

PLANNING COMMITTEE

MINUTES of a meeting held on 1st September, 2005.

Present: Councillor A.D. Dobbinson (Chairman); Councillor Ms. R.M. Birch (Vice-Chairman); Councillors G.A. Cox, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, M.R. Harvey, N.P. Hodges, F.T. Johnson, G.C. Kemp, A.G. Powell, Mrs. A.J. Preston, Mrs. M. Randall and M.R. Wilson.

Also present: Councillors G. John, C.L. Osborne and A.J. Readman.

287 APOLOGIES FOR ABSENCE -

These were received from Councillors R.J. Bertin, Mrs. M.E.J. Birch, W.C. Vaughan and A.J. Williams.

288 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 27th July, 2005 be approved as a correct record.

289 DECLARATIONS OF INTEREST -

No declarations were received.

290 SITE INSPECTION (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the site indicated below on 26th July, 2005 be noted:

16, Venwood Close, Wenvoe	Councillor A.D. Dobbinson (Chairman); Councillors E. Hacker, A.D. Hampton, M.R. Harvey and Mrs. A.J. Preston.
---------------------------	---

An apology for absence had been received from Councillor Mrs. M. Kelly Owen.

291 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DEER) -

RESOLVED -

(1) T H A T the determination of building regulation applications as listed in the report be noted.

(2) T H A T the service of notices under the Building (Approved Inspectors etc.) Regulations 2000, as listed in the report, be noted.

(3) T H A T the service of notices as proposed in the report in accordance with Section 32 of the Building Act 1984 be noted.

292 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DEER) -

RESOLVED - T H A T the report on the following applications determined under delegated powers be noted:

Decision Codes

A - Approved	B - No observations (OBS)
C - Unclear if permitted (PN)	E - Split Decision
F - Prior approval required (PN)	G - Approved the further information following "F" above (PN)
H - Allowed : Agricultural Condition Imposed : Appeals	N - Non permittal (OBS - objections)
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	V - Variation of condition(s) approved
O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)	

05/00825/FUL	R	22, Redlands Road, Penarth	Loft conversion re-submission due to non conformity of original dimensions
05/00832/FUL	A	Midfield Cottage, Pen Y Turnpike Road, Dinas Powys	New boundary wall and gates

05/00850/FUL	A	1, Heol Ty Mawr, Pendoylan	House extension to the rear of the property with external access from lounge repositioned
05/00851/FUL	A	Amelia Trust Farm, Whitton Rosser, Five Mile Lane, Llancarfan	Extension to existing visitor centre
05/00845/FUL	A	24, Castle Road, Rhoose	Demolish existing single skin kitchen annex and construct new extension to accommodate new kitchen, ground W.C. and shower room
05/00854/FUL	A	154, Port Road East, Barry	Dormer loft conversion with velux rooflights
04/01917/FUL	R	Home Farm, Michaelstone-Pit, Michaelston	Erection of feed storage building and associated hard-standing yard area.
05/00833/FUL	A	Agricultural storage shed and adjacent land at Highfield Farm, Llantwit Major	Use of existing agricultural building and adjacent land for the storage of builder's materials and equipment
05/00839/LAW	A	Grovelands House, Moulton	Construction of a single storey building in garden of Grovelands House
05/00866/OUT	A	Land adjoining No. 1, Slade Road, Barry	Erection of single detached dwelling
05/00869/FUL	A	34, Glebeland Place, St. Athan	Conservatory and utility room - amendment to application 05/00028/FUL
05/00871/FUL	A	Hollybush Cottage, Cowbridge	Gable end two storey extension and conservatory
05/00877/FUL	A	23, Heol Peartree, Rhoose Point, Rhoose	Dormer loft conversion with velux rooflights

05/00881/FUL	A	Woodside House, Clos Llanfair, Wenvoe	Demolition of existing residential, single storey extension to be replaced with a new 2 storey residential extension
05/00890/FUL	A	10, Somerset Road East, Barry	Demolish greenhouse and rear toilet/lobby and construct lobby and shower room for disabled
05/00894/FUL	A	21, Milllands Park, Llanmaes	Lean-to porch on existing base
05/00895/FUL	A	Land to the North East of the Railway adjoining Llanmaes Road, Llantwit Major	Construction of footpath access to the Northern most platform of the new railway station in an alternative position to that shown in planning consent 02/00095/FUL
05/00912/FUL	A	1, Decca Cottage, Llancarfan	New Edwardian style conservatory at rear and loft conversion with rooflights
05/00913/LBC	A	2, Plymouth Road, Penarth	Alterations to nightsafe and ATM and internal alterations
05/00915/FUL	A	1, Tynewydd Cottages, St. Brides Super Ely	2 storey extension to rear of property with elderly persons bedroom and ramped access externally at ground floor and bedroom at first floor
05/00916/FUL	A	2, Tynewydd Cottages, St. Brides Super Ely	2 storey extension to rear of property with lounge at ground floor and bedroom above at first floor
05/00917/FUL	A	2, College Street, Llantwit Major	2 storey extension to rear of property
05/00922/FUL	A	140, Phyllis Street, Barry	Single storey kitchen extension
05/00924/FUL	A	239, Barry Road, Barry	Two storey extension

