

PLANNING COMMITTEE

MINUTES of a meeting held on 28th September, 2005.

Present: Councillor A.D. Dobbinson (Councillor); Councillor Ms. R.M. Birch (Vice-Chairman); Councillors R.J. Bertin, Mrs. M.E.J. Birch, G.A. Cox, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, G.C. Kemp, A.G. Powell, Mrs. A.J. Preston, Mrs. M. Randall, W.C. Vaughan, A.J. Williams and M.R. Wilson.

Also present: Councillors Mrs. J.E. Charles, G. John and A.J. Readman.

382 APOLOGIES FOR ABSENCE -

These were received from Councillors M.R. Harvey and F.T. Johnson.

383 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 1st September, 2005 be approved as a correct record subject to Councillor Mrs. M. Kelly Owen's name being added to the list of Members present.

384 DECLARATIONS OF INTEREST -

Councillor R.J. Bertin	Planning application 05/00633/FUL - relative was a consultee
Councillor G.A. Cox	Planning application 05/01009/OUT - employee of Llandaff Diocese, Church in Wales and Planning application 05/01307/REG3 - Cabinet Member
Councillor A.D. Hampton	Planning application 05/00570/FUL - proximity to a property in the Member's ownership and Planning application 05/01307/REF3 - Cabinet Member
Councillor Mrs. V.M. Hartrey	Agenda item no. 11(ii) - Chairman of the Penarth Ramblers Association, who had objected to the development at White Farm, Merthyr Dyfan

Councillor G.C. Kemp	Planning application 05/01307/REG3 - Cabinet Member
Councillor A.G. Powell	Agenda Item no. 11(ii) - applicant for establishing a village green at White Farm, Merthyr Dyfan
Councillor A.J. Williams	Planning application 05/01307/REG3 - Cabinet Member
Councillor M.R. Wilson	Planning application 05/00785/FUL - Board Member of Newydd Housing Association.

385 DRAFT SUPPLEMENTARY PLANNING GUIDANCE: SUSTAINABLE DEVELOPMENT - A DEVELOPER'S GUIDE (REF) -

The above matter had been considered by the Cabinet at its meeting held on 27th July, 2005 and subsequently referred to this Committee for comment.

The purpose of the Supplementary Planning Guidance (SPG) was to raise awareness amongst developers as to how new development could contribute towards sustainability. The SPG also proposed that a Statement of Sustainability accompanying proposals for new Council owned public building such as educational facilities, community and leisure centres, which fall into the category of major developments.

RESOLVED -

(1) T H A T the resolutions of Cabinet in relation to the Draft Supplementary Planning Guidance: Sustainable Development - A Developer's Guide dated 27th July, 2005, be endorsed.

(2) T H A T a further report be presented to the Planning Committee outlining the responses to the consultation exercise, together with any proposed changes to the Draft SPG.

386 SITE INSPECTION (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the site indicated below on 1st September, 2005 be noted:

Meadowvale Nursery, Llantwit Major	Councillor A.D. Dobbinson (Chairman); Councillors E. Hacker, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, G.C. Kemp, Mrs. A.J. Preston, Mrs. M. Randall, J. Clifford and A.J.
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Apologies for absence were received from Councillors G. John and R.J. Bertin.

387 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.

388 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)	

03/01380/OUT	A	Land allocated for employment use, Rhoose Point	Outline application for employment development
04/01782/FUL	A	Barkway's Cottage, The Downs, St. Nicholas	Two storey extension to part of front elevation

05/00414/FUL	R	Woodlands, Llancarfan	Construction of new garage
05/00835/FUL	A	22, Tair Onen, Cowbridge	Removal of existing single storey kitchen/utility and construction of a two storey side extension
05/00943/FUL	A	Curnix Farm, Moulton, Llancarfan	New track to replace existing track
05/00962/FUL	A	11, Marine Parade, Penarth	Proposed refurbishment of existing house with kitchen extension and double garage with games room
05/00993/FUL	A	The Old Rectory, Drope Road, St.Georges Super Ely	Demolish existing conservatory and replace with two storey extension, pool house roof to be raised to create habitable loft space
05/01000/FUL	A	Cwmcae, Groesfaen Road, Peterston-Super-Ely	Field Shelter
05/01006/FUL	A	Hazelcourt Ponds, Llysworney	Retention of additional pond (No. 6) for angling purposes (coarse fishing)
05/01022/FUL	A	48, Fairfield Road, Penarth	Loft conversion and dormer windows
05/01029/FUL	R	107, Barry Road, Barry	Change of use to take-away
05/01038/FUL	R	The Rise, Slaughter Lane, Llysworney	Removal of Condition 4 on approval CORD 85/63s 18947
05/01054/FUL	A	The Great Barn, Llanmihangel	Erection of 2 No. gates
05/01064/FUL	A	Craig Yr Ruthin, St. Mary Hill	Pitch roof over existing flat roof
05/01071/FUL	A	39, Rheidol Drive, Barry	Conservatory

05/01079/FUL	A	14, Tennyson Way, Llantwit Major	Demolish and rebuild attached garage and car port
05/01086/FUL	A	The Coppice, Llancadle	Ground floor extension
05/01088/FUL	A	6, Cae Glas, Barry	Demolition of existing outhouse and construction of garage
05/01091/FUL	A	1, Castle Road, Rhoose	Side extension to existing house
05/01099/FUL	A	88, Winston Road, Barry	Two storey rear extension
05/01113/FUL	A	4, Norris Close, Penarth	Single storey extension to front and side
05/01131/FUL	A	1, Murlande Way, Rhoose	Single storey extension to side of property
05/01043/FUL	A	4, Lloyd Avenue, Barry	Living room, utility room and porch extension
05/01058/FUL	A	Dow Corning Limited, Building W109, Cardiff Road, Barry	Demolition and replacement of existing draught lobby and appropriate landscaping and paths for DDA compliant access
05/01231/PNA	R	Land alongside New Breach Farm, Sigginston	Proposed road
04/01437/FUL	R	OS parcel 1370, Pendoylan	Proposed access road, erection of 1 no. greenhouse and 1 no. ancillary store plus parking (re-submission of application no. 03/01346/FUL)
05/00848/FUL	A	Pembroke House, Llancarfan	Extension to rear of existing house
05/00907/FUL	A	Land adjacent to Ash Tree House (formally Redlands House), Sycamore Cross, Bonvilston	Erection of stable block to house 3 horses, together with small hay barn and tack room/feed store

05/01057/FUL	A	24, Minehead Avenue, Sully	Conversion of roof space with 2 gable extensions.
05/01061/FUL	R	36, Gelyn-y-Cler, Pencoedtre, Barry	Erection of a single storey side conservatory
05/01068/FUL	A	10, Kingsley Close, Sully	Two storey side extension
05/01069/FUL	A	52, Grange Gardens, Llantwit Major	Bedroom and bathroom extension for disabled child and carer
05/01078/FUL	A	28, Cwrt-y-Vil Road, Penarth	Demolition of derelict conservatory and construction of new
05/01087/FUL	A	14E, Atlantic Trading Estate, Barry	Retrospective application for change of use from waste transfer to end of life vehicle (ELV) treatment facility
05/01096/FUL	A	The Old Barn, Jackson Close, Rhoose	Rear extension
05/01152/FUL	A	37, Althorp Drive, Penarth	Extension to existing kitchen and new conservatory
05/01169/FUL	A	24, Hickman Road, Penarth	Conservatory to side elevation
05/01181/FUL	A	46, Heol Eryr Mor, Barry Island	Single storey conservatory
05/01184/FUL	R	14, Rhodfa'r Mor, Rhoose Point	Brick and ornamental iron fence to front garden
05/01137/FUL	A	99, Murlande Way, Rhoose	New extension at first floor over existing dining room with new garage adjacent with flat roof
05/01142/FUL	A	49, Dobbins Road, Barry	Alterations to roof to create dormer bungalow
05/00545/FUL	A	87, Penlan Road, Llandough	2 storey extension

