

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 11TH JANUARY, 2006

REPORT OF THE DIRECTOR OF ENVIRONMENTAL
AND ECONOMIC REGENERATION

4. APPEALS

(a) Planning Appeals Received

L. P. A. Reference No: 05/00381/OUT
Appeal Method: Written Representations
Appeal Reference No: 05/1193940
Appellant: Mr. & Mrs. C. Wason,
Location: Rear of 77, South Road, Sully
Proposal: Outline application for new dwelling
Start Date: 21st November, 2005

L. P. A. Reference No: 05/00630/FUL
Appeal Method: Written Representations
Appeal Reference No: 05/1194501
Appellant: Mr. Dennis O'Neill,
Location: The Bowers, Coldbrook Road West, Barry
Proposal: Alteration of conditions to remove restrictions on business activities
Start Date: 28th November, 2005

L. P. A. Reference No: 05/01311/FUL
Appeal Method: Hearing
Appeal Reference No: 05/1194596
Appellant: Nicholl-Carne Estate,
Location: Plymouth Street/West Street, Llantwit Major
Proposal: New house
Start Date: 29th November, 2005

L. P. A. Reference No: 05/00466/FUL
Appeal Method: Written Representations
Appeal Reference No: 05/1194841
Appellant: Ely Rangers AFC.,
Location: Station Road East, Wenvoe
Proposal: Installation of floodlighting to existing football pitch
Start Date: 1st December, 2005

L. P. A. Reference No: 05/01460/FUL
Appeal Method: Written Representations
Appeal Reference No: 05/1194893
Appellant: Mr. Phillip Walker,
Location: Building to the rear of 20, Plymouth Road, Barry Island
Proposal: Continued use as dwelling
Start Date: 29th November, 2005

L. P. A. Reference No: 05/01272/FUL
Appeal Method: Written Representations
Appeal Reference No: 05/1194971
Appellant: Mr. and Mrs. Griffiths,
Location: **37, Ffordd Cwm Cidi, Barry**
Proposal: First floor garage extension
Start Date: 1st December, 2005

L. P. A. Reference No: 05/01520/FUL
Appeal Method: Written Representations
Appeal Reference No: 05/1195145
Appellant: Mrs. Morgan,
Location: **Efail Roper, Treerhyngyll**
Proposal: Alterations and extensions to existing dwelling
Start Date: 1st December, 2005

L. P. A. Reference No: 05/01236/OUT
Appeal Method: Public Local Inquiry
Appeal Reference No: 05/1195276
Appellant: Hamlett Enterprise,
Location: **Land adjoining the former Golden Hind Public House, St. Mary's Well Bay, Swanbridge**
Proposal: 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
Start Date: 1st December, 2005

(b) Enforcement Appeals Received

L. P. A. Reference No: ENF/05/0227/M
Appeal Method: Public Inquiry
Appeal Reference No: C/05/1195275
Appellant: Hamlett Enterprises Ltd.
Location: **Land adjacent to the former Golden Hind and the Bay Caravan Park, St. Mary's Well Bay, Lavernock**
Breach: The unauthorised construction of concrete hardstandings and an access road
Start Date: 1st December, 2005

L. P. A. Reference No: ENF/04/0621/E
Appeal Method: Public Inquiry
Appeal Reference No: C/05/1195521
Appellant: Mr. A. J. Richards
Location: **O.S. 6013, Nr. Molchenydd Farm, Treoes**
Breach: The construction without the benefit of planning permission of a barn and polythene growing tunnels
Start Date: 5th December, 2005

L. P. A. Reference No: ENF/05/0081/M
Appeal Method: Written Representations
Appeal Reference No: 05/1195693
Appellant: Mr. Nigel Kensett
Location: **22, Redlands Road, Penarth**
Breach: Dormer not built in accordance with approved plans
03/00144/FUL
Start Date: 5th December, 2005

(c) Planning Appeal Decisions

L. P. A. Reference No: 05/00069/FUL
Appeal Method: Written Representations
Appeal Reference No: 05/1189012
Appellant: Mr. C. Duddridge,
Location: **Side/rear garden of 8, Stanton Way, Penarth**
Proposal: Erection of 3 bedroom house
Decision: **WITHDRAWN**
Date: 6th December, 2005
Inspector: Mr. T. J. Morgan
Council Determination: Officer Delegated

Comments

This appeal has been withdrawn by the appellant following Officer's advice that the site had been misrepresented on the submitted plans, such that the proposed dwelling would clearly amount to an unacceptable form of infill development. Despite this, however, it is understood that a revised scheme for residential development may be submitted in the future.

