EIA was needed in view of the land-take being far over threshold. The LPA are very aware that EIA-screening is needed in such a case. For the Sully-Cosmeston ATR/cycleway, which is similar though smaller in land-take, the applicant submitted an EIA-screening report to the Committee just days before the meeting. The same agent Mr Bayona-Martinez was employed. The paragraph in the report dealing with this shows the LPA has failed to follow the required procedure, to consider and issue a "Screening Opinion" in this case.

Under **Environmental Impact Assessment (EIA) Screening Opinion**, the Report says

The proposed development falls within Schedule 2, Section 10(f) (Infrastructure Projects – Roads) of the EIA Regulations. The application site extends to approximately 3.42 hectares and therefore exceeds the applicable 1-hectare threshold. Notwithstanding this, having regard to the criteria set out in Schedule 3, including the characteristics of the development, its location, and the nature and extent of potential impacts, the Local Planning Authority considers that the proposal is not likely to result in significant environmental effects. The development therefore does not constitute EIA development, and the submission of an Environmental Statement is not required.

As the applicant did not seek a screening-opinion under Regulation 6 of the EIA (Wales) Regulations 2017, the LPA had taken steps towards a screening opinion under Regulation 8

8.—(1) Where it appears to the relevant planning authority that—

- (a) an application which is before them for determination is a Schedule 1 application or a Schedule 2 application;*
 - (b) the development in question has not been the subject of a screening opinion or screening direction; and*
 - (c) the application is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations*
- paragraphs (5) and (6) of regulation 6 apply as if the lodging of the application were a request made under regulation 6(1).*

This says to treat an application as if a screening application had been made and should have been carried out within 21 days of receiving the necessary information.

The screening assessment has to be documented and the concluding formal Screening Opinion has to be posted on the public file. Making an unsupported statement in the report, with minimal reference to Schedule 3, does not comply with the EIA Regulations. Likewise, failing to post the Screening Opinion in advance in the case-file fails to meet the regulations. The report's statement that

the Local Planning Authority considers that the proposal is not likely to result in significant environmental effect

has no lawful basis and should be deleted. It is misleading to use wording required under Regulations when the processes required by those Regulations have not been followed.

In default of a formal screening Opinion, the proposal falls to be considered as Schedule 2 EIA-development, for which the applicant had to submit a formal Environmental Statement. Within that the applicant would need to describe alternatives considered and give reasons for their choice, with account to environmental effects.

In conclusion, the default position, in the absence of a lawful screening opinion, is that the scheme is EIA-development. Regulation 3 forbids the grant of planning permission until the EIA process required by Regulation 4 has been completed.

We accordingly ask the Committee to:

Defer determination of application 2025/00340/RG3 pending a formal screening opinion under EIA Regulation 6

16 September 2026



MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE: 17 SEPTEMBER 2026**

Application No.: 2026/00299/FUL	Case Officer: Katlyn Davies-Shaw
Location: 17 Rutland Close, Barry Proposal: Retrospective application for single storey side & rear extension for garage, utility, Enlarged Kitchen & Living area	

From: Councillor Emma Goodjohn, ward member

Summary of Comments: Provision of photographs that are suggested to demonstrate impacts of the development in terms of overshadowing; overbearing; inconsistency of brick colour and overlooking from rear facing windows.

Officer Response:

Members are advised that the application relates to an increase in the roof height adjacent to the application property and the resultant change in roof pitch only. The eaves height, footprint and window positioning remain commensurate as that previously approved under application 2025/01028/FUL and as such the only substantive alteration proposed under this application is what is considered by officers to be a modest increase in height of 20cm. Consideration of the salient planning matters, including overbearing and privacy implications is provided within the officer report prepared for members consideration.

It is acknowledged that the extension in part would be visible from the neighbours and noting its east-south-easterly aspect, may result in a degree of overshadowing during early morning albeit not to a degree that would warrant refusal. It is unclear what time of day the photographs attached were taken. However, officers would maintain that this does not cause unacceptable impacts that would warrant refusal of the application. Furthermore, the slight variance in brick identified does not cause unacceptable impacts in terms of visual or neighbouring amenity to warrant refusal.