05/01106/FUL	A	47, Redlands Road, Penarth	Installation of electric roller door to rear boundary wall
05/01111/FUL	A	51, Winsford Road, Sully	Construct new porch - demolish existing
05/01122/FUL	A	14, Jenkins Street, Barry	Single storey extension
05/01129/FUL	A	Barry Island Post Office, 6, Plymouth Road, Barry	Extension of retail premises
05/01136/FUL	A	53, Westward Rise, Barry	Conservatory
05/01185/FUL	R	8, Rhodfa'r Mor, Rhoose Point	Erect boundary fence
05/01215/LAW	A	Ground floor, 2, Barry Road, Barry	change of use from A3 use to A1 use
05/01105/FUL	A	The Orchard, Penmark	Ground floor extension/terrace extension/external alterations
05/01114/FUL	A	43, Oxford Street, Barry	Two storey extension
05/01126/FUL	A	Land adjoining Ffordd Y Mileniwm, Holton Reach, Barry	Temporary sales office
05/01127/FUL	A	1, Monmouth Way, Llantwit Major	Two storey front extension and internal alterations
05/01132/FUL	R	3, Downs View, Aberthin	Two storey side extension
05/01135/FUL	A	23, Lakin Drive, Barry	Proposed kitchen diner extension
04/00586/FUL	A	Former cowshed, Highlight Farm, Barry	Conservatory extension to the existing approved conversion to a single storey dwelling

04/01741/FUL	A	White Wells Farmhouse, Peterston Super Ely	Refurbishment of existing farmhouse including new extension and redevelopment of existing inhabitable external buildings to current B. Regulations standards
05/00124/FUL	R	21, Main Avenue, Peterston-Super-Ely	New two storey extension
05/00279/FUL	R	Hazelwood, St. Andrews Road, Dinas Powys	Single storey housing for two horses plus storage for feed and equipment
05/00486/FUL	A	4, Mountjoy Avenue, Penarth	Two storey extension
05/00558/FUL	A	8 & 9, Paget Road, Barry Island, Barry	Change of use of first floor accomodation from gymnasium. Conversion of 3 no. 2 bedroom flats including the demolition and alteration of structures to the rear. Erection of garage accomodation.
05/00840/FUL	A	Lynton, Tredodridge	Extension and double garage
05/00892/FUL	A	25, Lon Fferm Felin, Barry	Loft conversion to bedroom with shower room
05/00897/FUL	A	22, South Road, Sully	Construction of two storey extension to side and rear of existing dwelling
05/00929/FUL	A	1, Pembroke Terrace, Penarth	Conversion of existing 2 self contained flats into one 4 bed house and two 2 bed self contained flats
05/00957/FUL	A	79, Laburnum Way, Penarth	Two storey kitchen and bedroom extension, single storey living room extension

05/00989/FUL	A	The Golden Lion, 69, Glebe Street, Penarth	Demolition and reinstatement of single storey rear extension, works to front facade
05/01011/FUL	A	Downside, Sully Road, Penarth	Amendments to proposed extension (04/01813/FUL)
05/01021/FUL	A	13, Crwys Lane, Barry	Proposed ground floor extension
05/01026/FUL	A	4, Hayes Road, Sully	Disabled adaptation to provide new ground floor WC and shower wet room
05/01040/FUL	A	Millands House, Llanmaes, Llantwit Major	Ground floor sun room extended. First floor extension added above sun room.
05/01042/FUL	A	20, Pantycelyn Place, St. Athan	Rear ground floor extension
05/01053/FUL	A	Doghill Farm, Dyffryn, St. Nicholas	Section 73 - Application to vary condition 1 of 00/00983/FUL
05/01060/FUL	A	23, Castle Drive, Dinas Powys	Conservatory
05/01063/FUL	A	Pentwyn, Ystradowen	Alterations to Pentwyn, Ystradowen
05/01070/FUL	A	10, Glamorgan Close, Llantwit Major	New pitched roof to garage and entrance hall to replace flat roof
05/01077/FUL	A	55, Plymouth Road, Penarth	Proposed part demolition and construction of new conservatory
05/01081/FUL	A	2, Hollyrood Close, Barry	Two storey side extension to provide lounge, bathroom, with additional parking space and garden enclosure
05/01134/FUL	A	4, Romilly Park Road, Barry	Conservatory

05/01145/FUL	R	The Olives, 2, Port Road East, Barry	Minor amendment to bedroom 1 roof, inclusion of dormer, but rooflights in lieu of window, reference 04/01626/FUL
05/01146/FUL	A	1, West Farm Road, Ogmore By Sea	Extension to existing dwelling
05/01150/FUL	A	The Coach House, Michaelston-le-Pit	Two wooden construction stables on a concrete base
05/01151/FUL	R	28, Windsor Road, Barry	Change of use to a childrens private day nursery
05/01147/FUL	R	106, Dock View Road, Barry	Domestic extension
05/01148/FUL	A	58, Gelyn y Cler, Pencoedtre Village, Barry	Single and two storey extension to front and side of property
05/00769/FUL	A	Pwll Y Darren Farm adjacent to Mynyddgwyn Woodland Quarry, Welsh St. Donats	Erect a new barn for farm crops - straw barn
05/00955/OUT	R	Land to the rear of Tudor Lodge, Bonvilston	Erection of Stables
05/01044/FUL	A	67, Lavernock Road, Penarth	Single storey extension to rear
05/01102/FUL	R	29, Adenfield Way, Rhoose	Detached 2 bedroom dormer bungalow
05/01154/FUL	A	9, Station Road, Dinas Powys	Renewal of 00/00935/FUL - Conversion of existing roof space to flat, demolish existing flat roof extension and construct small two storey extension
05/01162/FUL	A	13, Teasel Avenue, Penarth	Erection of conservatory to rear elevation

05/01167/FUL	R	24, Broad Street Parade, Barry	Amend Condition 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
05/01201/FUL	A	The Coach House, 6, Beach Lane and The Cottage, 5, Beach Lane, Penarth	Re-conversion of dwelling to two units
05/01235/FUL	A	8, Tal-y-Bryn, Cogan Hall Farm, Penarth	Conservatory
05/01243/FUL	A	42, Illtyd Avenue, Llantwit Major	Build new detached double garage
05/01271/FUL	A	16, Coychurch Rise, Barry	Conservatory
05/01310/PNA	R	Coed Hills, St. Hilary	Timber milling and drying shed
05/01157/FUL	A	Unit 13, Craig Yr Eos Apartments, Ogmores By Sea	Ground and first floor extension
05/00856/FUL	A	Ty Melys, Ham Lane South, Llantwit Major	Demolition of existing woolaway bungalow and construction of new 4 bedroom house
05/00861/LBC	A	18, High Street, Cowbridge	Demolition of single storey extension and replacement with two storey extension
05/00896/FUL	A	77, Salop Street, Penarth	Provision of new double garage located in rear courtyard
05/00902/FUL	A	18, High Street, Cowbridge	Demolition of single storey rear extension and replacement with two storey extension

05/00946/FUL	R	Southgate, Town Mill Road, Cowbridge	Construction of a detached 5 bedroom dwelling with integral garage (variation of permission 03/01126/FUL) and single garage for Southgate.
05/00978/FUL	A	Tyn Y Coed Farm, Bonvilston	Two storey extension
05/00980/RES	A	Barry College, Colcot Road, Barry	Erection of a sports hall and teaching facilities
05/00996/FUL	A	Land adjacent to 26, Barry Road, Barry	Construction of detached house and associated parking facilities
05/01055/OBS	S	Caergwanaf Isaf Farm, Hensol Road, Hensol	Conversion of existing barns to 2 no. holiday let cottages
05/01065/ADV	A	Site A1, Anchor Way, Penarth Haven	Temporary and permanent signage for development
05/01072/FUL	A	7, St. Marks Road, Penarth	Ground floor extension to side and front of existing house
05/01117/LAW	A	3, Broad Street, Barry	Use of property as ground floor shop and four flats above
05/01124/FUL	R	Bute Lane, Penarth	Erection of recording studio on site of former workshop/store (now demolished)
05/01139/FUL	A	21, Spires Walk, Barry	Two storey ground and first floor extension
05/01163/FUL	A	2, Caer Ty Clwyd, Llantwit Major	Single storey side extension
05/01170/FUL	A	18, Somerset Road East, Barry	Rear dormer to loft conversion
05/01171/FUL	A	Church House, Llanmaes	Erection of new double garage to rear of property using existing vehicular access

