

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 22ND APRIL 2004

REPORT OF THE DIRECTOR OF ENVIRONMENTAL
AND ECONOMIC REGENERATION

4. APPEALS

ANNUAL REPORT FOR FINANCIAL YEAR 2003/2004:
PLANNING AND ENFORCEMENT APPEALS

Background

1. The purpose of this report is to advise Members of the Council's performance in respect of all appeals dealt with in relation to planning and enforcement during the course of the last financial year.
2. In addition, for information purposes, a schedule of all appeal decisions received, together with a separate list of all appeals outstanding on 1st April 2004, are listed as Appendices to the report.

Appeal statistics: Appeals Received

3. Between April 1st 2003 and 31st March 2004, the department received a total of 91 appeals, of which 79 related to planning appeals made primarily under Section 78 of the Town and Country Planning Act 1990, and 12 were appeals against the service of Enforcement Notices (Section 174).
4. As shown in Table 1 below, the number of appeals has significantly increased over the course of the last financial year by some 22 appeals, or 32%. This increase is considered to be largely attributable to the significant increase in applications workload over the same period.

| APPEALS RECEIVED | 2001/ 2002 | | | 2002/ 2003 | | | 2003/2004 | | |
|--------------------------------|------------|-----------|-----------|------------|----------|-----------|-----------|-----------|-----------|
| | Plan | Enf | Total | Plan | Enf | Total | Plan | Enf | Total |
| Written Reps | 39 | 5 | 44 | 38 | 6 | 44 | 54 | 6 | 60 |
| Hearings | 16 | 2 | 18 | 8 | 1 | 9 | 17 | 1 | 18 |
| Public Inquiry | 12 | 10 | 22 | 14 | 2 | 16 | 8 | 5 | 13 |
| No. of Appeals received | 67 | 17 | 84 | 60 | 9 | 69 | 79 | 12 | 91 |

Table 1: Breakdown of Appeals Received, including comparison with last two years.

5. As well as the increase in numbers of appeals, it is also noticeable that there has been a swing back towards a large number of Hearings, together with a substantial number of Public Inquiries, both of which inevitably increase the extent of research and preparation work at appeal stage. The figures show that the percentage of Written Representations appeals has increased from 64% to 66%, with Hearings increasing from 13% to 20%, and Public Inquiries reducing from 23% to 14% (as a result of the increase overall number of appeals).

Appeal statistics: Appeal Decisions

6. During the last financial year, **68** appeal decisions were received in total, with **60** relating to Planning Appeals and **8** to Enforcement Appeals. In addition, there were a total of **13** appeals in which the appeal was not determined by an Inspector, either as a result of the withdrawal of the appeal by the appellant, or the withdrawal of an Enforcement Notice by the Council. A further appeal was declared invalid.
7. The statistical breakdown of appeal decisions received is given below in Table 2, with Table 3 identifying the improvement in performance over the course of the last three years.

| | | Determined Appeals | | | |
|--|----|---------------------|-----------------------------|----------------------------|-----------|
| | | Dismissed | Allowed | Part Dis: Part All'd | Total |
| Planning Appeals (incl. tree appeals) | WR | 35 (76%) | 10 (22%) | 1 ^{see 2} (2%) | 46 |
| | H | 6 (60%) | 4 ^{see 3} (40%) | - | 10 |
| | PI | 3 (75%) | 1 (25%) | - | 4 |
| Total | | 44 (73%) | 15 (25%) | 1 (2%) | 60 |
| Enforcement Appeals | WR | 4 | 1 | - | 5 |
| | H | - | 1 | - | 1 |
| | PI | - | - | 2 ^{see 1 & 4} | 2 |
| Total | | 4 (50%) | 2 (25%) | 2 (25%) | 8 |
| All Appeals | WR | 39 | 11 | 1 | 51 |
| | H | 6 | 5 | - | 11 |
| | PI | 3 | 1 | 2 | 7 |
| TOTAL | | 48 (71%) | 17 (25%) | 3 (4%) | 68 |

Table 2: Breakdown of Appeal Decisions by appeal method.

