

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 7<sup>TH</sup> SEPTEMBER 2006

REPORT OF THE DIRECTOR OF ENVIRONMENTAL  
AND ECONOMIC REGENERATION

4. APPEALS

(a) Planning Appeals Received

L.P.A. Reference No: 2005/01698/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199002  
Appellant: Mrs. Jane Fraser-Brown  
**Location:** **Oakways Farm (currently Maes Saeson), Peterston Super Ely**  
Proposal: Placing on site 3 no. caravans as temporary living accommodation for applicant and staff  
Start Date: 6<sup>th</sup> July, 2006

L.P.A. Reference No: 2005/01744/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199011  
Appellant: Mrs. Jane Fraser-Brown  
**Location:** **Oakways Farm (currently Maes Saeson), Peterston Super Ely**  
Proposal: Change of use of existing lean-to from sheep handling to accommodate dual purpose for sheep and stud horses and farm office, tea room, whelping room, disabled WC, etc. Proposed sand pit and horse walker  
Start Date: 6<sup>th</sup> July, 2006

L.P.A. Reference No: 2005/01756/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199018  
Appellant: Mrs. Jane Fraser-Brown  
**Location:** **Oakways Farm Stud, Peterston Super Ely**  
Proposal: Enlarge storage/haylage. Sheepfeeding area. Replace existing gates including concrete support  
Start Date: 6<sup>th</sup> July, 2006

L.P.A. Reference No: 2005/01956/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199137  
Appellant: T. & S. Karim  
**Location:** **The Beeches, St. Nicholas**  
Proposal: Proposed stables and garages to replace existing ruins  
Start Date: 30<sup>th</sup> June, 2006

L.P.A. Reference No: 2006/00475/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199201  
Appellant: Mr. E. Oliver  
**Location:** **No. 29, Porthkerry Road, Rhoose**  
Proposal: Kerb lowering and part removal of existing wall to make access to front garden for one car. Existing area converted to decorative gravel  
Start Date: 4<sup>th</sup> July, 2006

L.P.A. Reference No: 2006/00292/FUL  
Appeal Method: Hearing  
Appeal Reference No: 06/1199272  
Appellant: Meltray Limited  
**Location:** **No. 66, Victoria Road, Penarth**  
Proposal: Demolition of existing house and garage block. Construction of new two/three storey apartment block with basement, associated landscaping and car parking  
Start Date: 4<sup>th</sup> July, 2006

L.P.A. Reference No: 2004/01532/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199342  
Appellant: Executors of D.T. Jones  
**Location:** **Barns opposite Great House, Llantwit Major**  
Proposal: Conversion of stone barns to residential and associated commercial/homeworker use  
Start Date: 10<sup>th</sup> July, 2006

L.P.A. Reference No: 2006/00641/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199464  
Appellant: A. G. Developments  
**Location:** **Chestnut Tree Cottage, Craig Penllyn**  
Proposal: Form new vehicular access to site, construct parking area for two cars  
Start Date: 24<sup>th</sup> July, 2006

L.P.A. Reference No: 2005/01897/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199547  
Appellant: Mr. & Mrs. R. Summers  
**Location:** **The Caravan Hospital, St. Hilary**  
Proposal: Redevelopment of site from existing caravan/motorhome repair business to five detached 5 bedroom dwellinghouses with integral double garages  
Start Date: 2<sup>nd</sup> August, 2006

L.P.A. Reference No: 2006/00076/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199624  
Appellant: Rocketfine Limited  
**Location:** **Land to the rear of Daniel Street, Barry**  
Proposal: Erection of housing development, flats and associated site works (6 houses and 26 flats = total 32 units)  
Start Date: 9<sup>th</sup> August, 2006

L.P.A. Reference No: 2006/00380/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199670  
Appellant: Mr. M. Symmonds  
**Location:** **No. 31, Stallcourt Avenue, Llantwit Major**  
Proposal: Front, side and rear two storey extension  
Start Date: 15<sup>th</sup> August, 2006