05/01177/FUL	A	Garage site, Gainsborough Road, Cogan, Penarth	Single garage on existing concrete base
05/01178/FUL	A	19, Nant Talwg Way, Barry	Single storey pitched roof extension at rear and pitched roof (garage/porch) extension to front of existing detached house
05/01188/FUL	A	110, Ludlow Lane, Penarth	Extensions and alterations
05/01191/FUL	A	14, Cross Street, Barry	Conservatory
05/01194/FUL	A	9, Clos Y Wiwer, Llantwit Major	Conservatory
05/01199/FUL	A	2, Heol Llidiard, St.Mary Hill	Side and rear extension for garage, utility, morning room, master bedroom, study and rear balcony
05/01206/FUL	A	11, Lakeside, Barry	Extension and alterations
05/01207/FUL	A	Briarwood, Eagleswell Road, Boverton, Llantwit Major	Rear extension
05/01209/FUL	A	School View, Church Lane, St. Athan	Conservatory
05/01210/FUL	R	Byeways, Marcross	Two storey extension and new cesspit
05/01213/FUL	A	St. John Ambulance Hall, Gladstone Gardens, Beryl Road, Barry	Single storey pitched roof extension
05/01216/FUL	A	62, Porth Y Castell, Barry	Kitchen/dining bedroom and en-suite extension
05/01219/FUL	A	The Raisdale House Hotel, Raisdale Road, Penarth	Conversion of Raisdale House Hotel into seven residential apartments
05/01223/FUL	A	12, Dingle Road, Penarth	Dormer loft conversion
05/01224/FUL	A	The Rectory, Llandough	Field Shelter

05/01237/FUL	A	1/1A, Washington Buildings, Stanwell Road, Penarth	Change of use from office space to appointment only hair and beauty salon
05/01251/FUL	A	26, Montgomery Road, Barry	Erection of single storey porch
05/01252/FUL	A	10, Waun Ganol, Penarth	Conservatory extension to rear of property
05/01254/ADV	A	Digital Vision, Unit 1, Penarth Road Retail Park, Penarth Road, Cardiff.	Retention of shop sign
05/01266/FUL	A	116, Cornerswell Road, Penarth	Retention of rear apex dormer to accommodate en-suite within loft conversion
05/01273/FUL	A	Ysguborgoch Farm, St. Andrews Major, Dinas Powys.	New Porch
05/01283/FUL	A	1, Ceiriog Close, Barry	Conservatory
05/01292/FUL	A	28, Maes Lindys, Rhoose Point	Change existing integral garage to living room and match up brickwork and window to the lounge

389 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 the statistics relating to appeals for the period April 2005 to March 2006, which indicated that 78% of all appeals received to date had been dismissed with a further 22% being allowed, be noted.

390 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

05/01353/TCA	A	30, Victoria Road, Penarth	Fell three Lawsons Cypress
05/01354/TCA	A	St. Augustines Triangle, St. Augustines Road, Penarth	Works to trees
05/01355/TCA	A	The Kymin, Beach Road, Penarth	Works to trees
05/01190/TPO	R	38, Millbrook Road, Dinas Powys	Fell one Yew tree
05/01397/TCA	A	Mintfield, Burial Lane, Llantwit Major	Fell one cypress

391 ENFORCEMENT ACTION (DEER) -

(i) Two storey garage to the rear of a property known as 47 Arcot Street, Penarth

Authority was sought to take enforcement action in respect of the unauthorised use of a garage at the rear of the above property as a separate unit of residential accommodation.

The main issue for consideration was the unauthorised use and its impact in terms of development on the occupiers of the flats at 47 Arcot Street itself and neighbouring residents. It was considered that an additional unit and residential accommodation had led to the over-development of the site and to the loss of amenity space and off-street car parking provision for the existing flats.

RESOLVED (written representations) - 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:

- (a) The cessation of the use of all parts of the garage to the rear of 47 Arcot Street, Penarth as a separate unit of residential accommodation.

Reason for decision

The unauthorised development represented a cramped and contrived form of development which failed to provide adequate levels of amenity space and satisfactory parking arrangements to serve both the existing flats and unauthorised conversion and was therefore considered to be detrimental to the amenities of existing residents of the flats and was contrary to Policies HOUS9 and ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's adopted Supplementary Guidance on Amenity Standards.

(ii) 22 Redlands Road, Penarth: Unauthorised dormer extension

On 21st April, 2003 planning permission was granted for a loft conversion with a dormer extension to the rear of the above property. The dormer proposed in this application was a flat roofed projection which was significantly narrower than the property concerned and set back from the rear wall.

Following investigations by the Enforcement Unit, it was found to be that the dormer extension was built to almost the full width and depth of the rear slope of the roof of the dwelling and the applicants subsequently applied retrospectively to regularise this development of which this application was subsequently refused permission by this Committee on 18th July, 2005.

Given that the dormer was a prominent and discordant feature that was of poor design quality which was accentuated by the use of unsuitable materials and which increased the visual intrusion of the dormer on the street scene and taking account of this Committee's decision to refuse planning application, authorisation was now sought to take appropriate enforcement action to regularise the unauthorised development.

RESOLVED (written representations) - 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:

- (a) The reduction in the size of the dormer that had been constructed in order that it accorded with the plans approved as part of planning application reference: 03/00144/FUL.

Reason for decision

The dormer extension by virtue of its size, prominent siting and design constituted an incongruous form of development, which detracted from the visual amenities of the area. The proposal was therefore contrary to the objectives of Policy ENV25 (Design of New Developments) of the adopted Vale of Glamorgan Unitary Development Plan 2005.

(iii) Land to the rear of Dryslwyn, Pennwyllt, Kiva Koti, Turkey Oak, Merimbula and Heddfan, LLanmaes: Unauthorised garden extensions

The land to the rear of the above properties was located outside the settlement boundary of Llanmaes with the land in question laying within the conservation area.

In May 2005, officers noted that parcels of land to the rear of the above properties had been enclosed as extensions to the approved domestic curtilages. The land in question had been enclosed with post and rail fences and laid open to the approved curtilages of these properties. The owners of the land in question had been contacted and a site visit was carried out to establish specific breaches in each case.

The owners of the land had been informed that the enclosure of the land and the introduction of domestic features constituted an unauthorised change of use of the land. The owners had been advised that whilst they may apply retrospectively for the change of use of the land, such an application would be contrary to policy and would therefore be highly unlikely to be viewed favourably. A representative of the owners of the 6 properties had advised the Case Officer that a planning application would be submitted for the proposed change of use. Notwithstanding this, it was considered that the authorisation for enforcement action must be sought to ensure the cessation of the unauthorised use of the land, the removal of all domestic features from the land and the reinstatement of the rear boundaries of the authorised domestic curtilages of these properties.

RESOLVED (written representations) - 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, to ensure:

- (i) The cessation of the use of the land as a residential garden.
- (ii) The removal from the land of all and any items of a residential nature, to include all non-indigenous planting, ornamental features and domestic trappings.
- (iii) The redefinition of the rear boundaries of the approved residential curtilages of the dwellings by the erection of a minimum 1 metre high, post and rail or post and wire fence, with a single gated access as maybe required.

Reason for decision

To prevent an unacceptable residential encroachment into the open countryside.

(iv) 58 Windsor Road, Penarth: Unauthorised change of use of land for car storage

Officers had received a complaint in February 2005 relating to the use of the above land for the storage of vehicles. A site inspection was undertaken and it was found that one dumped vehicle was being stored on the land concerned. The site had been monitored since the complaint, during which time the hardstanding had been used to store up to three dumped vehicles.

The owner of the land had been contacted to advise him of the Council's concerns in respect of the appearance of the land and the apparently unauthorised use of the land. However, the owner had stated that the land was being used to park his own private motor vehicles. However, given the nature and appearance of the vehicles and the fact that the vehicles being stored had changed during a period of monitoring, it was considered that the hardstanding was not being used for domestic parking purposes in association with the residential use of 58 Windsor Road, Penarth.

It was considered that the unauthorised use of the site for parking and storage of vehicles was detrimental to local visual and residential amenities. The use was therefore considered to be contrary to Policy ENV25 of the adopted Vale of Glamorgan Council Unitary Development Plan 2005. It was further considered that the unauthorised use of the site for the parking and storage of vehicles was detrimental to highway safety by virtue of the increased pressure on on-street parking and the introduction of non-residential vehicle movements to and from the site.

RESOLVED (written representations) - 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, to ensure the cessation of the authorised use of the site for the parking and storage of vehicles not connected with the residential use of the property.

Reasons for decision

- (i) To ensure that the visual and residential amenities of the area are protected; and
- (ii) In the interests of highway safety.