| | 2000/01 | 2001/02 | 2002/03 | 2003/04 |
|--|-----------------|-----------------|-----------------|-----------------|
| No. of Appeal decisions (excl. withdrawn appeals/ notices) | 66 | 63 | 59 | 68 |
| Allowed | 26 (39%) | 21 (33%) | 17 (29%) | 17 (25%) |
| Dismissed | 40 (61%) | 42 (67%) | 40 (68%) | 48 (71%) |
| Part Allowed: Part Dismissed | - | - | - | 3 (4%) |
| | | | | |
| Written Representations | 53 | 43 | 42 | 51 |
| Hearings | 9 | 17 | 8 | 11 |
| Public Inquiry | 4 | 3 | 9 | 7 |

Table 3: Year-on-Year Comparison, incl. breakdown of Decisions by appeal method.

7. It will be noted from the tables above that **71%** of all decisions received on appeals during the last financial year were dismissed by the Planning Inspectorate, compared to 68 %, 67% and 61% in the preceding three years.
8. In addition to this, however, there were four other appeal decisions in which the Council were successful in defending the appeal, yet the statistics fail to illustrate the point, These were as follows (see notes in table 2 above): -

Note ¹ The ‘Gilbert Gardens’ enforcement appeal was allowed only insofar as the time for compliance was extended to 6 months from 3 or 5 months. The Notice was upheld in all other respects.

Note ² The ‘19 Marquis Close’ appeal was allowed only in part, with the objectionable first floor extension element dismissed.

Note ³ The ‘Llanmihangel farmhouse’ decision, although ‘allowed’, was in all respects a dismissal. The appeal was only ‘allowed’ insofar as the existing house was technically approved (again) but with an updated agricultural occupancy condition to reflect up-to-date guidance.

Note ⁴ The ‘Ham Lodge’ Enforcement appeal was allowed only insofar as the Notice was varied to delete the words ‘return the use of the land to agriculture’. This did not materially affect the result of the appeal ‘on the ground’, and thus in all other respects it was a dismissal, with the requirements of the Enforcement Notice upheld.

9. Taking account of the above, the overall figure of dismissed appeals could, and indeed for internal purposes *should*, be taken to be as high as **76.5%**, with only **23.5%** of appeals allowed.
10. Taking the figures for **planning appeals** alone (including advertisements and lawful use appeals), the figure for dismissed appeals increases to **73%**, or 75% if including the split decision on Marquis Close. (i.e. just 27% allowed) which, as can be seen from Table 4 below, continues to compare very favourably to the recent trend in Wales over the last four years.

| Year | Received | Withdrawn | Decided | Allowed |
|-----------|----------|-----------|---------|-----------|
| 1998-1999 | 784 | 111 | 660 | 227 (34%) |
| 1999-2000 | 734 | 135 | 629 | 230 (36%) |
| 2000-2001 | 679 | 110 | 628 | 245 (39%) |
| 2001-2002 | 708 | 92 | 601 | 246 (41%) |
| 2002-2003 | 755 | 57 | 705 | 267 (38%) |

Table 4: Planning Inspectorate Statistics for Planning Appeal decisions in Wales for last five financial years

11. From table 4 above it will be noted that, while the National figures have increasingly shown a trend towards allowing a greater proportion of planning (S78) appeals (staying at 38% allowed in the last complete year), the Vale's figures, at no greater than 27% allowed, continue to buck that trend. Against this national trend, it is thus increasingly encouraging that the level of dismissals is being maintained at up to 13% above national figures.
12. For Members information, a list of all appeal decisions received, divided by appeal method, is attached as Appendix A to this report, with an additional list detailing all those appeals currently outstanding (including appeal decisions since 1st April 2003) at Appendix B.

Appeal statistics: Costs Decisions

13. During the course of the last financial year, no applications for an award of costs have either been made by, or against, the Council.

Comment

14. During the course of the last financial year, the number of appeals has, as detailed above, significantly increased by some 32%, thus leading to the most workload experienced for a number of years. At the same time, however, new regulations in respect of appeals have been introduced by the Welsh Assembly Government since May and June last year, which have placed an increasing emphasis upon the need for evidence to be submitted within prescribed timetables. In this respect, the pressures experienced by the appeals section during the period of heavy workload, have also been significant.
15. In addition, mention must be made here of the Darren Farm Public Inquiry, which required a substantial proportion of time from the Appeals team and, particularly, the Head of Planning and Transportation, up until July of 2003. The outcome of the appeal has, however, been a source of much satisfaction, which is undoubtedly as a direct result of the substantial amount of work undertaken in defending the two appeals.
16. Within this context, it is thus highly encouraging that, even at a time when the workload has been at a high, that the success at appeal has continued to improve.