Action required:

Members to note.

Two photographs (figures 1 & 2) showing the rear of 15 Rutland Close - The shadow from the new development now extends over all side and rear windows, and patio doors inhibiting light into the house. The rear amenity area of the property no longer receives sun resulting in a detrimental impact on the neighbouring household, this is made worse by number 17 being on higher ground. Figure 1



Figure 2



Figure 3: Side View of 17 Rutland Close taken from 15 Rutland Close showing the brickwork as inconsistent and out of character, which is unsightly, resulting in a detrimental impact on household as it is constant close up view from the side windows of number 15.

Figure 3



Side View From Number 15 Rutland (Figure 4) – Overbearing inhibiting light with inconsistent messy brickwork.

Figure 4



Figure 5: View of number 17 Rutland Close from therear garden of number 15 Rutland Close. This highlights the extra height impact on the rear doors of number 17, which clearly overlook number 15 amenity space. Number 17 is on higher ground to number 15. This has detrimental impact on the Edwards households privacy.

Figure 5



MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 17 SEPTEMBER 2026**

Application No.: 2026/00299/FUL	Case Officer: Katlyn Davies-Shaw
Location: 17 Rutland Close, Barry Proposal: Retrospective application for single storey side & rear extension for garage, utility, Enlarged Kitchen & Living area	

From: The applicant**Summary of Comments:**

2 letters received from the applicant.

The first of which is stated as intending to address 'inaccuracies and the significance of some of the allegations raised' in consideration of the application at the previous committee meeting in July 2026.

The second letter seeks to provide further consideration of planning matters, with the key planning consideration being that the extension as constructed, is 20cm higher at the ridge than shown on plans previously approved under application 2025/01028/FUL. They also seek to provide details of sites where similar developments have been approved previously and address objections raised.

Action required:

Members to note.

Planning Department
Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

For the attention of the Planning Committee

Subject: Letter of Support for Planning Application [2026/00299/FUL] – 17 Rutland Close

Dear Members of the Planning Committee,

We wish to make the following representations in support of our application for a single-storey side and rear extension (reference above), for consideration at the Committee meeting on **17 September 2026**.

We previously wrote to Members of the Committee in our email of **8 September 2026**, outlining significant concerns regarding the large number of false and misleading statements that have been made in objections to this application. In that correspondence, we addressed each of these claims and explained how they can be independently verified. We do not repeat the same information here – indeed some points can be verified at the site visit on 17 September –, although a summary of those claims is provided for reference. We would like to stress how concerning it is that so many objectively verifiable inaccuracies have been presented as part of the decision-making process.

Here, we have focused on what has been confirmed to be the key planning consideration. Namely, that the extension, as constructed, is **20cm higher at the ridge** than shown on the previously approved plans. Planning and enforcement officers have confirmed that this is the **only material difference** between the development as built and the existing planning permission (**2025/01028/FUL**).

In summary:

- Notwithstanding the modest increase in ridge height, all other material aspects of the development have been constructed in accordance with the approved plans.
- At the previous Committee meeting, the Head of Sustainable Development stated that the department was "*firmly of the view*" that the increase in ridge height was "*imperceptible*" in terms of any overshadowing or overbearing impact. We believe the evidence supports that conclusion entirely. Accordingly, we would simply invite Members, during the site visit, to reflect on whether the extension would appear or feel materially different if the ridge height – as opposed to the eaves height – were lower by just 20cm. We suggest that any such difference would be negligible.
- The development remains extremely close – i.e. within 20cm in height – to what could have been constructed under permitted development rights, without the need for planning permission.
- In terms of scale, bulk and impact on neighbouring properties, there are numerous approved developments within the local area that have substantially greater visual and residential amenity impacts. Some examples are provided below, and many others could be supplied if required.
- We hope, and assume, that the same planning principles and standards applied in those cases will be applied consistently in the consideration of this application.
- It would be unreasonable to revisit aspects of the previously approved application, such as the footprint and eaves height, when those matters have already been considered, approved and relied upon in the construction of the extension.
- Concerns relating to drainage, overlooking, materials, and allegations regarding the involvement of planning and building control officers are unfounded. Evidence addressing each of these claims has been provided separately.

