

## MICHAELSTON-LE-PIT & LECKWITH CC – LANGCROSS FARM

### INTRODUCTION

The issue was first raised by local residents in the early summer of this year. The Council raised a complaint to the Vale Planning Department in June concerning both the noise level and very large lorries using PYT Road. The noise became a significant problem during the summer and continues to this day. The Council strongly reconfirmed this to the Vale Planning Dept. on 20<sup>th</sup> October.

### NOISE

This is the main issue. The noise of machinery can be heard right across the Cwrt-yr-Ala basin, across MLP and as far as Cwm George. This often last for several hours between 7a.m. and 7 p.m. several days per week - including weekends.

The Council has received multiple communications from residents and councillors and several have complained to the Vale Council and NRW (Natural Resources Wales) regarding how this noise is impacting on the quality of life of local residents.

The Vale Planning Department's position is that the owner has a "Lawful Use Permit" to receive, grade, dry, and sell soils and top soils. They handed the noise issue over to NRW. The Council suspects that the operations now include the break-up of aggregates and that this is what is causing the unacceptable noise levels, and we will continue to pursue the Vale to determine whether to determine whether this is indeed the case and whether it is within the Lawful Use Permit.

We are pleased that NRW (contact Alex Carter 0300 065 3000) appear to be taking the issue seriously and are working with Environmental Health (contact Rebecca Athey 01446 709537). **They have conducted noise monitoring which has confirmed that the noise has been at unacceptable levels.** They have used a consultant to work with the owner to prepare a noise management plan which they hope to receive later this week. If and when this is implemented they will again monitor the noise levels and if these are still unacceptable they will pursue further measures.

### Action planned

1. The Council believes that it should let the NRW/Environmental Health process take its course before pursuing further action with them.
2. The Council will continue to pursue the Vale Planning Dept. to confirm that the operations are within the Lawful Use Permit.

### LORRIES

The various "Grab Lorries" accessing the site are too large and heavy for crossing the bridge at the bottom of Leckwith Hill and therefore access Langcross Farm via Llandough and on to Pen-y-Turnpike on the junction with Leckwith Road. This is a particularly sharp turn and causes a hazard to other traffic. Additionally, the lorries are so big they require more than the width of one lane on PYT Rd. On occasion, oncoming traffic has been forced to go up tightly against the offside hedge (we have a photograph of this) and we also have reports of motorists having to make emergency stops approaching "blind bends" as these lorries appear.

Finally, these lorries lose some of their loads onto the road and, as a consequence, a part of PYT Rd, between Langross Farm and the junction with Leckwith Road, is often covered with rubble and the road surface is permanently stained where this takes place.

The Vale Planning Department's position is that lorries are permitted to use PYT Road and that this is an issue for the Highways Dept. and the Police.

**Action planned** - The Council will now pursue this issue with these two organisations.

## NEXT STEPS

The Council believes strongly that the Vale Council has a responsibility for the well-being of its residents and that the current noise levels threaten this. Therefore, if the above actions are not successful within a reasonable timeframe, we will explore further actions available to us. These might include:

- Escalating the issue up the Vale of Glamorgan Council's management chain.
- Requesting the support of our AM
- Raising the issue with the Vale's scrutiny committee.
- Possible use of the local press.

## HISTORY

Date	Who	Activity
July 2011		Owner receives a Lawful Use Certificate based upon 10 years sworn operations importing, screening, storing, drying, and selling soils and sub soils
June 2015	Clerk	Formal complaint of noise raised by Clerk on Vale Planning Dept. Acknowledged and Hayley Kemp appointed to case.
13 Oct	Kathy Jones	Rang NRW hotline and complained. Told owner has all approvals and as only 2 complaints so far cannot be serious.
13 Oct	Cllr Jones	Responded to Kathy on what Council has done and noted very high noise levels
13 Oct	Cllr Keeping	Noted high levels of noise
13 Oct	Fiona Hodgson	Has complained to Vale Planning and NRW but feels falling on deaf ears. Noise is very intrusive 7 days per week sometimes from 7 to 7. Spoke Hayley Kemp. Told owner has approvals. Told Ms Kemp that it sounds as though use has changed from soils to aggregates.
16 Oct	Mr & Mrs Thomas	Wrote letter of complaint including opinion that use may have changed to aggregates and complaining of size of lorries using PYT Road.
16 Oct	Cllr Keeping	Noted noise from 8 to 6
18 Oct	Adriaan Stoop	Communication of concern to the Council via our web site.
19 Oct	Cllr Jones	Noted noise heard in MLP
20 Oct	Clerk	Emailed Hayley Kemp with re-enforcement of complaint including extracts from residents' observations and complaints.
20 Oct	Clerk	Spoke to Ms Kemp. She re-confirmed that planning approval

		not required as owner has Lawful Use Certificate. She realises something has changed and will pursue. Agreed residents could call her when noise level is high. Also working with NRW waste office Alex Carter to investigate.
21 Oct	Kathy Jones	Very noisy. Spoke to Rhodri Morgan – he said they were working with owner to produce a “Noise Management Document”.
2 Nov	Vale Planning	Response to complaint from Mrs O’Leary – owner has permit but forwarded complaint to NRW 08708 506506
3 Nov	Mr & Mrs Thomas	Confirmed written two letters of complaint to the Vale
3 Nov	Cllr Jones	Spoke to Ms Kemp. Told that operations were within permit but at a higher level so acceptable. Told Ms Kemp that levels were not acceptable in a rural environment. Spoke to Alex Carter at NRW - told they are working with owner on noise abatement measures. Spoke to Rebecca Athey – she will email Vale’s position. Spoke to Cllr Frank who is working with Cllr Hartrey to ask questions of the Vale.
3 Nov	Mrs Athey	Emailed Vale’s position – working with NRW in assessing the issue. Working with owner to assess noise impact and mitigation Residents should call incident number 0800 807060 when noise level is unacceptable – calls will be logged to build up case file
9 Nov	Clerk	Spoke to Alex Carter at NRW. He confirmed that noise level has been monitored and is above acceptable limits. A consultant has been employed to prepare a noise management plan and this should be available later this week. If noise level is still unacceptable after this has been implemented the will pursue further action.