392 GENERAL PLANNING MATTERS (DEER) -

- (i) Planning application reference 05/00903/FUL: The Acorns, Maendy Road, Aberthin: Demolition of existing agricultural building and replace with building for storage of tractor, agricultural machinery, tools, workshop and working area: appeal against non-determination

The above appeal had been submitted to the Welsh Assembly and the purpose of the report, therefore, was to obtain a resolution of the Committee

as to how the application would be determined in the event that an appeal had not been submitted.

RESOLVED - T H A T in the event that the Council had been in the position to determine the planning application, the subject of this non-determination appeal, planning permission would have been REFUSED, for the following reasons:

- (1) By virtue of its wholly domestic character, design and materials, the proposed building does not appear as designed specifically for agricultural purposes while insufficient justification had been provided to show that the building was essential and sustainable for the purposes of agriculture as the unit within which the building was proposed had not been used to support any agricultural enterprise. The proposal was therefore considered to be contrary to Policy EMP9 of the adopted Vale of Glamorgan Unitary Development Plan 2005.
- (2) By reason of its size, relationship with the adjacent dwelling, and its wholly domestic appearance, the proposed dwelling would increase the impact of the development on the countryside, contrary to Policy ENV1 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

(ii) Planning application reference 02/01636/OUT: White Farm, Merthyr Dyfan Road, Barry

The Committee at its meeting on 30th July, 2003, had previously approved planning consent subject to a Section 106 Legal Agreement being signed to secure off-site highway works, commuted sums for maintenance of the open space and access to and dedication of this open space to the Local Planning Authority and provision of affordable housing.

Since the above meeting, it has come to light that during preparation of the Section 106 Agreement, that a small area of land was vested in the ownership of a third party. As a consequence, Notice No. 1 required by Certificate B for service on all owners had not been served on this third party. The applicant's agent had therefore, written requesting that the amended site edged red plan be formally considered as the application site.

The area of land in question was situated alongside the watercourse to the north of the public footpath and wholly within the area identified as allocated for open space purposes in the application.

Having considered the location and scale of the area of the land in question, it was considered that this did not materially affect the form of development considered as acceptable in principle in 2003. The area of land was land locked by existing Local Authority owned land and was of insignificant scale in relation to the overall provision of open space. The alterations to the site edged red did not materially affect the potential development of the site for housing and open space as identified in the now adopted Vale of Glamorgan Unitary Development Plan 2005.

It was noted that legal officers of the Council were currently pursuing acquisition of this parcel of land with the third party and had recently commenced correspondence with that third party regarding this matter.

RESOLVED -

(1) T H A T, subject to the applicant first entering into a Section 106 Legal Agreement as detailed in the Planning Committee report of 30th July, 2003, that conditional planning consent be granted in the same terms as identified in the Planning committee report of 30th July, 2003, other than Condition No. 13 shall be added stating:

13. This consent shall relate to the amended application site edged red as detailed on the plan attached to this consent.

Reason

For the avoidance of doubt as to the extent of this consent.

(2) T H A T the following informative should be added stating:

1040 -

Highway Access - Where the work involves the creation of, or alteration to, an access to a highway the applicant must ensure that all works comply with the appropriate standards of the Council as Highway Authority. For details of the relevant standards, contact the Visible Services Division, the Vale of Glamorgan Council, The Alps, Wenvoe, Nr. Cardiff CF5 6AA Telephone: 029 20673071.

(iii) Eglwys Brewis Road, St. Athan: Proposed 30 and 40 m.p.h. speed restriction

Approval was sought to create a Traffic Regulation Order, the effect of which would be to introduce a new 40 m.p.h. speed restriction along the central section of the above road and consolidate the existing 30 m.p.h. speed restrictions at the eastern and western ends of Eglwys Brewis Road, St. Athan.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other representative organisations of road users, public notice be given of the Council's intention to make a Traffic Regulation Order under Section 84 of the Road Traffic Act 1984 to implement speed restrictions as described in the schedule attached 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 improve road safety on the highway network and to comply with the above legislation.

(2) To allow the proposals to be implemented.

(iv) Romilly Junior School, Romilly Road (Part), Barry: Proposed 20 m.p.h. Zone Order: Objections received

DEFERRED to allow officers to consider amended details to the above scheme.

(Note: Councillor Mrs. J.E. Charles spoke on the above matter with the consent of the Committee).

(v) B4270 Llantwit Major Road (Part) (Penyrheol Terrace) and Ysticl-Garu (Carne Terrace), Llysworney: Proposed 40 m.p.h. Restriction Order

Approval was sought to introduce a Traffic Regulation Order imposing a 40 m.p.h. speed restriction over part of the above highway network.

RESOLVED -

(1) T H A T public notice be given of the Council's intention to make a Traffic Regulation Order, the effect of which will be 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.

(vi) Alexandra Crescent (Part), Barry: Proposed One Way Traffic and Prohibition of Right Hand Turns and Entry Order; Jenner Road, Barry: Proposed Prohibition of Right Hand Turns Order and Glanmore Crescent, Barry: Proposed Prohibition of Right Hand Turns

Approval was sought to introduce a Traffic Regulation Order making part of Alexandra Crescent, Barry one way for vehicles to prohibit right hand turns by vehicles from Jenner Road into College Road and part of Alexandra Crescent, and entry by vehicles from Glanmore Crescent into part of Alexandra Crescent.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and representative groups of road users, public notice be given of the Council's intention to make a Traffic Order as set out in the Appendix 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 above legislation.

(2) To enable the proposed scheme to proceed.

(vii) Route A48 Pentre Meyrick: Proposed 40 m.p.h. speed restriction

Approval was sought to create a Traffic Regulation Order to introduce a 40 m.p.h. speed restriction over part of Route A48 Pentre Meyrick Nr. Cowbridge.

RESOLVED -

(1) T H A T public notice be given of the Council's intention to make a Traffic Regulation Order, the effect of which will be to prohibit vehicles from exceeding the speed of 40 m.p.h. over Route A48 Pentre Meyrick, Nr. Cowbridge from a point approximately 269 metres west of the centre of its junction with the road leading to Llysworney and a point approximately 298 metres east of the same junction, a total distance of 567 metres.

(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 above legislation.

(2) To enable the proposed scheme to proceed.

(viii) Unnamed lane (cul-de-sac) off Frampton Lane, Frampton: Proposed Prohibition of Driving Order

Approval was sought to introduce a Traffic Regulation Order prohibiting the driving of motor vehicles over part of an unnamed lane leading from Frampton Lane, Frampton.

RESOLVED -

(1) T H A T, subject to further statutory consultations, public notice be given of the Council's intention to make a Traffic Regulation Order, the effect of which will 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.

(ix) Land between Route B4270 and Frampton Crossroads, Llantwit Major: Proposed Prohibition of Driving Order

Approval was sought to introduce a Traffic Regulation Order prohibiting the driving of motor vehicles over part of a lane leading from Route B4270 Cowbridge Road to Frampton Crossroads, Llantwit Major.

RESOLVED -

(1) T H A T, subject to further statutory consultations, public notice be given of the Council's intention to make a Traffic Regulation Order, the effect of which will be as set out in 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.

(x) Victoria Park Road, Barry (Part): Proposed Prohibition of Waiting At Any Time Order

Approval was sought to introduce a Prohibition of Waiting At Any Time Order over part of Victoria Park Road, Barry.

RESOLVED -

(1) T H A T public notice be given of the Council's intention to make a Traffic Regulation Order, the effect of which will 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.

393 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:

03/00889/CAC

Received on 23rd June, 2003

P. 144

Chichester Nunns Partnership, Rawden House, 65, Cowbridge Road East, Cardiff. CF11 9AE

(Chichester Nunns Partnership, Rawden House, 65, Cowbridge Road East, Cardiff. CF11 9AE)

LAND TO THE REAR OF BANK HOUSE, EAST STREET, LLANTWIT MAJOR

Proposed construction of a detached house and associated parking/amenity facilities, demolition of all existing buildings

APPROVED subject to the following condition(s):

1. The works hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Prior to the commencement of development on-site, a phasing programme indicating the sequence of works on site, including demolition, excavation, loading and transportation of all waste material and the means to ensure all works are carried out safely, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the development shall thereafter be carried out in full accordance with the agreed phasing programme unless otherwise agreed in writing with the Local Planning Authority.
3. The hours of demolition, excavation, loading and transportation of all waste material shall be restricted such that they will only take place between the hours of 0800 and 1800 on weekdays and between the

hours of 0800 and 1200 on Saturdays and not at any time on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

Reason(s):

1. To comply with the requirements of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To ensure satisfactory phasing of the development and to ensure demolition works are undertaken in order to minimise impact on amenities of adjoining residential occupiers.
3. In order to protect the amenity of nearby residential occupiers.