17. As ever, continuing efforts will be made to ensure that the excellent appeals performance is maintained, which will include the continued emphasis on the role of the Appeals Officer in monitoring the quality of refusals, both under Committee and delegated powers, to ensure that the ability to defend such decisions at appeal is maximised.

Background Papers

Relevant appeal decision notices and application files.

Contact Officer - Steve Ball Tel. 01446 704690

ROB QUICK
DIRECTOR OF ENVIRONMENTAL
AND ECONOMIC REGENERATION

All relevant Chief Officers have been consulted on the contents of this report.

Appeal Decisions 2003/04

| Application | Appeal/PINS | Appellant | Site/location | Proposal | OD /Cttee | Decision | Decision Date |
|---------------------------------------|--------------|--------------------|--|---|-----------|----------|---------------|
| ADVERTISEMENTS | | | | | | | |
| <i><u>WRITTEN REPRESENTATIONS</u></i> | | | | | | | |
| 03/00677/ADV | H/03/514482 | Cottrell Park Golf | Cottrell Park Golf Club, St. Nicholas | Directional signage | OD | D | 18/03/2004 |
| S.174 - ENFORCEMENT | | | | | | | |
| <i><u>PUBLIC INQUIRY</u></i> | | | | | | | |
| ENF/02/0345/E | C/02/1097272 | Miss N L James | Gilbert Gardens, Gilbert Lane, Barry | Landscape gardening, concrete production manu. & sales, timber product manu. & sales, woodworking equipment storage & sales, supply of ready mixed concrete etc | | E | 06/06/2003 |
| ENF/02/0346/E | C/02/1097350 | Glamorgan | Leckwith Yard, Leckwith | Unauthorised change of use to skip hire and waste transfer station | | W | 10/10/2003 |
| ENF/02/0438/E | C/03/1130671 | Mr. & Mrs. D. J. | Land at Ham Lodge, Millay Lane, Llantwit Major | Change of use from agricultural land to residential garden | | E | 05/03/2004 |
| <i><u>HEARING</u></i> | | | | | | | |
| ENF/02/0252/ | C/03/1112448 | Herbert Norman | New Greenway Farm, Bonvilston | Construction of building for use as a dwelling without planning consent | C | W | 09/03/2004 |
| ENF/02/0383/E | C/03/1132498 | Mr. Phillip John | Cherryacre, Llangan | Change of use of agriculture land to use as a residential garden | | A | 05/03/2004 |

Appeal Decisions 2003/04

| Application | Appeal/PINS | Appellant | Site/location | Proposal | OD /Cttee | Decision | Decision Date |
|---------------------------------------|--------------|------------------|--|--|-----------|----------|---------------|
| <i><u>WRITTEN REPRESENTATIONS</u></i> | | | | | | | |
| 01/0556/E | 03/1119229 | Ms D. Jones & | Maes Isaf, Heol Las, Wick | Extension of residential curtilage | | D | 25/09/2003 |
| ENF/01/0202/E | C/03/1133027 | Mr. N. Reynolds | 42 & 42A, Harriet Street, Cogan, Penarth | Creation of a separate flat | | A | 27/02/2004 |
| ENF/01/0556/E | 03/1119222 | D. Jones & Ms. S | Maes Isaf, Heol Las, Wick | Unauthorised extension | C | D | 25/09/2003 |
| ENF/02/0009/E | C/03/1107947 | Dr. J. Edwards | Field to the rear of Ty Chwarel, Castleton Road, St. Athan | Field shelter for horses | | W | 01/04/2003 |
| ENF/02/0419/E | C/03/1131579 | Fay McCaffer | 1, Woodland Mews, Grove Place, Penarth | Erection of garage/carport and failure to comply with Condition3 of planning permission 98/01257/FUL | | W | 27/11/2003 |
| ENF/02/0427/E | C/02/1105385 | Mrs.S. Joseph | Taircross Farm, Ewenny | Unauthorised construction of track | | D | 12/05/2003 |
| ENF/02/0431/E | C/03/1108259 | Paul Stevens & | 14, Cennin Pedr, Pencoedre Village, Barry | Boundary fence | | D | 21/05/2003 |