Examples of relevant nearby developments

The following examples illustrate developments within the local area that are materially larger in scale and / or have a greater potential impact on neighbouring properties than our development. In each case, planning permission was granted, demonstrating that these developments were judged to be acceptable in terms of residential amenity and their effect on neighbouring properties.

- 4 Liscum Way**
 A two-storey side and rear extension, together with an additional single-storey rear extension extending towards the end of the garden. The two-storey element projects substantially beyond the rear elevation of the neighbouring property at No. 6, is positioned immediately adjacent to the shared boundary, and is built a few feet from No. 6's side elevation.
- 14 Dovey Close**
 A full-width, two-storey rear extension constructed up to the property boundary and projecting significantly beyond the rear elevations of neighbouring properties.
- 19 and 22 Venwood Close**
 Both properties have two-storey rear extensions adjacent to their boundaries, projecting approximately 3.9 metres beyond neighbours' rear elevations.
- 101 Lakin Drive.**
 A substantial rear extension adjacent to the boundary with No. 99 and extending for more than half the length of No. 99's garden. The property is on higher ground relative to No. 99, and the extension projects in excess of 5 metres beyond the neighbour's rear elevation, with a ridge height of approximately 5.2 metres (relative ridge height is greater still). Furthermore, the roof pitch does not slope away from No. 99 in the same manner that our roof design slopes away from No. 15.
- 65 Nant Talwg Way**
 A two-storey rear extension together with an additional single-storey extension, constructed on land higher than the neighbouring property at No. 67. The development casts a substantial shadow across parts of No. 67's rear garden and rear elevations (photographic evidence available).

There are numerous other examples of comparable or more substantial developments in the surrounding area, demonstrating that extensions of this scale and impact are common and have consistently been judged to be acceptable in planning terms.

Addressing claims made in previous objections

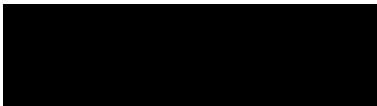
The following is a list of claims made previously in objection to this application. Information concerning where the claims were made, by whom, and how they can be verified to be inaccurate was provided in correspondence to Members in a letter dated 8 September 2026.

Claim
1. "The original planning application was not even viable...because the site was not surveyed by the architect of this project"
2. "The original planning application was not even viable...because the site was not checked by the planning department"
3. There have been no building control inspections
4. "Incorrect materials" used

5. The extension has been “constructed poorly”
6. The extension is built on a larger footprint than provided in the approved plans
7. Loss of privacy – “direct loss of privacy in private garden spaces” caused by alterations to the rear doors.
8. Loss of privacy – general
9. Party wall agreement was legally required
10. Use of out of character, non-matching materials
11. “all drainage is to go into the existing as clearly stated on the approved plans”
12. “rainwater goods are in my (No. 15) property completely”
13. Boundary encroachment, affecting the final piece of guttering to be installed.
14. The extension is built over existing soakaways
15. Rear French doors within 1 metre of fenceline

Thank you for your time and for considering our views on this matter.

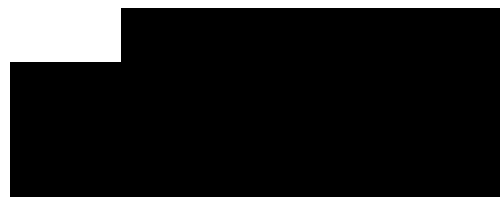
Yours sincerely,



Ryan Pike



Natasha Jones



08 September 2026

Planning Department
Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

For the attention of members of the Planning Committee

Subject: Addressing false claims made at the meeting of the Planning Committee on 16 July 2026 [re 2026/00299/FUL – 17 Rutland Close]

Dear members of the Planning committee,

We are writing to draw your attention to a number of false claims and allegations that have been made as part of the objections to our retrospective application for planning permission (reference above).