04/01809/FUL

Received on 5th November, 2004

P.147

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 to allow consideration of late representations and for officers to negotiate a reduction in height of the proposed development.

05/00005/FUL

Received on 4th January, 2005

P.158

Mr and Mrs D. Gore, c/o Agent.
(Tony King Architect, 1A, Augusta Road, Penarth, Vale of Glamorgan. CF64 5RH)

OLD RAILWAY STATION, GILESTON

Change of use of existing to provide three bedroom house and staff welfare, plus increased secure parking area

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 dwelling hereby approved and ancillary attached staff welfare accommodation shall only be occupied by persons employed, operating or managing the secure parking facility and for no other business, commercial or private residential use whatsoever.

3. Notwithstanding the submitted plans, prior to the commencement of development full details in respect of the proposed access, vehicle turning area, full layout of secure parking area and provision for on-site parking for staff and residents to a scale of 1:200 which shall incorporate all of the following requirements shall be submitted to and agreed in writing by the Local Planning Authority and shall be fully laid out prior to the beneficial use of the site and thereafter maintained.
 - (a) Access to be a minimum width of 6m and surfaced in a bound material for a length of 10m from the adopted highway.
 - (b) A minimum of 6 No. staff parking spaces and 3 No. residents parking spaces to be provided within the site.
 - (c) A suitable turning area to be provided to ensure all vehicles can enter and leave via the access in forward gear.
4. Samples of all materials to be used in the conversion of the former station and attached building 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. Notwithstanding the submitted details, further details of the means of enclosure of the front gardens of the dwelling and staff welfare accommodation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and shall be constructed in full accordance with the details as agreed and thereafter maintained at all times.
6. No development shall take place until a report detailing the result for the investigation and recording of any ground contamination within the site indicated as being used in connection with the dwelling and staff welfare accommodation, is submitted to and agreed in writing by the Local Planning Authority.
7. Subject to the findings of the contaminant survey results submitted in respect of Condition No. 6, the applicant shall submit a method statement prepared by a suitably qualified consultant detailing and setting out the necessary remediation works at the site, in line with best practice for the removal, containment or otherwise rendering harmless such contamination, which shall be submitted to and agreed in writing by the Local Planning Authority and the remediation scheme shall thereafter be carried out in full prior to the beneficial occupation of the residential accommodation hereby approved.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To enable the Local Planning Authority to maintain control over the use of the dwelling.
3. In the interests of highway safety.
4. In the interests of visual amenities.
5. In the interests of visual amenities.
6. In order to ascertain the extent of any contamination at the site to reduce possible risk to human health.
7. In order to ensure that the necessary remediation works are carried out at the site.
8. To enable the Local Planning Authority to control the scale of development.
9. To enable the Local Planning Authority to control the scale of development.

05/00148/OUT

Received on 6th May, 2005

P.165

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

APPROVED subject to the following condition(s):

1. Approval of the details of design and external appearance of the buildings and the landscaping of the site (hereinafter called "the

reserved matters") shall be submitted to and approved by the Local Planning Authority before any development is commenced.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.
3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (a) The expiration of five years from the date of this permission.
 - (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.
4. The permission hereby granted shall relate to the amended plans, reference 05/00148/OUT'B' received by the Local Planning Authority on 14th June, 2005.
5. The vehicular access and on-site turning facilities indicated on the amended plans received 14th June, 2005 shall be fully implemented before the first beneficial occupation of any one of the dwellings hereby approved, and this shall subsequently be the sole means of pedestrian and vehicular access to the two dwellings hereby permitted with no access from the properties direct to Barry Road.
6. The detail plans shall provide parking facilities to meet the standards of the Local Planning Authority
7. Details of the proposed finished floor levels in relation to the existing ground levels and the finished levels of the site, including cross-sections, shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The proposed details shall pay particular regard to the residential amenities of neighbouring occupiers and the cross sections shall clearly show the context and relationship of the development with the surrounding area, including sensitivity to design and height of the dwelling on Plot B in relation to its proximity to the dwellings on Croffta.
8. The proposed dwelling(s) shall be designed so that no main windows of habitable rooms shall directly overlook the main windows of habitable rooms of other dwellings at a distance of less than 21.3 metres.
9. A scheme providing for the fencing of the trees to be retained and showing details of all excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. No development shall be commenced on site until the approved protection scheme has been implemented.

10. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.
11. Before the commencement of the development hereby permitted, a scheme showing the means by which foul sewage and surface water run-off are to be catered for shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be put to beneficial use until the drainage works have been completed in full accordance with the approved details.
12. Plans and particulars of the reserved matters referred to in Condition No. 1 above, relating to the siting, design and external appearance of any building to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason(s):

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
2. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt.
5. In the interests of highway safety.
6. To ensure adequate on-site car parking facilities are provided in connection with the proposed development.
7. To safeguard the amenities of neighbouring occupiers and ensure the development is sensitive to the surrounding area.
8. To safeguard the privacy of adjoining occupiers.
9. In order to avoid damage to trees on or adjoining the site which are of amenity value to the area.
10. To safeguard local visual amenities.
11. In the interests of visual amenity.
12. The application was made for outline planning permission.

05/00233/OUT

Received on 11th February, 2005

P.173

Robert Smith Cars Ltd, Lower Garage, 88, Windsor Road, Penarth. CF64 1JL
(Robert Smith Cars Ltd, Lower Garage, 88, Windsor Road, Penarth. CF64
1JL)

THE PENSIONERS HALL, COGAN PILL, PENARTH

Residential Flats

REFUSED (written representations)

Reason(s):

1. Insufficient information has been submitted to demonstrate that adequate means of access can be provided to allow the site to be developed for residential use. It is therefore considered that the proposal has the potential to have an adverse impact in terms of traffic generation on the surrounding roads to the detriment of highway safety. In this regard, the application fails to accord with the objectives of Policies HOUS9 and ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005.
2. The site, by virtue of its proximity to a major thoroughfare, is likely to provide a poor living environment for future residents which is liable to have an unacceptable effect on people's health. In this regard, the proposal is considered to be contrary to the aims and objectives of Policy ENV27 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

05/00355/FUL

Received on 6th May, 2005

P.177

Mr. J. Edmunds, Greenyard Farm, Coldbrook Road East, Argae Lane, Barry.
CF63 1BC
(Osborne V Webb Partnership, 19, Castle Street, Cardiff, CF1 2BT)

GREENYARD FARM, COLDBROOK ROAD EAST, ARGAE LANE, BARRY

Proposed 10 No. two person one bedroom self-catering holiday
accommodation units

WITHDRAWN at the request of the applicant.

05/00510/OUT

Received on 31st March, 2005

P.184

Mr. S. Whitehead, Tregof, Ystradowen, Vale of Glamorgan. CF71 7SY
(Civic Planning Associates, 35, Marine Drive, Barry, Vale of Glamorgan. CF62
6QP)

TREGOF, YSTRADOWEN

Dwelling on part of garden

APPROVED subject to the following condition(s):

1. Approval of design, external appearance and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved by the Local Planning Authority before any development is commenced.
2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.
3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (a) The expiration of five years from the date of this permission.
 - (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.
4. The permission hereby granted shall relate to the amended plans, reference received by the Local Planning Authority on
5. The on-site turning facilities and car parking bays for both the proposed dwelling and existing Tregof, as indicated on the approved 1:200 layout plan received on 11th August, 2005, shall be fully implemented before the first beneficial occupation of the dwelling hereby permitted.
6. The detail plans shall provide parking facilities to meet the standards of the Local Planning Authority for both the proposed dwelling and the existing Tregof, including details of surface finishes.
7. Details of the proposed finished floor levels in relation to the existing ground levels and the finished levels of the site, including cross sections, shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The proposed details shall pay particular regard to the general amenities and the rural setting of this edge of village location, and the cross sections shall clearly show the context and relationship of the development with the

surrounding area, including sensitivity to the design and overall height of the proposed dwelling.