L.P.A. Reference No: 2005/01695/FUL  
Appeal Method: Hearing  
Appeal Reference No: 06/1199696  
Appellant: Mr. & Mrs. A. Evans  
**Location:** **Land opposite Llandow Caravan Site, Llandow**  
Proposal: Proposed caravans storage compound, new CCTV Pole and access alterations  
Start Date: 18<sup>th</sup> August, 2006

L.P.A. Reference No: 2006/00052/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1199708  
Appellant: JAL te Water Naude & A. H. McQueen  
**Location:** **No. 33, Archer Road, Penarth**  
Proposal: Construction of a wooden fence fixed to top of existing brick boundary wall  
Start Date: 21<sup>st</sup> August, 2006

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(b) Enforcement Appeals Received

None received during reporting period

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(c) Planning Appeal Decisions

L.P.A. Reference No: 2005/00696/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1198488  
Appellant: Mrs. Sharda Patel  
**Location:** **No.3, Conybeare Road, Sully**  
Proposal: Two storey side extension  
Decision: Appeal Dismissed  
Date: 29th June, 2006  
Inspector: Ms. P. Davies  
Council Determination: Delegated

L.P.A. Reference No: 2005/01167/FUL  
Appeal Method: Hearing  
Appeal Reference No: 06/1198020  
Appellant: Mr. K. Ali  
**Location:** **No. 24, Broad Street Parade, Barry**  
Proposal: Amend Condition No. 2 of planning approval 02/00017/FUL to allow opening hours of: - Monday to Thursday 10:00 to 24:00 Friday and Saturday - 10:00 to 2:00 Sunday - 10:00 to 23:00  
Decision: Appeal Allowed  
Date: 20<sup>th</sup> July, 2006  
Inspector: Mr. C. Cochrane  
Council Determination: Delegated

L.P.A. Reference No: 2005/01930/FUL  
Appeal Method: Hearing  
Appeal Reference No: 06/1198518  
Appellant: Newydd Housing Association  
**Location:** **No. 248, Holton Road, Barry**  
Proposal: Change of use of vacant offices to 3 no. 1 bedroom flats and ground floor office to provide temporary accommodation for persons with previous substance misuse problems and/or an offending background  
Decision: Appeal Allowed  
Date: 27<sup>th</sup> July, 2006  
Inspector: Mr. C. Cochrane  
Council Determination: Committee

L.P.A. Reference No: 2005/01661/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1198511  
Appellant: J. Pidgeon & Son Limited,  
**Location:** **No. 181, Court Road, Barry**  
Proposal: Detached single storey cold store room to rear  
Decision: Appeal Allowed  
Date: 31<sup>st</sup> July, 2006  
Inspector: Mr. T. J. Morgan  
Council Determination: Committee

L.P.A. Reference No: 2005/01771/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1198512  
Appellant: Mr. P. Cancelliere,  
**Location:** **Manor House Hotel, Sully Road, Penarth**  
Proposal: Temporary marquee until November 2006  
Decision: Appeal Dismissed  
Date: 31<sup>st</sup> July, 2006  
Inspector: Ms. P. Davies  
Council Determination: Delegated

L.P.A. Reference No: 2006/00035/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 06/1198644  
Appellant: Mr. and Mrs. White  
**Location:** **No. 180, Port Road East, Barry**  
Proposal: Increase size of rear dormer window  
Decision: Appeal Dismissed  
Date: 1<sup>st</sup> August, 2006  
Inspector: Mr. T. J. Morgan  
Council Determination: Delegated

Full details of the above decisions will be reported to the next planning committee.

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(d) Enforcement Appeal Decisions Received

L.P.A. Reference No: ENF/2005/0217/E  
Appeal Method: Written Representations  
Appeal Reference No: C/06/1197319  
Appellant: Mrs. J. Brooker  
**Location:** **No. 52, St. Pauls Avenue, Barry**  
Proposal: Raised decking area to rear of dwelling  
Decision: ENF appeal DISMISSED  
Date: 11<sup>th</sup> July, 2006  
Inspector: Mr. T.J. Morgan

L.P.A. Reference No: ENF/2004/0422/M  
Appeal Method: Written Representations  
Appeal Reference No: C/06/1198154  
Appellant: Madetop Ltd.,  
**Location:** **O.S. 7182, to rear of Tudor Cottage, Llanbethery**  
Proposal: Unauthorised siting of a steel box container  
Decision: ENF appeal ALLOWED  
Date: 27<sup>th</sup> June, 2006  
Inspector: Robert Gardener