This application was considered by the Planning Committee on 16 July 2026. At that meeting, the Committee agreed to defer its decision until September and to undertake a site visit.

We are extremely concerned by the number of statements made in objection to the application that are either demonstrably incorrect or materially misleading. These statements have been made by Mr Brent Edwards, both in written submissions and during verbal representation to the committee. Similar points have also been raised by Councillor Lovelock-Edwards and Councillor Goodjohn in their written and verbal representations. We make no judgement regarding the intentions of the Councillors and assume their statements were made in good faith based on misleading information provided to them.

Given the volume of inaccuracies and the significance of some of the allegations raised, we feel it is important that these matters are clarified and assessed against verifiable evidence.

We appreciate that some planning considerations inevitably involve an element of judgement. However, many of the statements referenced below are not matters of opinion but matters of fact that can be readily verified through site inspections, official records, or consultation with relevant Council officers.

Due to the format and time limitations of Committee meetings, it is not possible to address each of these claims and provide supporting evidence within a short verbal statement. We are therefore submitting this correspondence in order to assist Members by setting out the claims that have been made, our response to those claims, and the evidence available to verify the facts.

The issues raised relate to the history of the project, the content of the previously approved application, the involvement of planning and building control officers, and the dimensions and construction of the extension itself. We believe it is important that Members are aware of the factual position before reaching a decision on the application.

Accordingly, we have set out below a summary of the false and misleading claims made, together with our comments and the means by which each matter can be independently verified.

Statement	How the claim was made	Comments	Proof
1. "The original planning application was not even viable...because the site was not surveyed by the architect of this project"	Mr Edwards' verbal statement.	False. The architect visited the site before drawing the plans.	Architect can be contacted directly to confirm. Trystan Foote, 07554424525 trystanf@yahoo.co.uk
2. "The original planning application was not even viable...because the site was not checked by the planning department"	Mr Edwards' verbal statement.	False. Planning officers attended the site before the original permission was awarded.	Please verify with the planning department.
3. There have been no building control inspections.	Mr Edwards' written consultation response.	False. There have been many building control inspections during the project.	Please verify with the building control department.

4. "Incorrect materials" used.	Mr Edwards' verbal statement.	False. Building control officer has approved the materials used.	Please verify with the building control department.
5. The extension has been "constructed poorly"	Mr Edwards' verbal statement.	False. Building control officer has confirmed the project has been built to a good standard.	Please verify with the building control department.
6. The extension is built on a larger footprint than provided in the approved plans [ref 2025/01028/FUL]	Various – including in Councillor Goodjohn's written consultation response, and repeated multiple times in Mr Edwards' verbal statement	False. Planning enforcement officers have measured and confirmed the extension footprint is not larger than approved.	Please verify with the planning enforcement team.
7. Loss of privacy – "direct loss of privacy in private garden spaces" caused by alterations to the rear doors.	Councillor Goodjohn verbal statement.	False. There are no alterations to the rear doors compared with the approved plans.	As explained by Ian Robinson at the previous Committee meeting, there are no alterations affecting overlooking. Please verify with planning enforcement team.
8. Loss of privacy – general	Various comments in written and verbal representations	False. No part of No. 15's property is visible from No. 17 that was not already visible before the extension was constructed. In fact, much of No. 15's garden that could previously be seen from No. 17 is now obscured by the extension and can no longer be viewed.	To be confirmed at site visit. For the benefit of members not able to attend, photographs have been provided.
9. Party wall agreement was legally required	Mr Edwards' verbal statement.	False. None of the conditions requiring a party wall	Details provided below as supporting information.