(d) Enforcement Appeal Decisions Received

L. P. A. Reference No: ENF/99/0599/E
Appeal Method: Public Inquiry
Appeal Reference No: C/05/1185899
Appellant: W.S. Jones & Son
Location: **1, Whitewell Cottage, Llancarfan Lane, Bonvilston**
Breach: Breach of Agricultural Occupancy Condition
Decision: **WITHDRAWN**
Date: 1st December, 2005

Comments

This appeal has been withdrawn by the appellant following Officer's discussions about the strength of case law on such matters, which has since resulted in the appellant finding a worker to occupy the property in question. Accordingly, it now complies with the agricultural occupancy condition.

(e)

April 2005 – March 2006 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed *	Allowed	Total	
Planning Appeals (incl. tree appeals)	WR	17.5	5.5	23	1
	H	6	5	11	3
	PI	1	0	1	1
Planning Total		24.5 (70%)	10.5 (30%)	35	
Enforcement Appeals *	WR	1	1	2	
	H	0	0	0	1
	PI	0	0	0	3
Enforcement Total		1	1	2	
All Appeals	WR	18.5	6.5	25	1
	H	6	5	11	4
	PI	1	0	1	4
Combined Total		25.5 ** (69%)	11.5 ** (31%)	37	9
This reporting period		0	0	0	2

* Includes all determined appeals where the decision of the Council was 'upheld' (e.g. where an Enforcement appeal succeeds in part, but the Notice is upheld) in accordance with guidance for National Core Indicators.

** Split decision on 18 High Street, Cowbridge shown as 0.5 for clarity purposes.

(f) List of Forthcoming Hearings and Public Inquiries

<u>DATE</u>	<u>SITE AND PROPOSAL/ BREACH</u>
10 th January, 2006	HEARING Hazelcourt Ponds Fishery, Llysworney <i>Erection of fishery managers dwelling</i>
17 th January, 2006	PUBLIC INQUIRY (ENFORCEMENT) 1 Whitewell Cottages, Bonvilston <i>Breach of Agricultural occupancy Condition</i>
31 st January, 2006	HEARING 16, Rhodfa Felin, Barry <i>Dormer loft conversion to provide bedroom/study with shower room</i>
21 st February, 2006	PUBLIC INQUIRY Longlands Quarry, Corntown Road, Ewenny <i>Variation of Condition No. 21 (b) of approval 05/00472/FUL - to omit the words "for a temporary period expiring on 7th July, 2006" and "at the end of that temporary period blasting shall revert to a maximum instantaneous charge of 45kg"</i>

14 th March, 2005	HEARING Plymouth Street/ West Street, Llantwit Major <i>New House</i>
21 st March, 2005	PUBLIC INQUIRY (PLANNING & ENFORCEMENT) The Manse Llanbethery <i>Change of use of agricultural land to residential; unauthorised structure.</i>
In abeyance	PUBLIC INQUIRY (PLANNING & ENFORCEMENT) Ewenny Quarry, Ewenny <i>Breach of operating hours (Condition No. 19 of planning permission 98/01109/FUL).</i>
In abeyance	PUBLIC INQUIRY Land allocated for employment, Rhoose Point, Vale of Glamorgan <i>Outline application for residential development.</i>

Background Papers

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

Contact Officer - Steve Ball, Tel: 01446 704690

Officers Consulted:

Head of Planning and Transportation.

ROB QUICK
DIRECTOR OF ENVIRONMENTAL
AND ECONOMIC REGENERATION