8. The proposed dwelling shall be designed so that no main windows of habitable rooms shall directly overlook the main windows of habitable rooms of other dwellings at a distance of less than 21.3 metres.
9. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.
10. Prior to the commencement of development, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority for the removal of the existing tennis court on the site and its restoration to pasture and/or agricultural use. Such a scheme as may be agreed shall be fully implemented in accordance with the approved details prior to the first beneficial occupation of the dwelling hereby approved.

Reason(s):

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
2. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt.
5. In the interests of highway safety.
6. To ensure adequate on-site car parking facilities are provided in connection with the proposed development.
7. To safeguard the character of the area and the amenities of neighbouring occupiers.
8. To safeguard the privacy of adjoining occupiers.
9. To safeguard local visual amenities.
10. To safeguard the character and visual amenities of the surrounding area.

05/00570/FUL

Received on 8th April, 2005

P.192

Charles Church Homes (Wales) Persimmon House, Llantrisant Business Park, Llantrisant. CF72 8YD
(Gareth Davies, Stride Treglown Davies, Ocean House, Ocean Way, Cardiff. CF24 5PE)

JACKSONS QUAY, SITE E7, THE WATERFRONT, BARRY

78, unit residential proposal for 1 to 2 bedroom apartments and 3 to 4 bedroom townhouses, accommodated within 4 no. buildings rising from 3 to a maximum of 7 storeys

RESOLVED - T H A T subject to the applicant first entering into a Section 106 Legal Agreement to :

- (a) Secure the provision of 15 No. affordable housing units on the site.
- (b) Secure the provision of a public art work feature as indicated on the Approved Drawing No. 7425-P (0) 110 A in agreement with the Local Planning Authority, and
- (c) Make a financial contribution to the improvement of public transport links to/from The Waterfront; and subject to the following conditions:

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 05/00570/FUL'A', received by the Local Planning Authority on 6th September, 2005 and the amended site location plan reference 05/00570/FUL'B', received on 13th September, 2005.
3. A full schedule of the external finishes of the residential units hereby permitted, including the colours of the render and balcony details, shall be submitted to and approved in writing with the Local Planning Authority before the commencement of any elevational works on the buildings. The development shall be implemented thereafter in accordance with the agreed details.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

5. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.
6. Details of proposed finished floor levels in relation to the existing ground levels and the finished levels of the site, including cross sections, shall be submitted to and agreed in writing, with the Local Planning Authority before development commences.
7. The car parking provision as indicated on the amended plan, Drawing No. 7425-P (0) 110 'A', received on 6th September, 2005 shall be fully implemented before the first beneficial occupation of the particular dwelling unit to which it relates and shall thereafter be retained and maintained for the exclusive use of the development hereby permitted.
8. The garages hereby approved shall not be physically altered or converted to any other domestic purpose without first obtaining the formal consent of the Local Planning Authority. The garage(s) shall be available at all times for the parking of private motor vehicles associated with the dwellings.
9. Before the commencement of the development hereby permitted, a scheme showing the means by which foul sewage and surface water run-off are to be catered for shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be put to beneficial use until the drainage works have been completed in full accordance with the approved details.
10. Notwithstanding the submitted plans, full engineering details of the new vehicular/pedestrian access to the site, incorporating the turning facility and vision splays, and including sections, street lighting and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the agreed details.
11. No development shall take place until full details of the proposed additional five public car parking bays on Y Rhodfa, as indicated on Drawing No. 7425-P(0)110B, have been submitted to and agreed in writing by the Local Planning Authority. The parking bays shall be provided in accordance with the approved details before the first beneficial occupation of any one of the residential units hereby permitted.

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. In the interests of visual amenity.
4. To ensure satisfactory maintenance of the landscaped area.
5. To safeguard local visual amenities.
6. To ensure a satisfactory form of development.
7. To ensure the provision and maintenance of an adequate level of car parking in the interests of highway safety.
8. To ensure that adequate off-street parking and garaging facilities are retained for the dwellings.
9. To ensure satisfactory drainage of the site.
10. In the interests of highway safety.
11. To ensure an adequate level of car parking provision in the interests of highway safety.

(Note: Councillor A.D. Hampton declared an interest in the above matter and withdrew from the meeting during the consideration of the item).

05/00633/FUL

Received on 21st April, 2005

P.205

Dwr Cymru - Welsh Water, Pentwyn Road, Nelson, Treharris, Mid Glamorgan.
CF46 6LY

(Guto Gwynedd for MWH, Willow Court, The Orchards, Ilex Close, Llanishen,
Cardiff. CF14 5DZ)

LAND ADJACENT TO DANIEL STREET, BARRY

Control building, raising ground level, highway access & change of use as part of proposals relating to drainage development

RESOLVED - T H A T subject to the applicant first entering into a unilateral obligation pursuant to S. 106 of the Town and Country Planning Act 1990, for the payment of a sum of £2,000 for the provision of additional and/or improved play equipment to offset the loss of usable open space, planning permission be granted subject to the following conditions.

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 development hereby approved shall be carried out entirely in accordance with the approved plans and specifications.
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
5. The permission hereby granted shall relate to the amended plans, reference A and B received by the Local Planning Authority on 7th June, 2005.
6. Any soils or similar material to be imported shall be assessed for chemical or other potential containments in accordance with a scheme of investigation to be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only materials approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.
7. The hours of working during the construction of the development hereby approved, including the operation of all construction plant and equipment, shall be restricted to between the hours of 08:00 and 18:00 on weekdays and no construction or operations shall be carried out whatsoever on Sundays or Bank Holidays.
8. Prior to the commencement of development, wheel washing facilities for all construction vehicles, plant and equipment shall be installed on site in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority and such facilities shall be fully utilised during the full duration of construction works on the site.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure the satisfactory implementation of the development.
3. To safeguard local visual amenities.
4. To ensure satisfactory maintenance of the landscaped area.
5. For the avoidance of doubt.
6. To ensure that the safety of future occupiers is not prejudiced.
7. In the interests of local residential amenities.
8. In the interests of residential amenity and highway safety.

(Note: Councillor R.J. Bertin declared an interest in the above matter and withdrew from the room during consideration of the item).

05/00646/FUL

Received on 8th August, 2005

P.210

Mr. P. Pook, Quorn, Craig Yr Eos Road, Ogmores By Sea, Vale of Glam.
(Mr. P. Pook, Quorn, Craig Yr Eos Road, Ogmores By Sea, Vale of Glam.)

QUORN, CRAIG YR EOS ROAD, OGMORES BY SEA

Single storey and garage extension, loft conversion, demolish existing garage and conservatory

DEFERRED for a site inspection.

05/00785/FUL

Received on 16th May, 2005

P.213

Newydd Housing Association, 5, Village Way, Tongwynlais, Cardiff. CF15 7NE
(Cadarn Architecture, 5, Village Way, Tongwynlais, Cardiff. CF15 7NE)

LAND AT ROBINS LANE, BARRY

Residential development in the form of four blocks of two storey buildings with associated parking and access arrangements

APPROVED subject to the following condition(s):

1. The permission hereby granted shall relate to the amended plans, Reference (99) 002, Rev. D received by the Local Planning Authority on 1st July, 2005.
2. None of the residential units hereby permitted shall be occupied until essential improvement works to the public sewerage system have been completed by Dwr Cymru Welsh Water (scheduled for completion by 31st December, 2005) and the Local Planning Authority have been informed in writing on the completion of said works.
3. Notwithstanding the submitted landscaping scheme as set out on plan Reference (99) 002, Rev. D a revised landscaping scheme which shall substitute *Carpinus betulas* "Fastigiata", for another more appropriate species as specified in the submitted landscaping schedule, shall be submitted to and agreed in writing, with the Local Planning Authority.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
5. The proposed driveways and parking areas shall be laid out and surfaced in accordance with the submitted details, before the development hereby approved is brought into beneficial use and shall thereafter be retained and maintained at all times for the sole benefit of the occupiers of the dwellings/flats.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no additional windows, doors or any other openings shall be inserted into any elevation of the dwelling hereby permitted, without the prior written consent of the Local Planning Authority.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwelling(s) hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required

for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwelling(s) hereby approved without the prior written consent of the Local Planning Authority.

Reason(s):

1. For the avoidance of doubt.
2. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
3. To safeguard local visual amenities.
4. To ensure satisfactory maintenance of the landscaped area.
5. In the interests of highway safety.
6. To safeguard the privacy of adjoining occupiers.
7. To enable the Local Planning Authority to control the scale of development.
8. To enable the Local Planning Authority to control the scale of development.