S.195 – LAWFUL DEVELOPMENT CERTIFICATES

PUBLIC INQUIRY

| | | | | | | | |
|--------------|--------------|------------------|--|---|---|---|------------|
| 02/01464/LAW | X/03/1127858 | Mr. & Mrs. D. J. | Ham Lodge, Millay Lane, Llantwit Major | Change of use of land to residential garden | C | D | 05/03/2004 |
|--------------|--------------|------------------|--|---|---|---|------------|

Appeal Decisions 2003/04

| Application | Appeal/PINS | Appellant | Site/location | Proposal | OD /Cttee | Decision | Decision Date |
|------------------------------|--------------|---------------|---|---|-----------|----------|---------------|
| S.78 PLANNING APPEALS | | | | | | | |
| <i><u>PUBLIC INQUIRY</u></i> | | | | | | | |
| 00/00023/FUL | A/00/1042312 | Minimix Ltd. | Ewenny Quarry, Ewenny | Variation/Modification of condition 19 of application 98/01109/FUL - Hours of operation. | C | W | 27/10/2003 |
| 00/00632/FUL | A/00/1046869 | Minimix Ltd. | Ewenny Quarry, Ewenny | Amendment to Condition 1 of 99/00669/PNQ - Hours of operation (concrete plant) | C | W | 27/10/2003 |
| 01/00826/OUT | A/02/1096305 | Bellway Homes | Land between A48 and Llantwit Major Road, Cowbridge | Residential development and associated public open space, to include the provision of a link road between the A48 and Llantwit Major Road (Darren Farm) | C | D | 23/01/2004 |
| 02/00838/FUL | A/03/1108907 | Brian Reilly | Land at Y Maesydd, Llangan | Retention of farm building | C | W | 16/04/2003 |
| 02/00839/FUL | A/03/1108914 | Brian Reilly | Land at Y Maesydd, Llangan | Retention of farm building | C | W | 16/04/2003 |
| 02/01617/OUT | A/03/1108352 | Bellway Homes | Land between the A48 and Llantwit Major Road, Cowbridge | Residential development and associated public open space, to include the provision of a link road between the A48 and Llantwit Major Road | C | D | 23/01/2004 |
| 03/00344/FUL | 03/1120367 | Mr. G. Short | Forty Farm, St. Brides Super Ely, Vale of Glamorgan | Proposed demolition of existing unoccupied house and outbuildings and construction of replacement single dwelling | C | A | 27/11/2003 |
| <i><u>HEARINGS</u></i> | | | | | | | |
| 02/00972/FUL | A/03/1110595 | Mr. & Mrs. A. | Land adjacent to 3, The Glades, Bridgeman Road, Penarth | Construction of three bedroom house with integral garage | C | A | 13/06/2003 |
| 02/01074/FUL | 03/1121077 | Mr. J. Patel | 47-49 Cardiff Road, Dinas Powys | Change of use from retail to restaurant (A3) | C | D | 18/11/2003 |