05/00926/FUL	A	5, Cwm Barry Way, Barry	To take down sub standard conservatory and construct kitchen /utility room and cloakroom extension
05/00927/FUL	A	319, Barry Road, Barry	Porch extension
05/00935/FUL	A	Broadgate House, The Broadshoard, Cowbridge	Conservatory
05/00942/FUL	A	30, John Street, Penarth	Single storey extension
05/00954/FUL	A	Landscape Bund at Aberthaw Power Station, Aberthaw	Variation of Condition 3 of consent 04/00580/FUL to change the profile of the landscaping bund
05/00961/FUL	A	9, Lon-Yr-Eglwys, St. Brides Major	Changing conservatory to family room
05/00963/FUL	A	11, Dafydd Place, Barry	Ground floor rear extension
05/00964/FUL	A	10, Cwrt Gwenllian, Barry	Erection of a PVCU Conservatory to rear
05/00973/FUL	A	27, Cowslip Drive, Penarth	Retention of single storey conservatory to rear
05/00979/FUL	A	7, Heol Ger-y-Felin, Llantwit Major	Conservatory on rear elevation
05/01056/OBS	P	Land at the east of Leckwith Road, Cardiff	Development of building 12,542 sq.m. floorspace with associated access car parking and landscaping for use as a membership warehouse club for the sales of goods to be occupied by Costco Wholesale UK Limited or for non-food bulky goods retail warehousing
05/00862/FUL	A	25, Borough Close, Cowbridge	3 Bedroom semi-detached dwelling
05/00865/FUL	A	11, Hawthorn Close, Dinas Powys	Garage conversion and new conservatory

05/00885/FUL	A	The Old Farm House, Cwrt Newydd Farm, Llandow	Construction of 3 stables to provide shelter for horses alongside existing sheds in corner of field
04/00554/FUL	A	Llwynrhyddid Farm, Hensol	Change of use from agricultural store and temporary livestock shelter to 4 no. residential dwellings and provision of parking (2 per unit) plus amenity spaces
04/00760/FUL	A	Llandough Castle, Llandough	Side extension
04/01552/FUL	A	15, Atlantic Trading Estate, Barry	Replacement warehouse following the demolition of the existing building destroyed by fire
05/00390/FUL	A	Craig Yr Awel, Tyla Rhosyr, Cowbridge	Alterations to existing dormers and single storey extension to front and rear
05/00505/FUL	A	Plot/Unit 4, Atlantic Trading Estate, Barry	Engineering operations and use of land for storage of containers
05/00507/FUL	A	Ty Draw Cottage, Llantrithyd	Erection of a conservatory
05/00595/FUL	A	Boverton Mill Barns, Boverton, Llantwit Major	Removal/variation of Condition No. 10 planning permission 04/02008/FUL
05/00707/FUL	R	1 and 2, Manor Cottages, St. Hilary	Extension, part single storey part one and a half storey
05/00721/FUL	A	12, Southey Street, Barry	Demolish existing outbuildings and construct new two storey side extension and rear sun lounge, to include new car parking facilities

05/00741/FUL	A	Existing builders workshop store and yard, land rear of 85, 86 and 87, Salop Street, Penarth	Demolition of existing workshop and store, construction of one bedroom single storey detached dwelling with garden and parking areas
05/00810/FUL	A	1, Peterswell Road, Barry	First floor extension to side and rear
05/00883/ADV	A	Inn Keepers Lodge, Cwm Ciddy Hotel, Port Road West, Barry	Various new brewery signage
05/00889/ADV	A	Toby Carvery - Cwm Ciddy, Port Road West, Barry	Various New Hotel signage
05/00910/FUL	R	Coach house rear of 13, Arcot Street, Penarth	To amend 05/00305/FUL - altering of window
05/00921/FUL	R	2, Badgers Brook Close, Ystradowen	Erect a PVCu conservatory to front of property
05/00928/FUL	A	Land within Glamorganshire Golf Club, Lavernock Road, Penarth	Alterations to Greenkeeper's compound
05/00936/FUL	A	12, Samson Street, Llantwit Major	Single storey lounge extension.
05/00937/FUL	R	Land to the rear of 9, Bradenham Place, Penarth	Demolish existing garage and outbuilding and construct 2 No. town houses.
05/00938/FUL	R	Land to the rear of 9, Bradenham Place, Penarth	Demolish existing garage and outbuilding and construct single dwelling.
05/00939/FUL	A	32, Arno Road, Barry	Single storey side extension to provide disabled facilities.
05/00941/FUL	A	19, Trem Mapgoll, Pencoedtre, Barry	Addition of trellis to existing fence to total height of 2.32M on Northern boundary. Erection of summerhouse on North West corner of site.