(Note: Councillor M.R. Wilson declared an interest in the above matter and withdrew from the meeting during consideration of the item).

05/00930/FUL

Received on 9th June, 2005

P.221

Environment Agency Wales, Cambria House, 29, Newport Road, Cardiff.
CF24 0TP

(Atkins Consultants Limited, West Glamorgan House, 12, Orchard Street,
Swansea. SA1 5AD)

**THE FLOOD PLAIN OF THE RIVER THAW, UPSTREAM OF COWBRIDGE,
AND ADJACENT TO MOUNT PLEASANT FARM, COWBRIDGE**

Flood Alleviation Scheme

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. Vehicular access to the site of the alleviation scheme hereby approved shall only be via the A4222 and no access shall be permitted via Middlegate Court.

3. Full details of the access road to the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This scheme shall ensure that the access road to the site from the A4222 (Aberthin Road) shall have a minimum width of 6m for a distance of 10m from the adopted highway, and this length shall be surfaced in a bound material, with passing bays to be provided at agreed distances along the access road. The scheme as approved shall be fully implemented prior to the commencement of construction works on the alleviation bund.
4. A detailed scheme shall also be submitted regarding the provision and maintenance of a visibility splay of minimum dimensions 3.0m x 90.0m in both directions at the junction with A4222. Within the splay no structures e.g. boundary walls/fences or hedges shall be greater than 900mm in height above the road channel level and no vegetation shall be greater than 600mm in height. This scheme shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and the agreed scheme shall be fully implemented prior to any construction works taking place on the alleviation bund.
5. No development shall commence on site until a detailed traffic management scheme has been submitted to and agreed in writing by the Local Planning Authority to cover the following matters:
 - (a) Full details of a haul route through the site for the movement of construction traffic,
 - (b) Delivery times for all materials to the site,
 - (c) A traffic signage scheme for the provision and erection of highway traffic signs before and during construction works and for any permanent signs thereafter,
 - (d) Wheel-washing and sweeping facilities to avoid mud and debris being deposited and dragged along the public highway.

The details as may be agreed in the above traffic management scheme shall be fully implemented in accordance with the agreed scheme prior to the commencement of construction works.

6. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
7. Notwithstanding the general landscaping details submitted on drawing No. 5002189/WA/PA03, a fully detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority

prior to the commencement of development and the approved scheme shall be implemented during the first planting season following the completion of the development and thereafter any failures shall be replaced by specimens of a similar size and species for a period of five years.

8. No surface water or land drainage run-off shall be allowed to connect or discharge into the public sewerage system.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of highway and pedestrian safety.
3. In the interests of public and highway safety.
4. In the interests of public highway safety.
5. In the interests of public and highway safety.
6. To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.
7. In the interests and visual amenity.
8. To prevent hydraulic overload of the public sewerage system and pollution of the environment, and in the interests of public health and safety.

05/00940/FUL

Received on 9th June, 2005

P.231

Tirion Imogen Wordley, 2, Bradford Place, Penarth, Vale of Glamorgan, CF64 1AG.

(Nigel Arnold Architect, 1, The Washington, Stanwell Road, Penarth, Vale of Glamorgan, CF64 2AD.)

LAND AT REAR OF 5, ROSEBERRY PLACE, PENARTH

Demolition of existing one and a half storey detached garage building.
Construction of detached coach house dwelling with integral garage, driveway and walled garden.

REFUSED (written representations)

Reason(s):

1. The proposed dwelling at this location constitutes an insensitive form of development, which would impinge upon the spacious nature of the local built environment and would detrimentally affect the character and pleasant openness of this part of the Penarth Conservation Area. The proposal is therefore contrary to Policies ENV15, ENV18, ENV25, HOUS9 and HOUS12 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's Supplementary Planning Guidance on Amenity Standards.
2. By virtue of its scale, form and its immediate proximity to the neighbouring properties of No. 5 and No. 4 Roseberry Place, the proposed dwelling would constitute an overbearing and unneighbourly form of development, which would adversely affect their residential amenities. The proposal is therefore contrary to Policies ENV25 and HOUS9 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's Supplementary Planning Guidance on Amenity Standards.

05/00953/FUL

Received on 18th August, 2005

P.235

Mrs N Bosworth, C/O Agent.

(Phillip Wynne Architect, 51, Eastgate, Cowbridge, Vale of Glamorgan, CF71 7EL.)

143, PONTYPRIDD ROAD, BARRY

Demolition of an existing bungalow and erection of 4 No. flats

REFUSED (written representations)Reason(s):

1. The proposed building by reason of its design, scale and location, is considered an obtrusive and incongruous form of development that fails to preserve or enhance the visual amenities and character of the area, contrary to Policy ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and Planning Policy Wales 2002.
2. The proposal, by reason of its scale and siting, is considered to represent an overbearing and unneighbourly form of development causing unreasonable loss of amenity to the occupiers of the adjoining dwellings, contrary to Policy HOUS9 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's approved Supplementary Planning Guidance on 'Amenity Standards' 1999.
3. The proposal, by reason of its scale and location, is considered to represent an overdevelopment of the site that fails to provide adequate

and safe on-site parking provision and turning areas for both the proposed and existing properties or usable outdoor amenity space for future occupiers, contrary to Policy HOUS9 of the adopted Vale of Glamorgan Unitary Development Plan Deposit Draft 2005 and the approved South Wales Parking Guidelines and the approved Amenity Standards Supplementary Planning Guidance Note (1999).

(Note: Mrs. J.E. Charles spoke on the above matter with the consent of the Committee).

05/01009/OUT

Received on 23rd June, 2005

P.240

The Church in Wales, Heol Fair, Llandaff, Cardiff, CF5 2EE.

(D Burgess, Stephenson & Alexander, 5, High Street, Cardiff, CF10 1PZ.)

FORMER CHURCH IN WALES PRIMARY SCHOOL, PLASSEY STREET, PENARTH

Residential development

DEFERRED to allow officers to reconsider the scheme afresh as the applicants have indicated that it is intended to demolish the buildings.

(Note: Councillor G.A. Cox declared an interest in the above matter and withdrew from the meeting during consideration of the item).

05/01016/FUL

Received on 24th June, 2005

P.245

Mr Mike Moore, 37, Hinchsliff Avenue, Colcot, Barry, Vale of Glamorgan.
CF62 9UR

(Mr Mike Moore, 37, Hinchsliff Avenue, Colcot, Barry, Vale of Glamorgan.
CF62 9UR)

37, HINCHSLIFF AVENUE, BARRY

Balcony to first floor level

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:

- i. The demolition and removal of the balcony.
- ii. The re-instatement of the French door back to a first floor window.

REFUSED (written representations)

Reason(s):

1. The proposal represents unacceptable and insensitive development which has an adverse affect on the amenity and privacy of adjoining properties. The proposal is therefore contrary to Policy ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and Policy 3 of the approved Supplementary Planning Guidance (Amenity Standards).

05/01048/FUL

P.248

Norton Property Company, Kiln House, Poole Road, Lytchett Matravers.

BH16 6AF

(Russell Lee Young, 6, Caebach Close, Culverhouse Cross, Cardiff. CF5 4TU)

HAM WOODS, HAM MANOR PARK, LLANTWIT MAJOR

7 No. holiday chalets, associated site development works and removal of existing barn

DEFERRED to allow officers to seek legal advice as to whether there had been a material change in planning circumstances since the previous appeal decision on application ref: 03/01548/OUT.

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

05/01049/FUL

Received on 29th June, 2005

P.253

Simon Ward, C/o Agents.

(Chichester Nunns Partnership, Rawden House, 65, Cowbridge Road East, Cardiff. CF1 9AE)

LAND AT ORCHARD HOUSE, BOVERTON ROAD, BOVERTON

Detached three storey residential dwelling with integral double garage

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority the proposal represents an insensitive and inappropriate form of infill development that would appear as an intrusive feature that would neither preserve nor enhance the character and appearance of this part of the Boverton Conservation Area, and would detract from the setting of the adjacent Grade II Listed Orchard House all contrary to Policies ENV15, ENV18, ENV25 and

HOUS9 of the adopted Vale of Glamorgan Unitary Development Plan 2005; and national guidance contained in Planning Policy Wales March 2002 and TAN12 - Design.