		agreement apply on this project.	
10. Use of out of character, non-matching materials	Various, including Mr Edwards and Councillor Goodjohn's statements to Committee	False. Red bricks and concrete roof tiles, matching the original, have been used. The render finish at the rear is as per the previous approved application.	To be confirmed at site visit. For the benefit of members not able to attend, photographs have been provided.
11. "all drainage is to go into the existing as clearly stated on the approved plans. This has not been done."	Mr Edwards' verbal statement.	False. Drainage has been constructed exactly as approved. While the original plans showed drainage connecting to the existing system, this was superseded by a revised drainage proposal prior to the previous approval being granted.	Addressed explicitly in the previous planning decision report (p9).
12. "rainwater goods are in my property completely"	Mr Edwards' verbal statement.	False. The airspace occupied by rainwater goods is entirely within our property boundary.	To be confirmed at site visit. For the benefit of members not able to attend, I have attached a photograph showing the gutters occupying airspace inside the boundary line, which is clearly defined by the ridge separating the driveways.
13. Boundary encroachment, affecting the final piece of guttering to be installed.	Various, including Mr Edwards verbal statement.	False. The boundary line cannot be located inside the line of our guttering, as the original garage roof and gutter – which had been in place since the properties were built in 1979 –, projected further towards No. 15	Visual inspection of the area in question. Photographs showing the position of the original garage roof and gutter can be provided.

		and remained in that position until the garage was demolished in 2025.	
14. The extension is built over existing soakaways.	Councillor Loveluck-Edwards, written statement.	False. There was no existing soakaway on this site.	If necessary, historical plans can be acquired showing all drainage going to Welsh Water waste pipes.
15. Rear French doors within 1 metre of fenceline	Mr Edwards written objection	False.	Can be measured in person during site visit.

Additional Observations

We would also respectfully draw Members' attention to comments made by Mr Edwards alleging that the planning department had engaged in misinformation, and suggesting that images had been or could be manipulated using Photoshop to present a misleading impression of the development.

These are serious allegations, yet no supporting evidence was provided. When considered alongside the numerous verifiable examples of inaccurate claims set out above, this appears consistent with Mr Edwards' broader approach of advancing assertions that are unsupported by the evidence and which have the potential to mislead the Committee and create unwarranted doubt and concern.

In raising these matters, we do not seek to challenge the right of neighbours or elected members to express concerns regarding the application. However, it is important that factual matters are accurately established and that any misrepresentations, of which there are many in this case, are properly addressed. We trust the Committee will appreciate that we cannot allow such a significant number of demonstrably false and misleading claims to remain unchallenged where they risk undermining an objective assessment of the evidence.

Thank you for your time and consideration of these points.

Yours faithfully,



Supporting information and photographic evidence:

Statement no. 8 – privacy: Photographs showing the view towards number 15 from the rear doors of the new extension, and the upstairs window.



From the rear doors, the line of sight over the fence permits views towards the rear of No. 15's property at approximately head height only. Prior to the construction of the extension, the same line of sight allowed views at a similar height but across a much larger portion of No. 15's garden.

The photograph from the upstairs window demonstrates that a substantial part of No. 15's garden, which was previously visible, is now not visible. As a result, there is a significant improvement in No. 15's privacy.

There is no part of No. 15's property that can now be seen from our property that could not also be seen before the extension was constructed.

Statement no. 9 – Party Wall Agreement

Mr Edwards claimed a Party Wall Agreement was legally required. This is incorrect. A PWA would only have been required if any of the following circumstances applied:

- Building directly on or astride the boundary line
- Working directly on an existing party wall
- Excavating lower than neighbours foundations (if within 3 metres of neighbour's building) or lower than 45 degrees from the bottom of the neighbours' foundations (if within 6 meters of neighbour's building)

None of these conditions are met on our project.

Statement no. 10 – out of character, non-matching materials



The photograph shows that the extension has been constructed using red brickwork and concrete roof tiles that provide a reasonable and sympathetic match to the materials used on the existing house.

For comparison, I have also included examples of nearby extensions – all of which have received planning approval – which utilise materials that contrast much more noticeably with their original dwellings.



Statement no 12 – rainwater goods “in my property (no. 15) completely”



The photograph shows the boundary line clearly, marked at the front by the ridge separating the two driveways. The new wall is set back around 10 inches from this line and the rainwater goods are positioned wholly within the airspace above what was previously our original driveway, which extended to the rear of the property.