05/00944/FUL	A	13, Maillards Haven, Penarth	Proposed alterations & extension.
05/00949/LAW	A	The Old Rectory, St. Lythans	Erection of building in curtilage of dwelling
05/00959/FUL	A	1, St. Quentins Hill, Llanblethian	New detached garage to replace existing store building
05/00965/FUL	A	11, Greenway Court, Barry	1st floor extension
05/00966/ADV	A	Jacksons Quay, Site E7, The Waterfront, Barry	Free standing hoarding
05/00976/FUL	A	Vine Cottage, Broughton	Replacement and small enlargement to existing conservatory
05/00990/FUL	A	Hill Drop, Piccadilly, Llanblethian	PVCU Conservatory
05/00992/FUL	A	277, Barry Road, Barry	Double extension to include kitchen/diner, 4th Bedroom and bathroom
05/00999/LAW	A	84, Glebe Street, Penarth	Proposed signage to ground floor front windows and door
05/01002/FUL	A	2, Plymouth Road, Penarth	Alterations to nightsafe and ATM externally and internal alterations
05/00467/LBC	A	The Star Inn, Treoes	2 off Bullett (50W halogen dichroic) finished cream
05/00484/LBC	A	The Star Inn, Treoes	2 off Tam-lite 150W floodlights finished in cream
05/00642/FUL	A	45, The Parade, Barry	Two storey rear extension
05/00756/FUL	A	27, Nailsea Court, Sully	Dormer extension to bungalow and conservatory

05/00803/FUL	A	Springfield Court, Peterston Super Ely	Conversion of burnt out garage into self contained one bedroomed disabled holiday apartment with first floor extension above for a one bedroom holiday apartment linked to the farm
05/00855/FUL	O	Cottrell Park Golf Club, St. Nicholas	Proposed replacement and new greenkeepers maintenance and storage facilities
05/00931/FUL	A	42, Dock View Road, Barry	Refurbishment of 4 no. apartments and construction of 2 no. apartments at roof level
05/00934/LAW	A	24, Winsford Road, Sully	Replace garage door with window
05/00945/FUL	A	59, Nant Talwg Way, Barry	Removal of existing conservatory and construction of a single storey rear extension with access ramps to the front and rear.
05/01015/FUL	A	29, Tair Onen, Cowbridge	First floor extension
05/01020/FUL	A	7, Station Terrace, Peterston-Super-Ely	Single storey kitchen/utility extension
05/01032/FUL	A	17, Maes Illtud, Llantwit Major	Conservatory
05/01036/FUL	A	58, Clos Yr Wylan, Barry Island	Installation of conservatory
05/00948/FUL	A	12, Pinewood Square, St.Athan	Rear single storey extension
05/00251/FUL	A	8A, Vere Street, Barry	To convert vacant contractors offices/workshop to 2 No. self contained flats
05/00969/FUL	A	25, Lakin Drive, Barry	Proposed bedroom and kitchen extension

01/00698/FUL	R	Langlands Court (2), Cwrt Pencoedtre, Cornwall Road, Collard Crescent, Griffin Close, Maple Close, Greenway Court, Barry	Installation of 8 Royal Mail Security Containers
05/00561/FUL	A	Gallery Hotel, 2, Broad Street, Barry	Extend ground floor restaurant/bar to first floor with residential flat at second floor. First floor utility room extension to rear plus new external fire escape
05/00641/ADV	A	Ye olde Mason Arms, High Street, Cowbridge	Various signs
05/00676/LBC	A	East Wing, Nash Manor	Insertion of new stair between ground floor living room and first floor corridor. Stair constructed in hardwood with polished oak handrail. Remove 1951 blockwork wall to top of main staircase
05/00715/FUL	A	Llangoedmor, 10, Marine Parade, Penarth	Remove existing asbestos cement slate roof and replace with natural Spanish slate
05/00774/FUL	A	Barry YMCA, Court Road, Barry	Alter and extend the existing building to create additional training facilities, new community facilities, flexible education facilities, a creche and a facility serving food and beverages
05/00798/LBC	R	1 and 2, Manor Cottages, St. Hilary	Extension - part single storey and part one and a half storey
05/00834/FUL	A	33, Hinchsliff Avenue, Barry	Two storey side extension

05/00947/FUL	A	5B & 7 Station Road, Dinas Powys	Change of use from retail (Class A1) to financial and professional services (Class A2)
05/00950/FUL	A	8, Clos Cwm Barri, Barry	Change of use of integral garage to form storeroom
05/00958/FUL	A	33, Devon Avenue, Barry	Detached garage (Double)
05/00967/FUL	R	The Schooner Inn, Lavernock Road, Penarth	Section 73A Application to continue to use the premises as Class A3 Public House/Restaurant in accordance with planning permission 399/192/71 but without complying with Condition No. 3 - controlling hours of operation
05/00971/FUL	R	36, Porlock Drive, Sully	2 storey extension to the rear
05/00975/FUL	A	Cottrell Park Golf Club, Cottrell Park, St. Nicholas	Proposed conversion of ground floor garage and storage area into staff accommodation
05/00981/FUL	A	29, Clos Ffawyddden, Ystradowen	Single and double storey side extension
05/00982/FUL	A	121, Broad Street, Barry	Alteration to existing reception area including construction of new entrance
05/00983/FUL	A	56, Clos Yr Wylan, Barry Island	Erect a PVCU conservatory to rear of property
05/00985/FUL	A	2, Larchwood, Wenvoe	Erection of double garage linking walkway and conservatory and raise floor in playroom
05/00987/LBC	O	Ye Olde Masons Arms, High Street, Cowbridge	2 sets build up letters, 2 off panels, 1 off A4 Menuboxes