Appeal Decisions 2003/04

| Application | Appeal/PINS | Appellant | Site/location | Proposal | OD /Cttee | Decision | Decision Date |
|--------------|--------------|--------------------|--|--|-----------|----------|---------------|
| 02/01086/FUL | APP/Z6950/A/ | Mr. M. Donelly | Land at Home Farm, Michaelston-Le-Pit, Vale of | Retention of yard area and erection of agricultural building | C | D | 24/10/2003 |
| 02/01491/FUL | A/03/1126027 | Mr. Simon Paul | South Wales Golf Centre, Port Road East, Barry | Erection or permanent buildings to house golf training facilities to replace existing temporary building | C | D | 03/12/2003 |
| 02/01535/CAC | 03/1117485 | Knole Properties | 11/12 Church Road, Penarth | Demolition of two and a half storey dwellings with brick and stone elevations under slated roofs. Possible retention of stonework for works on site. | C | D | 13/10/2003 |
| 02/01536/FUL | 03/1117481 | Knole Properties | 11/12 Church Rd., Penarth | Residential Development | C | D | 13/10/2003 |
| 02/01638/FUL | A/03/1126304 | Mr. Phillip John | Cherryacre, Llangan | Change of use to garden curtilage - retrospective | C | A | 05/03/2004 |
| 03/00005/FUL | A/03/1116696 | DJ & JA Williams | OS field parcel 4023, Trepit Road, Wick | Mobile shelter, open store not permanent structure, drop in bolt together sectional structure | C | A | 29/08/2003 |
| 03/00036/FUL | A/03/1117150 | Mr. I. A. Williams | Llanmihangel Farmhouse, Llanmihangel, Cowbridge | Removal of condition 1 from planning permission 75/00938/FUL | C | H | 06/10/2003 |
| 03/00387/FUL | A/03/1129553 | Mr. Roger Thomas | Land next to Pant-y-Ffynon Quarry, Bonvilston | Proposed agricultural building for the storage of animal feedstuffs and the parking of machinery | C | D | 26/02/2004 |
| 03/00944/FUL | A/04/1141595 | K. J. Round | 8, Burton Terrace, East Aberthaw | Change of use from 3 bed house to two flats. Ground floor one bed flat and first floor two bed flat | OD | W | 15/03/2004 |

WRITTEN REPRESENTATIONS

| | | | | | | | |
|--------------|-------------|-----------------|--|--|----|---|------------|
| 02/00098/FUL | 03/1116494 | Mr. and Mrs. M. | St. James Church, Leckwith | Retention of conversion of former church to 2no. Dwellings and enlargement of residential curtilage | C | K | 01/05/2003 |
| 02/00353/OUT | 03/1115213 | Mr. D. Taylor | Land adjacent to 20 Dylan Close, Llandough | Detached dwelling | OD | D | 07/07/2003 |
| 02/00432/CRO | X/03/514369 | Hartnell Taylor | Llwyn Passat, Penarth Marina, Vale of Glamorgan | Coastguard auxiliary station incorporating Sector Manager's Office | C | D | 05/02/2004 |

Appeal Decisions 2003/04

| Application | Appeal/PINS | Appellant | Site/location | Proposal | OD /Cttee | Decision | Decision Date |
|--------------|--------------|--------------------|--|---|-----------|----------|---------------|
| 02/00446/FUL | A/02/1107025 | Abdul Kuddus | 41, Albert Road, Penarth | Change of use of first floor to restaurant seating area | OD | A | 15/04/2003 |
| 02/00552/FUL | A/03/1119357 | Vivard Limited | Land off High Street, Llantwit Major | Erection of dwelling | C | D | 16/10/2003 |
| 02/00577/FUL | A/03/1111244 | R. & A. England | Pant Wilkin Farm, Welsh St. Donats | To establish a small (paper only) recycling business - Class B2 | C | D | 07/05/2003 |
| 02/00618/FUL | A/03/1108854 | Mrs. J.M. Johnston | Westmoor Farm, Primrose Hill, Cowbridge | All weather riding arena for private use | C | D | 02/04/2003 |
| 02/00624/FUL | A/03/1110167 | D.B. Griffiths | Unit 13, Lower Greenway Farm, Bonvilston | Retention of use of manufacture of concrete products | C | D | 01/05/2003 |
| 02/00957/FUL | A03/1112231 | Miss N. Tsoflias | 1 Dingle Close, Barry | Raise the height of the roof and convert to living space with 3 sets of doors to balcony | C | D | 01/05/2003 |
| 02/00997/ADV | H/03/514323 | Cottrell Park Golf | Cottrell Park, St. Nicholas | Sign mounted on posts | OD | W | 08/05/2003 |
| 02/01213/FUL | 03/1121858 | Glen Abbey Homes | Redwood Close, Boverton, Llantwit Major | New housing to comprise 7no. detached dwellings with garages | C | D | 05/11/2003 |
| 02/01281/FUL | 03/1114750 | N. G. Reynolds | Dingle Dell, High Street, Penarth | Residential development - 5no. Two bedroom houses | C | D | 07/07/2003 |
| 02/01317/OUT | 03/1119430 | Miss R Lucas | 25 Lakin Drive, Barry | Residential development | OD | D | 30/09/2003 |
| 02/01413/FUL | A/03/1126661 | Mr. Laurence Kahn | Waters Edge, Beachway, The Knap, Barry | Demolition of existing nursing home and development of 26 apartments with associated car parking and highway access | C | A | 22/12/2003 |
| 02/01450/OUT | A/03/1119800 | A. B. Smith | East Winds, Pen Y Lan, Nr Cowbridge | Residential plot | C | D | 01/10/2003 |
| 02/01470/FUL | A/03/1119561 | Mr. P. Walker | Rear of 20 Plymouth Road, Barry | Retention of residential use and conversion of garage into lounge | C | D | 22/09/2003 |

