



11th December 2020

2020/01310/FUL – Field Cottage, A48, Bonvilston

At our meeting of December 7, 2020, this planning application was considered. The principal points were:

- Embodied energy and finite materials in existing building
- Parking for the Old Village Shop opposite
- Diversion of footpath rendering historic stone stile obsolete
- Conservation Area
- Loss of orchard trees

We believe that **planning permission should not be granted** until the issues highlighted below are thoroughly addressed by the applicant and the Community Council has opportunity to consider amendments to the proposal.

Demolition of Field Cottage

The waste of finite materials and embodied energy in the existing building would be regrettable, particularly given our commitment to the environment & future generations. It does not appear to be necessary to demolish Field Cottage to build a new dwelling.

There is no explanation as to what the future is for the garage of Field Cottage, which remains to the west of the site.

Site Access

The proposed new access is opposite the Old Village Shop. This area is used by the drivers of various vehicles, including large haulage and agricultural vehicles, for parking to visit the café and shop opposite. This is evidenced in the photographs below, from 2020.



As a result of this parking, sightlines along the A48 may be restricted, and exit from the proposed access may be difficult/dangerous.

Restrictions on parking along Cowbridge Road would be detrimental to the viability of the businesses opposite – one of the very few amenities within the community.

This proposal may be considered to be an unacceptable impact on amenity, the village economy and way of life.



Diversion of footpath

The proposal to divert the public footpath would render the historic stone stile obsolete, and threaten its future. There is no explanation given in the planning application for the need to divert the footpath. This historic public asset, in a prominent location beside the Reading Rooms, needs to be appreciated, safeguarded and used.



This stile does contribute to the character of Bonvilston and its setting. By definition, a stile needs to lead to a footpath



Conservation Area

Whilst the extension detracts from the original structure, there is potential to improve the existing building, and it does contribute to the historic context of the Conservation Area.

Loss of mature orchard

The loss of the mature orchard to the rear of the site would be regrettable, particularly given our duties under the Environment (Wales) Act.



Conditions for Approval

- The public footpath remains to the east of the site, and the stone stile is professionally and carefully repaired.
- A strip of land at the front of the site is given to the community for a new layby and wider footway along Cowbridge Road (A48) – with the 1805 milestone carefully relocated. A contribution towards a signalised crossing between the Reading Rooms and the village shop and café must also be considered.
- Only existing access points to the property must be used.
- There must be mitigation for the loss of mature orchard trees.

Cllr Ian Perry

For and on behalf of **St Nicholas with Bonvilston Community Council**