05/00988/LBC	A	Myrtle Cottage, Higher End, St. Athan	Provision of a sitting room extension, off the existing kitchen and incorporating internal wc provisions. extension to be of single storey
05/00995/FUL	A	Redlands Farm, Bonvilston	Demolition of small areas of remaining existing stone wall to ground floor of Redland Cottage and replacement with new as approved for new walls
05/00998/FUL	A	107, Fontygary Road, Rhoose	Reconfiguration of pitched roof
05/01008/FUL	A	8, Wesley Avenue, Rhoose	New conservatory to rear
05/01010/ADV	A	The Master Mariner Public House, Skomer Road, Gibbonsdown, Barry	Various signs- Element 'A' fascia, element 'B' new single post to replace existing. Element 'C' digitally printed fabric banner, element 'E' amenity board. Element 'F' door plaque.
05/01014/FUL	A	32, Clive Place, Penarth	Demolition of existing conservatory, and modifications
05/01027/FUL	A	62, Arlington Road, Sully	Single storey rear and side domestic extension
05/01028/FUL	A	35, Enfield Drive, Barry	Two storey extension to side of dwelling and relocate existing conservatory
05/01046/FUL	A	16, Cae'r Odyn, Dinas Powys	Proposed bedroom extension, new bedroom (with en-suite bathroom) and ground floor extension
05/01059/FUL	A	3, Ashgrove, Dinas Powys	Conservatory
05/01067/FUL	A	46, Britway Road, Dinas Powys	Construction of bay window to replace sliding patio door

05/01075/FUL	A	3, Powys Close, Dinas Powys	Front/side extension to ground floor
05/01076/FUL	A	15, Charteris Close, Penarth	Conservatory
05/01084/FUL	A	12, Hillside Close, Barry	Conservatory
05/01160/OBS	P	Bridgend Retail Park, Cowbridge Road, Bridgend	Installation of sales mezzanine within non-food retail warehouse
05/01161/OBS	B	The Brocastle Estate, Bridgend	78 bed nursing home extension, conversion of Grade 2 manor house to front of house facilities, conversion of existing domestic and agricultural buildings to 30 no. assisted living units, site works and extensive landscaping
05/00045/FUL	A	Sheepcourt Farm, Bonvilston, St.Nicholas	Conversion of existing agricultural building, now redundant.
05/00170/FUL	R	75, Blackberry Drive, Barry	Partial conversion of garage and extension over to form new bedrooms
05/00411/FUL	R	23, Elfed Avenue, Penarth	Two storey extension
05/00508/OUT	A	Land rear of 82/84, Port Road East, Barry	Construction of dormer bungalow with detached double garage and parking off road
05/00659/FUL	A	9, Edmund Place, Barry	Front porch, rear garage, replacement rear garden wall
05/00692/FUL	A	18, Bron Awelon, Barry	First floor en-suite/dressing room extension and conversion of garage
05/00749/FUL	R	16, Rhodfa Felin, Cwm Barri, Barry	Dormer loft conversion to provide bedroom/study with shower room

05/00797/FUL	A	10, Southey Street, Barry	Raised patio area to rear of property
05/00867/FUL	A	14, Cannington Close, Sully	Single level extension to front and side of house
05/00904/LBC	A	Former Gatehouse - Sully Hospital, Hayes Road, Sully	Refurbishment of existing gatehouse lodge including internal demolitions to produce a new 4 bedroom dwelling. The existing structure is to be extended with a 2 storey structure, part in render and part in timber.
05/00908/FUL	A	26, Ewbank Close, Barry	Erection of granny annexe/extension
05/00914/FUL	A	Ty Chlosoph, 47, Peterswell Road, Barry	Move existing 2m high boundary fenceline and replace with concrete block 2m high wall and pillars and rerendered wall in line with existing wall on boundary of public footpath
05/00923/FUL	R	The Paddocks, Llanmaes, Llantwit Major	Alterations and extensions
05/00997/FUL	A	1A, Westbourne Road, Penarth	Sunroom and small rear annexe extension, window adjustments and introduction of parking to rear
05/01004/FUL	A	15, Plas Taliesin, Penarth	Balcony and glazing of existing entrance-way
05/01005/FUL	A	14, Plas Taliesin, Penarth	Balcony
05/01018/FUL	A	1, Buttrills Road, Barry	1. Domestic microwind turbine (on rear of premises) 2. PVC conservatory and PVC covered parking area 3. Two additional roof lights 4. Consultation on solar thermal/voltaic collectors

05/01019/FUL	A	35, High Street, Barry	Small extension (single storey with sloping roof) toilet and wash room
05/01025/FUL	A	13, College Place, Barry	Take down existing single storey outhouse and construct new two storey extension to side of dwelling and single storey lean-to extension to rear of dwelling
05/01039/FUL	A	The Old Rectory, The Drope	Renewal of existing planning consent 00/00744/FUL - alterations to existing outbuilding/garage to provide granny unit
05/01052/FUL	A	12, Cilgant y Meillion, Rhose Point	White PVCU conservatory to rear of property.
05/01080/FUL	A	180, Port Road East, Barry	Loft conversion - bedroom with wc and shower
05/01090/FUL	A	The Old Post Office, Penllyne	Two storey rear extension
05/01095/FUL	A	Brigam Farm, Llanharry, Pontyclun	Proposed recycled extension to existing store building
05/01108/FUL	A	19, Boverton Brook, Llantwit Major	Conservatory
05/01110/FUL	A	4, Cilgant y Meillion, Rhose Point	Conservatory
05/01115/FUL	A	54, Clos Yr Wylan, Barry Island	Edwardian conservatory
05/01121/FUL	A	Ty Ganol Cottage, Llantrithyd	New conservatory

293 APPEALS (DEER) -

RESOLVED -

- (1) T H A T the list of appeals received and decisions concerning appeals arising from the refusal of the Council to grant planning permission be noted.
- (2) T H A T it be noted that no enforcement appeals or decisions relating to enforcement appeals had been received during the reporting period.
- (3) T H A T the statistics relating to appeals for the period April 2005 to March 2006 be noted.
- (4) T H A T the list of forthcoming hearings and public inquiries be noted.