Appeal Decisions 2003/04

| Application | Appeal/PINS | Appellant | Site/location | Proposal | OD /Cttee | Decision | Decision Date |
|--------------|--------------|--------------------|---|---|-----------|----------|---------------|
| 02/01499/OUT | 03/1121655 | Mr. G. T. Thomas | Field No 6600, Gower Lane, Leckwith, Llandough | Dismantle agricultural building and erect detached dwelling | C | D | 04/11/2003 |
| 02/01581/OUT | A/03/1125511 | Mr. Huw Godfrey | Land at 42, Fontygary Road, Rhose | Outline application for residential development | OD | D | 24/11/2003 |
| 02/01582/ADV | H/03/514321 | Cottrell Park Golf | Cottrell Park, St. Nicholas | Non illuminated advertisement | OD | W | 08/05/2003 |
| 02/01591/FUL | 03/1116489 | Neil John Lloyd | 19 Marquis Close, Barry | Extension to existing dwelling to include - moving forward lounge windows, dining room in the back of the garage, further bedroom above garage and addition of back conservatory. | OD | E | 18/08/2003 |
| 02/01593/ADV | H/03/514322 | Cottrell Park Golf | Cottrell Park, St. Nicholas | Announcement under Class 3 | OD | W | 08/05/2003 |
| 02/01596/FUL | A/03/1121345 | Mr. N. John | Stoneacres, Primrose Hill, Cowbridge | Proposed additional stables and change of use to keeping of horses | C | D | 15/10/2003 |
| 02/01654/FUL | 03/1122672 | Mr. & Mrs. I. A. | Parc Farm, Sigginstone, Nr. Cowbridge, Vale of Glamorgan | To erect portal shed | OD | A | 17/11/2003 |
| 02/01673/FUL | 03/1120470 | Mr. M. Rees & | Land adjacent to Glanafon, Peterston-Super-Ely, Vale of Glamorgan | Detached dwelling | C | D | 14/10/2003 |
| 02/01719/FUL | 03/1115866 | JCW Construction | Land at the former Craig-Yr-Eos Hotel, Ogmere By Sea, Vale of Glamorgan | Erection of a block of 2 apartments | C | A | 22/09/2003 |
| 02/01760/FUL | APP/Z6950/A/ | Mr. P Kennedy | 7, Cherry Close, Dinas Powys | Proposed extension | OD | D | 17/09/2003 |
| 02/01761/FUL | 03/1117511 | Rhodri Thomas | Adjacent to Plaisted Cottage, Llanmaes | Erection of one domestic dwelling | C | D | 20/08/2003 |
| 03/00018/FUL | A/03/1128680 | Mr. Ashley Mason | Barn at Ysgubor Newydd, Llandow | Conversion of barn to workshop and office | C | D | 27/01/2004 |
| 03/00079/OUT | APP/Z6950/A/ | R. R. Williams | 55 Porlock Drive, Sully | Build detached two storey house | C | D | 19/08/2003 |

