

PDC(2) 2004-2 Decision Letter

The Head of Planning and Transportation

Vale of Glamorgan Council

Dock Office

Barry Docks

Barry

CF36 4RT

Eich cyf . Your ref:

Ein cyf . Our ref: A-PP172-33-001

Dyddiad . Date: 5 February 2004

Dear Sir

Welsh Office Circular 37/84: Crown Land and Crown Development

Proposed development by the Maritime and Coastguard Agency of a Coastguard Auxiliary Station (incorporating Sector Manager's Office)

Land at Llwyn Passat, Penarth Marina, Penarth

1. I refer to the proposals by the Maritime and Coastguard Agency (MCA) for the provision of a Coastguard Auxiliary Station (incorporating Sector Manager's office) on land at Llwyn Passat, Penarth Marina, Penarth. Details of the proposals were contained in the Notice of Proposed Development dated 27 March 2002 and the plans submitted therewith.

2. By notice dated 31 October 2002 your Council objected to the proposed development and the MCA referred the matter to the National Assembly for Wales in accordance with the provisions of Welsh Office Circular 37/84. The matter was dealt with by the exchange of written representations and the Inspector carried out a site visit on 11 August 2003.

3. On 27 January 2004 the Assembly resolved that a committee, to be known as Planning Decision Committee (2) 2004/2 be established, in accordance with Standing Order 35, to discharge the function of the Assembly, under the provisions of Welsh Office Circular 37/84, in respect of the proposed development by the MCA.

4. In his report, a copy of which is enclosed, the Inspector took the view that the main consideration raised by the Council's objections are the effect that the building would have upon:

(a) the character and appearance of the surrounding area taking into account of design and siting, loss of open space and nature of the proposed use;

(b) the safe use of the local road network, having regard to issues of congestion and car parking; and

(c) the living conditions of neighbours, with particular reference to outlook and possible disturbance with the additional issues raised by residents summarised as:

(d) the need for the proposed development and the suitability of the chosen site; and

(e) the impact of the radio antenna on public health and safety.

The Planning Decision Committee see no reason to disagree with that view.

5. The Inspector's assessment of those issues is at paragraphs 18 to 33 of his report and his conclusions were as follows:-

"35. Because of its scale and siting the proposed station would be out of keeping with the surrounding attractively planned and laid out development and hence harmful to its character and appearance. It would hence conflict with Structure Plan Policy EV19 and criterion (i) of UDP Policy ENV25. The building would have some impact on the outlook from the nearest ground floor window in Hampstead House and would cause some disturbance when emergencies occurred in the night time. Although this would be contrary to Policy ENV25(iv) the degree of conflict alone would not be sufficient to prevent the development proceeding. But there is additional conflict between the need to respond by road in a set time to an emergency and the location on a cul-de-sac designed

with extensive traffic calming measures to reduce traffic speed, which would pose a threat to road safety. And there would be a risk to highway safety when emergencies required the MCA response vehicle to negotiate the roundabout junction providing the main access to Penarth Marina during peak hours, when this junction is congested. I recognise the need for the facility and the choice of location would normally be operational decisions the MCA would be best suited to make. Nonetheless, in this case the impact on the area and conflict with Policy ENV25(i) together with the highway safety implications lead to the view that this is not a suitable location for the proposed Coastguard Station. The impact on neighbours and conflict with Policy ENV25(iv) reinforces this conclusion."

He recommended that the proposal does not proceed.

6. The Planning Decision Committee agrees with the Inspector's conclusions and accepts his recommendation. For these reasons the Planning Decision Committee has concluded that the development of the coastguard auxiliary station at Llwyn Passat, Penarth Marina, Penarth, the subject of the Notice of Proposed Development dated 27 March 2002, should not proceed.

7. This letter constitutes the National Assembly for Wales' determination of the proposals in accordance with the terms of Welsh Office Circular 37/84. Copies of this letter have been sent to the agents acting for the Maritime and Coastguard Agency and all other persons who attended the site visit.

Yours faithfully

Carwyn Jones AM

Chair Planning Decision Committee (2) 2004/2