294 TREES (DEER) -

RESOLVED - T H A T the report on the following applications determined by the Director under delegated powers be noted:

Decision Codes

A - Approved
E Split Decision

R - Refused

05/01089/TCA	A	The Elms, Broadshoard, Cowbridge	Fell two sycamore trees
05/01153/TPO	A	Plymouth House, College Street, Llantwit Major	Fell nine sycamores and one ash
05/01189/TPO	A	10, The Grange, Baroness Place, Penarth	Fell one horse chestnut
05/01245/TCA	A	The Paddock, Stallcourt Close, Llanblethian	Fell one Douglas fir

295 GENERAL PLANNING MATTERS (DEER) -

(a) Llantwit Major Central Area: One-Way System - Review of Experimental Traffic Regulation Order (DEER) -

Approval was sought to make permanent an experimental Traffic Regulation Order introduced in Commercial Street, Llantwit Major, on 24th October, 2004. The above experimental traffic regulation suspended in part a permanent Order made on 14th July, 2003 which directed vehicles to travel from north to south along High Street/Commercial Street. The remaining elements of the

permanent Order made neighbouring Durrell Street one-way in the direction of south-east to north-west, and imposed a prohibition of driving over part of Stag Lane. The change meant that the new direction of flow for High Street/Commercial Street, and that of the existing for Durrell Street, interacted and complemented each other. No objections had been received to the experimental Order within the statutory six month period, and observations and consultations had suggested that the scheme was indeed very successful.

Having regard to the above, it was

RESOLVED -

(1) T H A T the provisions of the Vale of Glamorgan Council (High Street/Commercial Street and Station Road, Llantwit Major) Experimental Traffic Order 2004 be made permanent.

(2) T H A T the Vale of Glamorgan Council (Commercial Street and Durrell Street (Part) and Stag Lane (Part) Llantwit Major) (One-Way Traffic and Prohibition of Driving) Order 2003 be varied and its title amended accordingly by:

- deleting “South to North” and substituting “North to South” in paragraph 1 of Schedule 1;
- adding a new paragraph 3 to Schedule 1, “No person shall cause or permit a vehicle exceeding 7.5 tonnes maximum gross weight to turn left from Station Road into High Street or Commercial Street, Llantwit Major”.

Reasons for decisions

(1) To enable approval for the provisions of the current scheme to continue.

(2) To provide a framework to combine the current legislation.

(Note: Councillors G. John and A.J. Readman spoke on the above matter with the consent of the Committee).

(b) B4265 (Part) St. Brides Major to Ewenny Road: Proposed 40 m.p.h. Speed Restriction Order (DEER) -

Approval was sought to introduce a Traffic Regulation Order imposing a 40 m.p.h. speed restriction over part of the B4265 between St. Brides Major and Ewenny, the primary route for traffic through that area of the Vale of Glamorgan. Whilst the road was currently subject to the national speed restriction of 60 m.p.h., the carriageway did not meet the current standard for a 60 m.p.h. road and a number of road collisions had occurred where vehicles had left the carriageway, including one fatality. Details of the proposal to introduce a 40 m.p.h. speed restriction were appended to the report and the cost of amending the Order and implementing the allied safety scheme was estimated at £20k. which would be met under the Local Road Safety Grant for 2005/06.

RESOLVED -

(1) T H A T public notice be given of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which would be as shown at Appendix A to the report.

(2) T H A T, in the event of no objections being received, the Order be made.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

(c) Unnamed Road (Part) between Llangan School, Llangan and the A48 at Pentre Meyrick: Proposed 40 m.p.h. Speed Restriction Order (DEER) -

Approval was sought to introduce a Traffic Regulation Order imposing a 40 m.p.h. speed restriction over part of the unnamed road between Llangan School and the A48 at Pentre Meyrick which served the main entrance to Llangan School. In line with the Council's objectives to increase safety near and outside schools, and to improve road safety generally, it was proposed to introduce a 40 m.p.h. "buffer" speed restriction throughout the length of the road between the existing 60 m.p.h. and 30 m.p.h. limits, the details of which were appended to the report. The cost of amending the Order and implementing the scheme was estimated at £4k. which would be met under the Road Safety Grant for 2005/06.

RESOLVED -

(1) T H A T public notice be given of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which would be as shown at Appendix A to the report.

