

EV-0114 — Planning officer's report 89/01396/OUT and 1990 outline permission

Version 1.0.0 · 2026-10-23

Editors of the Great House Farm Legal Wiki

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Catalogue entry **EV-0114** of the Great House Farm evidence register, carried over from the Legal Wiki evidence page last modified on 2026-10-21. The same record is published at research.bucklerfamily.estate, and this version is also a [PDF](#) in the wayback archive.

1 Release notes

1.1 This release (version 1.0.0)

- **2026-Oct-23** - Carried over to the docs library from the Legal Wiki evidence page for EV-0114 (wiki page 4680, last modified 2026-10-21 22:21:47 UTC). The record text, dates and references are as on the wiki. Links to wiki pages lead to the same page on research.bucklerfamily.estate; images are links to their files on the wiki.

1.2 Older versions

None yet.

2 Record

EV ID	EV-0114
Title	Planning officer's report 89/01396/OUT and 1990 outline permission
Date of document	16 October 1989 (application); February 1990 (officer's report); 13 March 1990 (decision)
Type	planning record
Evidence label	PRIMARY DOCUMENT HELD
Repository / reference	Vale of Glamorgan Council; Planning application 89/01396/OUT (officer's report, appendices and decision notice). Missing appendices recorded as register items A-048, PL-004, PL-005.
Status	HELD — officer's report EV-0125 , decision notice EV-0124 , with the form, GGAT comments and plans; wayback WB-0810 . Appendices B–E not in the published file.
Provenance	Vale of Glamorgan Council online planning register (uploaded 9–10 Jun 2026); copies supplied by the family 21 Oct 2026; matched by sha256 to wayback items EV-0113, EV-0123, EV-0124, EV-0125, EV-0207.
Wiki catalogue page	GHF-E146

Claims that rely on this	GGAT — Forensic Assessment and Evidence Schedule v4.0.3 (full text), Vale of Glamorgan Council — Forensic Assessment
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About this page type → Read the Docs

Proves: BP Properties Ltd applied on 16 Oct 1989 as sole owner (Certificate A); GGAT told the council in writing, before the decision, of the dark age cemetery found south of the church in 1979 and of possible occupation north of the church, and asked for an assessment first; the farm buildings were demolished before the application; the outline permission of 13 March 1990 carries archaeology conditions 16–18, two more than the officer recommended.

Does not prove: Who added conditions 17 and 18 (committee minute not held); the content of appendices B–E; who demolished the farm buildings, or when.

2.1 The planning file 89/01396/OUT, read in full (21 Oct 2026)

The five documents the council published on its online register for 89/01396/OUT (uploaded 9–10 Jun 2026) are held and read in full: the application form, GGAT’s comments, the officer’s report, the decision notice and the plans. They are grouped in the wayback archive as [WB-0810](#), with an [index](#) and [transcripts](#) (the handwritten officer’s report transcribed from the page images). The later reserved matters file is [EV-0128](#) (wayback [WB-0800](#)); the 1990 assessment is [EV-0126](#); the burials and the 1994 excavation are on [EV-0900](#).

Item	Document	Date	Pages	What it shows	Files
EV-0123	Outline application Form D and ownership Certificate A	16 Oct 1989	3	BP Properties Ltd applicant and sole owner of all the land (Certificate A); agent Debenham Tewson & Chinnocks; 3.4 acres; existing use agricultural; applicant’s adjoining land edged blue	scan · wayback
EV-0113	Glamorgan-Gwent Archaeological Trust: comments and recommendations (Appendix A to the officer’s report)	Jun 1989 – Feb 1990	5	1979 dig south of the church found a dark age cemetery and a high-status Roman villa; asks the council not to determine until BP Properties supply an archaeological assessment; 1982 letter on Ty Mawr Farm	scan · wayback
EV-0125	Planning officer’s report (handwritten)	Feb 1990	4	Consultations and representations; the farm buildings “unfortunately demolished a little while ago”; recommends approval with one standard archaeology condition	scan · wayback
EV-0124	Decision notice, outline permission	13 Mar 1990	3	18 conditions; archaeology conditions 16–18	scan · wayback

EV-0207	Plans bundle	1985–1993	6	Approved site plan with red line and “Ty Mawr Farm” (stamped 13 Mar 1990); sketch layout faxed 29 Jan 1990; annotated site plan; village green VG 41 register map (1985, objection No 314); Heronhurst Homes layout (18 Sep 1991); Ideal Homes Wales layout (Mar 1992, revised 8 Dec 1993, received 16 Dec 1993)	scan · wayback
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2.1.1 Applicant, agent, owner and site

Applicant: BP Properties Ltd, Britannic House, Moor Lane, London EC2Y 9BU. Agent: Debenham Tewson & Chinnocks, 3 Castle Street, Cardiff. Certificate A, signed for the agent “on behalf of BP Properties Ltd” on 16 Oct 1989: “nobody, except the applicant, was the owner of any part of the land to which the application relates” (EV-0123 p.3). Site: 3.4 acres at Great House Farm, Leckwith Road, Llandough; existing use “Agricultural”. The approved site plan (EV-0207 p.6) shows the red line around the land north of St Dochdwy’s churchyard, continuing down the east side of the churchyard; the Ordnance Survey base inside the red line is labelled “Ty Mawr Farm”. The form answers “None” to buildings to be demolished (EV-0123 p.2).

