

## RMCC Assistant Clerk

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**From:** Helen Lloyd Jones (RMCC)  
**Sent:** 22 June 2026 22:24  
**To:** RMCC Assistant Clerk  
**Cc:** Allan Cook (RMCC); Julia Charles (RMCC); Tyrone Davies (RMCC); David Silver (RMCC); Vina Patel (RMCC); Huw Onllwyn Jones (RMCC); Martin Williams (RMCC); Iona Shariff (RMCC); Joanna Holms (RMCC); Lauren Fear  
**Subject:** Re: IMPORTANT RESIDENT REQUESTING SUPPORT FW: Planning Application for Car Park on Former Tfw Temporary Compound Adjacent to Mound Field, Morganstown  
**Importance:** High

FYI

I was asked to sign a petition. I refused.

I have been advised that if I wish to speak at a planning meeting, if I have already signed a petition I would not be allowed to speak.

I am not 100% sure if that is the case. But I would prefer to make sure I am able to contribute to the debate.

There are pros and cons with this application.

If the application is going to be approved we need a condition that orders that the field be restored to being agricultural land should the Garden Centre no longer need to use it.

The field has no public rights of way on it. If the application is turned down, the public will not be able to use the field as a short cut or as a dog walking spot.

Best wishes to you all  
Helen

On 22 Jun 2026, at 09:17, RMCC Assistant Clerk <assistantclerk@radyr.wales> wrote:

This email is requesting we support a Resident , I believe she may have contacted you individually, But wanted to ensure you had received it as the date is close. It was followed up by this correction.

“Apologies – mistake - the 21 days from 18<sup>th</sup> June is a **9<sup>th</sup> July closing date**

Sara”

Kind Regards

G. Rees

Samantha Rees

Assistant Clerk to the Council  
Radyr & Morganstown Community Council  
Old Church Rooms, Park Road, Radyr, Cardiff CF15 8DF

**Please Note:**

The Assistant Clerk works on a part-time basis. While every effort will be made to respond to emails promptly, there may be a delay in reply due to limited working hours. Your understanding and patience are greatly appreciated.

Tel: 029 2084 2213

Email: [assistantclerk@radyr.wales](mailto:assistantclerk@radyr.wales)

Website: <https://radyrandmorganstowncc.org>

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**From:** Sara Green <[butlinconsulting@btinternet.com](mailto:butlinconsulting@btinternet.com)>

**Sent:** 21 June 2026 18:47

**To:** RMCC Clerk <[clerk@radyr.wales](mailto:clerk@radyr.wales)>; RMCC Assistant Clerk <[AssistantClerk@radyr.wales](mailto:AssistantClerk@radyr.wales)>; Julia Charles (RMCC) <[julia.charles@radyr.wales](mailto:julia.charles@radyr.wales)>; David Silver (RMCC) <[david.silver@radyr.wales](mailto:david.silver@radyr.wales)>; Huw Onllwyn Jones (RMCC) <[huw.onllwynjones@radyr.wales](mailto:huw.onllwynjones@radyr.wales)>; Allan Cook (RMCC) <[allan.cook@radyr.wales](mailto:allan.cook@radyr.wales)>; Joanna Holms (RMCC) <[joanna.holms@radyr.wales](mailto:joanna.holms@radyr.wales)>; Martin Williams (RMCC) <[martin.williams@radyr.wales](mailto:martin.williams@radyr.wales)>

**Cc:** 'angela jermyn' <[angela.jermyn@gmail.com](mailto:angela.jermyn@gmail.com)>

**Subject:** Planning Application for Car Park on Former TfW Temporary Compound Adjacent to Mound Field, Morganstown

**Importance:** High

Dear Community Council and particularly Ward/Planning Councillors,

**RE: Planning Application 26/01063/FUL – Proposed 80-Space Car Park on Former TfW Temporary Compound Adjacent to Mound Field, Morganstown**

I am writing as a resident of Morganstown to ask the Community Council to carefully consider this planning application and to support local residents in objecting to the proposal.

**Many of us were surprised to learn that the former Transport for Wales construction compound, which was established temporarily to facilitate railway electrification and bridge works, is now proposed to become a permanent commercial car park serving Pugh's Garden Village.**

As you will know, prior to the railway works, this land formed part of the agricultural landscape associated with Gelynys Farm and provided an important green buffer between Morganstown, neighbouring residential properties, the railway corridor and any commercial built infrastructure developments.

**Residents were repeatedly advised by the Local Planning Authority and Transport for Wales, that the compound was temporary and would ultimately be removed and the land restored (I have quoted the advice from both the LPA and TfW in the attached document).**

So, why has the land taken temporarily for a major public infrastructure project not been restored to its previous green-field condition leading to a permanent commercial use proposal without any public discussion?