(2) T H A T, in the event of no objections being received, the Order be made.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

(d) All Saints School, Plas Cleddau and Cwm Parc, Barry: Proposed 20 m.p.h. Speed Limit Order (DEER) -

Approval was sought to introduce a 20 m.p.h. speed limit over the lengths of Plas Cleddau and Cwm Parc, Barry which served the main entrance to All Saints School, Barry. Both roads were residential with a number of retail outlets in Plas Cleddau which encouraged vehicular traffic, a situation that was worsened by the proximity of the school. It was noted that an earlier

proposal to introduce a 20 m.p.h. zone with a traffic calming scheme could not be implemented since the carriageway had not been adopted and the street lighting was below the current required standard. It was therefore proposed to introduce a 20 m.p.h. speed limit, the details of which were appended to the report, to improve road safety throughout the lengths of the road in question. The cost of amending the Order and implementing the scheme was estimated at £10k. which would be met under the Safe Routes to Schools budget for 2005/06.

RESOLVED -

(1) T H A T the public notice be given of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which would be as shown at Appendix A to the report.

(2) T H A T in the event of no objections being received, the Order be made.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

(e) St. Athan: Proposed One-Way System Consolidation Order (DEER) -

Approval was sought to introduce a Traffic Regulation Order to consolidate the existing one-way system Traffic Regulation Orders in St. Athan. The former South Glamorgan County Council had introduced two Traffic Regulation Orders to enforce the existing one-way system through part of the village of St. Athan. Following subsequent notification of a road safety problem, it was proposed to introduce a consolidation Order to identify clearly the roads affected by the one-way Order and to make part of Cowbridge Road between its junctions with St. John's Hill and Castleton Road into two-way, as detailed in the Appendix to the report and accompanying plan. The cost of the consolidation Order and implementing the scheme was estimated at £2k. which would be met under the Traffic Management operational budget for 2005/06.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other statutory consultees, public notice be given of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which would be as shown at Appendix A to the report.

(2) T H A T in the event of no objections being received, the Order be made.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

296 PLANNING APPLICATIONS (DEER) -

Having considered the following applications for planning permission and, where necessary, the observations of interested parties, it was

RESOLVED - T H A T in pursuance of the powers delegated to the Committee, the following applications be decided as indicated and any other necessary action taken:

04/01809/FUL

Received on 5th November, 2004

P.66

Fourgreen Development Ltd, Lyte Buildings, Wern Industrial Estate,
Rogerstone, Newport. NP10 9YL

(Boyes Rees Architects, Palace House, Stow Hill, Newport. NP20 4EA)

LAND ADJACENT TO PROPOSED RHOOSE STATION, RHOOSE

3 storey commercial and residential mixed use development retail at ground floor with flats at first and second floor

DEFERRED for a site inspection.

04/01998/FUL

Received on 13th December, 2004

P.76

Albert Road Methodist Church, C/o Much Farm Manse, Station Road, Dinas
Powys, Vale of Glam.

(Liddell and Associates, Stuart House, The Back, Chepstow, Mon. NP16
5HH)

ALBERT ROAD METHODIST CHURCH, PENARTH

Conversion of part of building to residential and associated works

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The permission hereby granted shall relate to the amended plans, reference 1591/5A, 6A and 9A, received by the Local Planning Authority on 13th July, 2005.
3. The access and car parking spaces shown on Drawing No. 1591/9A shall be fully laid out prior to the development hereby approved being brought into beneficial use and shall thereafter be maintained at all times to serve the residential flats hereby approved.

4. Where replacement/alteration of external doorways are proposed, details of replacement doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and shall thereafter be carried out in accordance with the agreed samples and thereafter maintained at all times.
5. The development hereby approved shall be carried out entirely in accordance with the approved plans and specifications.
6. Details of the materials and colour of the external finishes of the proposed hard surface areas shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure satisfactory provision of on-site parking to serve the development hereby approved.
4. In the interests of visual amenities of the Conservation Area.
5. To ensure the satisfactory implementation of the development.
6. To safeguard local visual amenities.

05/00148/OUT

Received on 6th May, 2005

P.81

Mr & Mrs G May, Westcliffe, Barry Road, Dinas Powys, Vale of GLamorgan, CF64 4TS.

(Mr & Mrs G May, Westcliffe, Barry Road, Dinas Powys, Vale of GLamorgan, CF64 4TS.)

LAND AT WESTCLIFFE, BARRY ROAD, DINAS POWYS

Proposed development of two dwellings

DEFERRED for a site inspection.

05/00164/FUL

Received on 3rd February, 2005

P.89

Island Lofts, 9, Hunter Street, Cardiff, CF10 5GX.

(Powell Dobson Architect, Charterhouse, Links Business Park, Fortran Road, St. Mellons, Cardiff. CF3 0LT)

11, PAGET ROAD, BARRY

Refurbishment and restoration of existing building to provide 11 residential units at 1st, 2nd and 3rd floors with remodelled ground floor commercial space.