L.P.A. Reference No: ENF/2004/0410/E  
Appeal Method: Public Local Inquiry  
Appeal Reference No: C/05/1193715  
Appellant: Mr. Paul Gibson  
**Location:** **Land to rear of The Manse, Llanbethery**  
Proposal: Without the benefit of planning permission, changing the use of the land from open countryside to a residential garden extension to The Manse  
Decision: ENF appeal ALLOWED  
Date: 23<sup>rd</sup> August, 2006  
Inspector: Mr. T. J. Morgan

L.P.A. Reference No: ENF/2004/0410/E  
 Appeal Method: Public Local Inquiry  
 Appeal Reference No: 05/1193716  
 Appellant: Mr. Paul Gibson  
**Location: Land to the rear of The Manse, Llanbethery**  
 Proposal: Constructing, without the benefit of planning permission, a stone outbuilding outside of the residential curtilage of The Manse and within the open countryside  
 Decision: ENF appeal ALLOWED  
 Date: 23<sup>rd</sup> August, 2006  
 Inspector: Mr. T. J. Morgan  
 Council Determination: Committee

Full details of the above decisions will be reported to the next planning committee.

(e) April 2006 – March 2007 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed *	Allowed	Total	
Planning Appeals (incl. tree appeals)	W	15	2	17	1
	H	-	2	2	1
	PI	-	-	-	1
<b>Planning Total</b>		15 (79%)	4 (21%)	19	
Enforcement Appeals	W	7	1	8	2
	H	-	1	1	
	PI	-	1	1	
<b>Enforcement Total</b>		8 (73%)	3 (27%)	11	
All Appeals	W	22	3	25	
	H	-	3	3	
	PI	-	1	1	
<b>Combined Total</b>		22 (76%)	7 (24%)	29	5

(g) List of Forthcoming Hearings and Public Inquiries

**DATE**

**Site and Proposal/ Breach**

**12<sup>TH</sup> SEPTEMBER, 2006**

**PUBLIC LOCAL INQUIRY - ENFORCEMENT APPEAL**

The Garlands, formerly The Talbot Liveries, Walterston, Llancafán

*Material change of use to a mixed use including siting of a caravan and its use for residential purposes*

- 26<sup>TH</sup> SEPTEMBER, 2006**      **HEARING - PLANNING APPEAL**  
 Brooklands, Brook Lane, St. Nicholas  
*East wing extensions to dining room and bedroom*
- 4<sup>TH</sup> OCTOBER, 2006**      **HEARING – PLANNING APPEAL**  
 Liege Manor Equestrian Centre, Bonvilston  
*Extension to dwelling*
- 10<sup>TH</sup> OCTOBER, 2006**      **PUBLIC LOCAL INQUIRY - PLANNING APPEAL**  
 (provisional date)      Sealawns Hotel, Ogmores By Sea  
*Demolition of existing buildings on site and construction of 24 flats, parking on existing car park and disabled parking at high level together with hard & soft landscaping*
- 12<sup>TH</sup> DECEMBER 2006**      **HEARING – PLANNING APPEAL**  
 Land adjoining the former Golden Hind Public House and Bay Caravan Park, Lavernock  
*Change of use involving formal incorporation of land into Bay Caravan Park and provision of site access road and concrete bases*
- 12<sup>TH</sup> DECEMBER, 2006**      **HEARING – ENFORCEMENT APPEAL**  
 Land adjoining the former Golden Hind Public House and Bay Caravan Park, Lavernock  
*Change of use from former public house car park to become part of caravan site - retention of four concrete bases, access roadway, lighting stanchions and gabion wall*
- 12<sup>TH</sup> DECEMBER, 2006**      **HEARING – ENFORCEMENT APPEAL**  
 Land adjoining the former Golden Hind Public House and Bay Caravan Park, Lavernock  
*Unauthorised hardstanding & service lines laid*

Background Papers

Relevant appeal decision notices and application files (as detailed above).

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Officers Consulted:

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