**This proposal affects the character of Morganstown, and the images below are illustrative of the shift in the green landscape plan over the last few years.**

<image003.png>

**The proposal therefore raises a much wider issue than simply the provision of parking. It represents the permanent commercialisation of land that was previously open countryside and forms part of the wider green setting of Morganstown and Mound Field.**

**The application also relies upon a haul road constructed across Council-owned land at Mound Field to provide access to the proposed commercial car park.**

Mound Field is an important, much loved by us all, Morganstown community asset, sports and recreation space. It forms part of the setting of the historic Mound.

I would ask the Community Council to consider the following matters which I propose are reasons for objection and rejection that would result in:

- The permanent loss of an important green buffer between Morganstown and surrounding development.
- The urbanisation of land that was previously agricultural and only temporarily occupied for infrastructure works.
- The impact upon the setting and character of Mound Field as an important community recreation space.
- The introduction of vehicle movements, lighting and commercial activity into what remains a largely open landscape.

Additional non planning concerns include:

- The lack of evidence demonstrating a year-round need for permanent additional 80-space car parking.

- The absence of any meaningful discussion regarding restoration of the site to green space, agricultural use or biodiversity enhancement following completion of the railway works.
- The acceptability of the County Council being prepared to allow a temporary haul road across Mound Field public open space to become a permanent commercial access route and, if so, what process will be followed to protect the public interest?

I fully acknowledge that Pugh's Garden Village is an established local business and that it may make a positive contribution to the local economy (as recently pointed out to my neighbour by our County Councillor, seemingly as a reason why she is supporting the proposal!).

I have no objection to the business itself and recognise that many people visit from far and wide – they obviously value what it offers. And my garden is full of Christmas trees bought from Pugh's from every year since I have lived here! However, many businesses make valuable contributions to their communities, but that in itself does not justify a development that conflicts with countryside protection policies, affects public open space or permanently alters the character of the local environment.

**This is a matter of whether the permanent change of use of this particular site is appropriate, justified and consistent with planning policy.** I hope the application will therefore be considered on its planning merits and wider community implications.

Then, of course, we all know of the temporary congestion that sometimes occurs outside Pugh's during the Christmas period, this is largely confined to a limited number of days each year and appears to be influenced as much by traffic management and vehicle circulation at the site entrance as by any shortage of parking spaces. But, no evidence has been presented demonstrating that a permanent 80-space staff car park is required throughout the year.

**Finally, many residents accepted the temporary disruption associated with a major public infrastructure project because it was understood that the compound would ultimately be removed.**

**This proposal fundamentally changes that expectation and raises important questions about the long-term future of this land and its contribution to the character of Morganstown.**

**It would also seem that what was a temporary railway compound and haul road are now quietly being converted into a permanent commercial parking operation, with consequential impacts on public open space and landscape character, without any strategic discussion about restoring the site to its former condition.**

I believe this proposal raises important issues concerning the future character of Morganstown, the protection of local green space and the stewardship of community assets.

**I would therefore be grateful if the Community Council would review the application carefully, and I hope consider submitting an objection to ensure that the concerns of Morganstown residents are fully represented within the planning process. This would count for a lot and make a big difference. I am happy to attend a meeting to speak to this item.**

Please note the Council did not display public notices until I raised the matter. They were therefore put up on 18<sup>th</sup> – so **the deadline for comments is now 16<sup>th</sup> June.**

I attach a copy of my draft formal planning objection for your further information.

Thank you for your attention to this matter and if there is any way you can help in any way I will be so grateful.

Yours faithfully,

Sara Butlin  
Primrose Cottage  
Morganstown  
CF15 8LJ

**P.S.**

**Please note I have raised the following considerations and concerns in a separate letter to our County Councillors...**

***Separate to the planning matters, of additional concern is the relationship between the proposal and Cardiff Council-owned public open space.***

*This raises wider questions:*

- *Has the Council considered whether creating access across the Mound Field for a car park is acceptable particularly when there has been no discussion regarding the restoration to green space, grassland or agricultural use as the planned and expected appropriate long-term outcome?*
- *What future rights or obligations may be required over Council-owned land associated with Mound Field?*
- *What rights, easements or access arrangements are required to facilitate the development?*
- *What is the long-term impact upon the character and enjoyment of Mound Field? Noting the temporary haul road replaced what was an important green buffer between the public open space and the railway?*
- *What are the Council's responsibilities regarding the public open space and indeed are there any protective covenants in place?*

*These matters all raise broader issues of governance, stewardship of public assets and accountability to local communities.*

<PLANNING APPLICATION OBJECTION v3 19 6 26.pdf>