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The permission hereby granted shall relate to the amended plans, reference SW883/PO3 Rev. A, PO4 Rev. A, PO2 Rev. B and Rev. B, received by the Local Planning Authority on 25th May, 2005 and 23rd June, 2005.
3. The access, turning space, car parking spaces, bin store and cycle parking areas shown on drawing number SW883/PO3 Rev. A, shall be fully laid out prior to the development hereby approved being brought into beneficial use and shall thereafter be maintained at all times to serve the residential flats hereby approved.
4. Prior to the commencement of development the applicant shall submit a full method statement detailing cleaning and repair of the stone dressings and repair and re-pointing of existing brickwork and the development shall thereafter be carried out in accordance with the approved details.
5. Where areas of walling are to be replaced or re-instated on the main elevations of the building, all brick and stonework shall match the existing building and be constructed in full accordance with the method statement submitted in respect of Condition No. 4.
6. Samples of roof slate, ridge tiles and cladding shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the development shall thereafter be carried out in accordance with the agreed samples and thereafter maintained at all times.
7. Notwithstanding the submitted plans, further details of the proposed shopfront to a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the development shall be constructed in full accordance with the details as agreed and thereafter maintained at all times.
8. Notwithstanding the submitted plans, further details of the proposed replacement windows including sections to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the development shall be

constructed in full accordance with the details as agreed and thereafter maintained at all times.

9. The consent hereby granted shall only relate to the use of the ground floor as a restaurant and for no other uses falling within Use Class A3 as defined in the Town and Country Planning Use Classes Order 1987.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure satisfactory provision of on-site parking and amenity facilities to serve the development hereby approved.
4. In the interests of visual amenities of the Conservation Area.
5. In the interests of visual amenities of the Conservation Area.
6. In the interests of visual amenities of the Conservation Area.
7. In the interests of visual amenities of the Conservation Area.
8. In the interests of visual amenities of the Conservation Area.
9. In order to control the use of the ground floor of the development hereby approved in order to protect the residential amenities of adjoining properties.

05/00195/FUL

Received on 21st March, 2005

P.97

Mr A.J. Richards, 79, Oakland Road, Bridgend. CF31 4SU
(Mr A.J. Richards, 79, Oakland Road, Bridgend. CF31 4SU)

MOLCHENYDD FARM, TREOES

Retention of agricultural building and polytunnels

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990 (as amended) to ensure that the unauthorised agricultural building and polytunnels as built are removed and the land restored to its former condition.

REFUSED (written representations)

Reason(s):

1. The agricultural storage building and polytunnels, by reason of their scale, size, design and location are considered to be unjustified in the interests of agriculture. The development of the site represents an unacceptable and unsustainable form of development in the countryside, causing serious harm to the character and appearance of the area. The proposal is therefore contrary to the aims and objectives of Policies ENV1 and EMP9 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and Planning Policy Wales (2005).

05/00518/FUL

Received on 1st April, 2005

P.102

Abdul Rouf, 21, Lavernock Road, Penarth, Vale of Glamorgan.

(I. P. Brindley, Suite 17, World Trade Centre, Cardiff International Arena, Cardiff. CF10 2EQ)

51, PILL STREET, PENARTH

Change of use from hairdressing salon to hot and cold take-away shop

REFUSED (written representations)

Reason(s):

1. The proposed change of use to a takeaway within Class A3 would result in a loss of a Class A1 retail unit within the designated Neighbourhood Shopping Area, contrary to Policy SHOP9 of the adopted Vale of Glamorgan Unitary Development Plan 2005.
2. The proposed change of use to a takeaway within Class A3 would be contrary to the aims of Policy SHOP10 of the adopted Vale of Glamorgan Unitary Development Plan 2005 as the takeaway use would generate an unacceptable degree of noise and disturbance in the area and the use would be likely to exacerbate existing parking problems and result in short-term on-street parking along the side roads which would unacceptably affect the safety and free flow of traffic, to the detriment of highway and pedestrian safety.

05/00536/OUT

Received on 5th April, 2005

P.105

Mr. & Mrs. R. H. Rees, St. Hilary, The Westra, Dinas Powys, Vale of Glam. CF64 4HA

(Harvey Planning & Dev. Ltd., 16, Speedwell Drive, Rhose, Vale of Glamorgan. CF62 3HS)

LAND BETWEEN ROSE COTTAGE AND ST. DAVIDS, THE WESTRA, DINAS POWYS

Outline application for one residential dwelling (renewal of planning permission 98/01236/OUT)

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority the proposal represents an unacceptable consolidation of ribbon development outside the residential settlement boundary for Dinas Powys which would detract from the attractive open and spacious appearance of the site and cause demonstrable harm to the rural character of the wider area, contrary to Policies ENV1 and HOUS3 to the adopted Vale of Glamorgan Unitary Development Plan 2005 and national guidance contained within Planning Policy Wales March 2002.

05/00610/FUL

Received on 18th April, 2005

P.109

Mr. Carl Terry, Church Cottage, Llanmaes, Vale of Glamorgan. CF61 2XR
(Mr. Carl Terry, Church Cottage, Llanmaes, Vale of Glamorgan. CF61 2XR)

MEADOWVALE NURSERY, LLANTWIT MAJOR ROAD, LLANTWIT MAJOR

Change of use from wholesale nursery to retail garden centre

REFUSED (written representations)

Reason(s):

1. The proposed retail enterprise, by reason of its scale and location, is considered to be unjustified in the interests of agriculture or horticulture, while the future development of the site would represent an unacceptable and unsustainable form of development in the countryside, causing serious harm to the character and appearance of the area while failing to demonstrate that there would be no harm to the vitality and viability of local established shopping centres. The proposal is therefore contrary to the aims and objectives of Policies ENV1, ENV9, ENV10 and SHOP 12 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and Planning Policy Wales (2005).