2.1.2 The farmhouse

GGAT: “At present our information on the Great House Farm area is limited to the records of the recently demolished property which was listed as a ‘county treasure’” (EV-0113 p.2). Officer’s report: “The site formerly contained a number of buildings including Great House Farm, but all buildings on the site have now been demolished”, and the Local Plan text “states that buildings on the site should be retained, however they were unfortunately demolished a little while ago” (EV-0125 pp.1–2). GGAT’s back cover photograph is captioned “St Dochdwy’s church and the former Ty-Mawr farm buildings” (EV-0113 p.5).

2.1.3 What GGAT advised

“In 1979 during the course of the Wales and West Housing Association Development to the south of the church, emergency archaeological excavation revealed evidence of high quality. In summary part of an Iron Age farmstead was located, together with a Roman villa of high status, a dark age cemetery, a medieval monastic grange belonging to Tewkesbury Abbey and a late medieval village and farm. It is important to note that there was no visible trace of the farmstead, villa, cemetery or grange prior to the commencement of development at this site” (EV-0113 p.2, §2.2). The churchyard “is almost certainly on the site of an early christian monastic foundation which may have been founded as early as 650 AD” (§2.1).

“We therefore recommend that the application should not be determined until BP Properties have provided an archaeological assessment report prepared by a qualified archaeologist” (§3.4). “Negotiations concerning archaeological assessment of this site were undertaken with BP Properties via their agents Debenham Tewson & Chinnocks, prior to the current application for planning permission. Unfortunately no agreement was reached although the Llandough Community Council offered £100 towards the cost of an evaluation. BP Properties are not strictu sensu the developers as they wish to sell on the land with outline planning permission” (EV-0113 p.4, §3.5).

GGAT’s appendix quotes its letter of 1 October 1982 to J Maitland Evans: “Ty Mawr Farm (H2.1) is designated as a three acre residential site. ... There remains a possibility that occupation continues to the north of the church; provision should be made, therefore, for thorough investigative work prior to the development” (EV-0113 p.4).

2.1.4 Who else was consulted

From the officer’s report (EV-0125 pp.1–2): Llandough Community Council, no objection, “part of the land in question is registered village green”; Director of Engineering & Building Services, foul sewer only; National Rivers Authority and County Engineer, typed sheets attached (not in the file); Cardiff Bay Development Corporation, no objection, trees on the north-west slope and the public right of way to be kept; Welsh Water, no connection to the Eastern District pumping main. GGAT asked that its document “be conveyed to Members of Committee”; it went as Appendix A, and GGAT’s further comments of 8 Feb 1990 as Appendix B. Representations came from the Barry Preservation Society and

Civic Trust and from “a local County Councillor (who is a member of the Glamorgan Gwent Archaeological Trust)” (Appendices C and D); the agents answered GGAT (Appendix E). Cadw does not appear in the file.

2.1.5 The archaeology conditions

The officer recommended approval with one archaeology condition, “the standard condition for this situation recommended by Appendix B to Welsh Office Circular 1/85” (EV-0125 p.2; draft condition “A132”, p.3). The decision notice of 13 March 1990, signed over the title Chief Executive, carries three (EV-0124 pp.2–3):

- 16. “The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him/her to observe the excavations and record items of interest and finds.” Reason: “To enable satisfactory archaeological investigation.”
- 17. “No development shall take place until a field evaluation survey and archaeological assessment report has been carried out by a qualified archaeologist to the satisfaction of the Local Planning Authority. This work shall be carried out within three months of the date of this consent.” Reason: “To enable satisfactory archaeological investigation.”
- 18. “The detail plans to be submitted shall pay full regard to the results and findings of the archaeological investigations referred to in condition 17 above.” Reason: “To ensure that the future development of the site has regard to the results of the archaeological investigations.”

The other conditions: 1–3 reserved matters and time limits; 4 no structures on the steep or wooded areas; 5 a 0.25 acre village green “adjacent to Leckwith Road and the boundary with St. Dochdwyys Church”; 6–7 access and estate roads onto the A4055; 8 the public right of way on the north-western boundary; 9 landscaping; 10 foul and surface water; 11 floor levels; 12 parking; 13 garden space; 14 privacy distances; 15 the stone wall fronting the site to be “retained and made good”. The full text of all 18 is in the [transcripts](#).

2.1.6 Dates

- 1 Oct 1982: GGAT letter on Ty Mawr Farm to J Maitland Evans.
- 18 Jun 1985: village green VG 41 register map certified; an objection, No 314, is recorded against the land (EV-0207 p.5).
- 16 Oct 1989: application form and Certificate A signed. 8 Nov 1989: the date the decision notice gives for the application and plans.
- 29 Jan 1990: sketch layout faxed by Debenham Tewson (EV-0207 p.4). 8 Feb 1990: GGAT’s further comments.
- 26 Feb 1990: committee. 13 Mar 1990: outline permission.
- 13 Jun 1990: end of the three-month window in condition 17. Aug 1990: GGAT assessment (EV-0126). 15 Oct 1990: council letter AP/GLP/89/01396/OUT treating the archaeology conditions as met (EV-0128).
- 18 Sep 1991: Heronhurst Homes layout, 14 houses. Mar 1992: Ideal Homes Wales layout TP100A; revised 8 Dec 1993, received by the council 16 Dec 1993 (EV-0207 pp.1–2), between GGAT’s letters of 13 and 15 Dec 1993 recommending a Breach of Condition notice (EV-0128).

2.1.7 Not in the published file

Appendices B–E of the officer’s report; the National Rivers Authority and County Engineer responses; the committee report and minute of 26 Feb 1990, which would show who added conditions 17 and 18; the council’s letter of 15 Oct 1990.