Appeal Decisions 2003/04

| Application | Appeal/PINS | Appellant | Site/location | Proposal | OD /Cttee | Decision | Decision Date |
|--------------|--------------|------------------|---|--|-----------|----------|---------------|
| 03/00089/FUL | A/03/1133785 | Mr. P. Prosser | 11, Cliff Street, Penarth | Conversion of commercial garage to single storey dwelling | OD | D | 24/02/2004 |
| 03/00114/LBC | E/03/1119887 | Mr. John Blain | Sant y Nyll House, St. Brides Super Ely, Vale of Glamorgan | Demolition of two existing recent curtilage buildings and construction of replacement dwelling | OD | A | 14/10/2003 |
| 03/00115/FUL | A/03/1119869 | Mr. John Blain | Sant y Nyll House, St. Brides Super Ely, Nr. Cardiff | Demolition of existing residential buildings and construction of replacement single dwelling | C | A | 14/10/2003 |
| 03/00139/FUL | A03/1120350 | Colin Miles | The Paddocks, Colwinston | Regularise minor alterations to existing shed and change its use to garden shed incidental to the dwelling | C | A | 06/10/2003 |
| 03/00142/FUL | APP/Z6950/A/ | Graeme Maclaren | Bute Lane, Penarth | Amended proposal for residential use consisting of one dwelling | C | D | 03/11/2003 |
| 03/00173/FUL | A/03/1128813 | L. & B. C. John | Land adj. to Unit 6, West Winds Industrial Estate, Llangan, Nr. Cowbridge | Storage area for timber | OD | D | 27/01/2004 |
| 03/00239/FUL | 03/1123398 | Mr. Jonathan | 97 Lavernock Road, Penarth | Two storey extension to front of property and single storey extension to rear | OD | D | 06/11/2003 |
| 03/00289/FUL | 03/1123255 | Mr. M. Psaila | Agricultural Building No1, Langcross Farm, Leckwith | The Erection of an agricultural building | C | D | 11/11/2003 |
| 03/00290/FUL | 03/1123259 | Mr. M. Psaila | Agricultural Building No.2, Langcross Farm, Leckwith | The erection of an agricultural building | C | D | 11/11/2003 |
| 03/00291/FUL | 03/1123261 | Mr. M. Psaila | Agricultural building No.8, Langcross Farm, Leckwith | Erection of an agricultural building | C | A | 11/11/2003 |
| 03/00324/FUL | A/03/1132508 | Mr. & Mrs. C. | The Chestnuts, Maendy, Cowbridge | Extend existing bungalow to two storeys and add a conservatory and entrance porch | OD | A | 18/02/2004 |
| 03/00421/FUL | A/03/1133120 | Mr. J. G. Davies | Crossways House, Cowbridge | Executive house (5 bedroom) | C | D | 24/02/2004 |

Appeal Decisions 2003/04

| Application | Appeal/PINS | Appellant | Site/location | Proposal | OD /Cttee | Decision | Decision Date |
|--------------|--------------|-------------------|--|--|-----------|----------|---------------|
| 03/00494/FUL | A/03/1127170 | Mr. M. Gundersen | Orchard House, 72, Fonmon Road, Rhoose | Two storey domestic extension and perimeter wall | OD | D | 22/12/2003 |
| 03/00573/FUL | A/03/1134889 | Mr. James Law | 25, Plas Glen Rosa, Portway Marina, Penarth | Change of use from residential to sales office for motor and sail yachts | OD | D | 09/03/2004 |
| 03/00610/FUL | A/03/1134782 | Mr. N. Wall | 34, Smithies Avenue, Sully | Two storey dwelling house and provision of parking spaces | C | D | 08/03/2004 |
| 03/00622/FUL | A/03/1125950 | Mrs. G. C. | Elmarose, Ewenny Road, St.Brides Major | Two storey extension to north side of existing dwelling | OD | D | 15/12/2003 |
| 03/00819/FUL | A/03/1128839 | Mr. & Mrs. | La Grange, Drope Road, St. Georges-Super-Ely | Extension to existing dwelling | OD | A | 27/01/2004 |
| 03/00924/FUL | A/03/1127574 | Mr. N.T.P. Harris | West House Farm, Llanmaes, Llantwit Major | Erection of porch on front side with front entrance and side windows. | OD | D | 30/12/2003 |
| 03/01014/FUL | A/03/1130728 | Mr. Kevin Young | Land at Sutton Farm, Moulton, Barry | Proposed barn to house stables/feed/farm equipment | OD | D | 20/01/2004 |
| 03/01376/FUL | A/03/1134670 | Mr. & Mrs. | 233, Barry Road, Barry | Lower kerb to access driveway at front of the house | OD | D | 10/03/2004 |
| 03/01522/FUL | A/04/1137540 | Mr. K. Page | 42, Monmouth Way, Llantwit Major | Rear dormer extension | OD | W | 12/03/2004 |