(Note: Councillors G. John and A.J. Readman spoke on the above matter with the consent of the Committee).

05/00884/FUL

Received on 2nd June, 2005

P.114

WM Morrison Supermarkets Plc., Property and Dev. Division, Hilmore House,
Thornton Road, Bradford. BD8 9AX
(Peacock & Smith, Suite 2A, Joseph's Well, Hanover Walk, Leeds. LS3 1AB)

UNIT 2, WATERFRONT RETAIL PARK, HEOL CEINIOG, BARRY

Application to alter Condition No. 14 of planning permission 94/00144/OUT to allow the unrestricted sale of non-food goods from no more than 25% of the sales area of Unit 2

APPROVED subject to the following condition(s):

1. This permission shall relate only to the variation of Condition No. 14 of outline planning consent Ref. 94/00144/OUT in respect of Unit No. 2 in that no more than 25% of the retail sales area shall be used for the sale of:
 - (a) Clothing and Footwear;
 - (b) Fashion accessories;
 - (c) Jewellery;
 - (d) Cosmetics and Toiletries;
 - (e) Pharmaceutical products;

unless otherwise agreed by the Local Planning Authority and the proposed development at the Waterfront shall otherwise be carried out in accordance with the conditions, other than as formally varied, of the consent Ref: 94/00144/OUT unless the Local Planning Authority agrees any other formal variation.

Reason(s):

1. To safeguard the vitality, viability and attractiveness of Barry Town as a retail centre and to ensure that the redevelopment of Barry Waterfront is in accordance with agreed details.

05/01073/OUT

Received on 4th July, 2005

P.116

Ms. C. Wride, C/o Agent.

(Boyer Planning Limited, 33-35, Cathedral Road, Cardiff. CF11 9HB)

LAND BETWEEN TY CADNO AND CHAPEL VIEW BARN, CLAWDD COCH

Construction of one dwelling

REFUSED (written representations)

Reason(s):

1. The proposal, by reason of its location and significant size of site, would represent an unacceptable form of infill development in the countryside outside an identified settlement, that cannot be justified in the interests of agriculture and forestry and would cause demonstrable harm to the established rural character of the locality, which is designated as part of the Ely Valley and Ridge Slopes Special Landscape Area. Accordingly, the proposal would be contrary to Policies ENV1, ENVXXX (Special Landscapes Area), ENV9 and HOUS3 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and Planning Policy Wales (2002).

05/01097/FUL

Received on 8th July, 2005

P.119

Mr. and Mrs. E. Thomas, Raisemere, Park Road, Penarth, Vale of Glamorgan.

(GAP Architects, White Holm, South Road, Sully, Vale of Glamorgan. CF64 5SP)

RAISMERE, PARK ROAD, PENARTH

Alteration of single rear bedroom window to two smaller windows

APPROVED subject to the following condition(s):

1. The two bedroom windows at first floor level on the rear, north elevation of the property shall be obscurely glazed within one month of the date of this approval and shall be so maintained at all times thereafter.
2. No additional windows shall be inserted into the north, rear elevation of the property without the prior written consent of the Local Planning Authority.

Reason(s):

1. In order to protect the privacy of the occupiers of the neighbouring property.
2. In order to protect the privacy of occupiers of the neighbouring property.

05/01165/FUL

Received on 21st July, 2005

P.122

Mr. and Mrs. George, C/o Agent.

(G. Powys Jones The Maltings, East Tyndall Street, Cardiff Bay, Cardiff. CF1 5EA

MILL FARM, MONKNASH

Proposed new porch, erection of garage/store, modification of access and extension of residential curtilage

DEFERRED for a site inspection.

(Note: Councillor G. John spoke on the above matter with the consent of the Committee).

297 EXCLUSION OF PRESS AND PUBLIC -

RESOLVED - T H A T under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act, the relevant paragraph of the Schedule being referred to in brackets after the minute heading.

298 SECTION 278 HIGHWAY IMPROVEMENTS AT COGAN (BARON'S COURT) JUNCTION: PROPOSED OPTIONS FOR CONSIDERATION IN RESPECT OF ENCROACHMENTS AT THE MOORINGS (DEER) (EXEMPT INFORMATION - PARAGRAPH 9) -

Following consideration of the report which identified options to procure the construction of a piled retaining wall and sought approval to extinguish highway rights at Baron's Court Junction and / or exchange land to adjust highway boundaries, it was

RESOLVED -

(1) T H A T an amicable settlement be pursued to resolve the issues arising from the construction of the piled retaining wall alongside the property known as The Moorings, Old Barry Road, Penarth, which might require an exchange of land if successful under Section 256 of the Highways Act 1980, and highway extinguishments under Section 116 and 117 of the Highways Act 1980 should that also be required.

(2) T H A T, should an exchange of land be required, then that be reported to Cabinet in due course.

(3) T H A T, should an amicable settlement not be forthcoming, then action be taken to remove fences from the highway to allow construction to proceed in accordance with delegated powers under Section 143 of the Highways Act 1980.

Reasons for decisions

- (1) To regularise the adopted highway boundaries and permit the construction to proceed.
- (2) To comply with procedures.
- (3) To regularise the adopted highway boundaries and permit the construction to proceed.