05/01104/FUL

Received on 11th July, 2005

P.260

William Powell & Sons Ltd, C/O Agent.
(Andrew Parker Architect, The Studio, The Great Barn, Lillypot, Bonvilston,
Vale of Glam. CF5 6TR)

LAND ADJACENT TO BONVILSTON VILLAGE HALL, BONVILSTON

Proposed improvement to existing access with the provision of additional car park and recreational facilities, together with 2 No. single storey dwelling houses.

REFUSED (written representations)

Reason(s):

1. The proposal, by reason of its siting, form and character, would represent the unacceptable consolidation of ribbon development into the countryside which is not considered to constitute the rounding off of the edge of the Bonvilston settlement boundary for the following reasons:
 - (i) The proposal represents unjustified new development in the countryside which would result in the intrusion of urban development beyond the settlement boundary detracting from the unspoilt rural landscape setting of the Nant Llancarfan Special Landscape Area.
 - (ii) The proposal will neither preserve nor enhance the character of the Bonvilston Conservation Area as it will result in the loss of the openness of the land, and the extensive countryside views across which will detract from both the setting of the nearby listed buildings and the rural setting of the village as a whole which is an intrinsic element of its historic character and appearance.

For these reasons, the proposal is contrary to the aims and objectives of Policies ENV1, ENV9, ENV10, ENVXXX (Special Landscape Areas), ENV15, ENV18, ENV25, HOUS2, HOUS3 and HOUS9 of the adopted Vale of Glamorgan Unitary Development Plan 2005, Supplementary Planning Guidance on Conservation Areas in the Rural Vale, and national guidance contained in Planning Policy Wales March 2002 and TAN12 - Design.

05/01112/FUL

Received on 12th July, 2005

P.268

Michael Brinkard, Windmill Property Development, Windmill Industrial Estate,
Wimbourne Road, Barry. CF63 3DH
(Michael Brinkard, Windmill Property Development, Windmill Industrial Estate,
Wimbourne Road, Barry. CF63 3DH)

WINDMILL INDUSTRIAL ESTATE, WIMBOURNE ROAD, BARRY

Erection of 10 no. factory units

APPROVED subject to the following condition(s):

1. The approved vehicular access, car parking bays and highway drainage works as indicated on Drawing Nos. WP 001 C, WP002 and WP004 shall be fully implemented before the first beneficial use of any one of the units hereby permitted, and thereafter the parking bays shall be retained at all times within the curilage of the site for the exclusive use of the development hereby permitted.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
3. No materials, equipment or plant shall be stored outside of the buildings hereby permitted without the prior written consent of the Local Planning Authority.
4. Full details of the required street lighting along the new footway into the development shall be submitted to and agreed in writing with the Local Planning Authority and subsequently fully implemented before first beneficial occupation of any one of the units hereby permitted.
5. Before the recommencement of any further works on site, full and accurate details of the dimensions of the industrial units, along with details of the external finishes, shall be submitted to and approved in writing with the Local Planning Authority.

Reason(s):

1. In the interests of highway safety.
2. To ensure satisfactory maintenance of the landscaped area.
3. To safeguard local amenities.

4. In the interests of highway safety.
5. To clarify the precise dimensions of the buildings and external finishes for the avoidance of doubt as to the approved plans.

05/01118/FUL

Received on 13th July, 2005

P275

Mr. C. Clode, Flat 1, The Manor House, Beach Road, Swanbridge, Vale of Glamorgan. CF64 5UH.

(Mr. C. Clode, Flat 1, The Manor House, Beach Road, Swanbridge, Vale of Glamorgan. CF64 5UH.)

EXISTING STORAGE BUILDING, THE SPINNEY, BEACH ROAD, SWANBRIDGE

Conversion of existing store into living accommodation

APPROVED subject to the following condition(s):

1. The development hereby approved shall be carried out entirely in accordance with the approved plans and specifications.
2. The trees to be retained on site shall be fenced and protected in accordance with the submitted details prior to the re-commencement of work on site and shall be so retained on site for the duration of construction works and no waste or materials shall be stored or deposited between the protective fencing and the trees.
3. The archaeological watching brief as referred to in the letter dated 10th June, 2005 from Monmouth Archaeology shall be undertaken as detailed in that letter.

Reason(s):

1. To ensure the satisfactory implementation of the development.
2. To safeguard the trees to be retained on site in the interests of the visual amenities of the coastal area.
3. To record any archaeological interest on the site.

05/01120/FUL

Received on 13th July, 2005

P.278

Mr and Mrs O'Donnell, 17, Meliden Road, Penarth, Vale of Glamorgan.

(Abbey Building Services, Tynewydd Farm, Llantrisant Road, Capel Llanilltern, Cardiff. CF5 6JR)

17, MELIDEN ROAD, PENARTH

Dining room/utility room/garage/two bedrooms and alter existing bedroom to en-suite and dressing room

DEFERRED for a site inspection.

05/01138/FUL

Received on 14th July, 2005

P.281

O2 (UK) Limited, C/o Agent.

(Needham Haddrell, The Power House, Feeder Road, Bristol. BS2 0TH)

LAND ON ELECTRICITY SUB STATION (WPD PRIMARY 56-105), NORTH ROAD, COWBRIDGE

Removal of existing WPD telecommunications pole and replacement with a new 15m column, with integrated antenna and WPD antenna together with equipment cabinets and associated ancillary equipment

REFUSED (written representations)

Reason(s):

1. The proposed mast and associated equipment by reason of their location, height and prominence, would represent an alien and visually intrusive feature within the context of the Cowbridge with Llanblethian Conservation Area and consequently the proposal would neither preserve nor enhance the character and appearance of the Conservation Area. As such, the proposal is contrary to Policies ENV15, ENV18, ENV25 and COMM4 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

05/01165/FUL

Received on 21st July, 2005

P.285

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

REFUSED (written representations)

Reason(s):

1. The proposals constitute unjustified new development in the countryside which is not in the interests of agriculture. The proposed garage, access and turning facilities, together with the additional residential curtilage, at this prominent location, would adversely affect

the character of the barn and the surrounding rural area. The proposals would therefore fail to preserve or enhance the special quality of this part of the Glamorgan Heritage Coast and the Monknash Conservation Area. The proposals are therefore considered to be contrary to Policies ENV1, ENV4, ENV7, ENV15 and ENV18 of the adopted Vale of Glamorgan Unitary Development Plan 2005, the Council's draft Supplementary Planning Guidance, 'The Conversion of Rural Buildings' and the advice contained in Planning Policy Wales (March 2002).

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

05/01179/PNQ

Received on 25th July, 2005

P.290

Minimix Limited, C/o Lafarge Aggregates Ltd., The old Rectory, Misterton, Lutterworth, Leics. LE17 4JP
(Minimix Limited, C/o Lafarge Aggregates Ltd., The old Rectory, Misterton, Lutterworth, Leics. LE17 4JP)

EWENNY QUARRY, EWENNY

Replacement concrete plant

APPROVED in discharge of the requirements of Part 19 Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), subject to the following condition(s):

1. Without the prior written approval of the Mineral Planning Authority:
 - (a) No operations other than maintenance shall take place except between the hours of 7:00 a.m. and 7:00 p.m. on Mondays to Fridays only.
 - (b) No maintenance shall take place between 10:00 p.m. and 7:00 a.m. on any day nor at any time on Saturdays, Sundays or Public Holidays.
2. Within one month of either the plant previously approved on 26th February, 1999 (Ref. 98/01134/PN) or the plant previously approved on 23rd April, 2004 (Ref. 03/01553/PNQ) becoming operational, the plant hereby approved shall be completely dismantled and removed from the quarry.
3. Within one month of the plant hereby approved becoming operational, the plant previously approved on 25th July, 1999 (Ref. 99/00669/PNQ) shall be completely dismantled and removed from the quarry.
4. Notwithstanding the submitted plans, the static and radial conveyors shown on the submitted Plan Ref. EW/PL1A shall be covered at the time of their installation and shall be so retained at all times.

Reason(s):

1. In the interests of the amenity of local residents.
2. In the interests of the amenity of local residents.
3. In the interests of the amenity of local residents.
4. In the interests of the amenity of local residents.

05/01187/FUL

Received on 27th July, 2005

P.294

Mr. and Mrs. Greenaway, Priory Cottage, Marcross, Vale of Glamorgan. CF61 1ZG

(Quorum Associates, 89, Eastgate, Cowbridge, Vale of Glamorgan. CF71 7AA)

PRIORY COTTAGE, MARCROSS

Alterations to stables to provide domestic accommodation

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 developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority shall be informed in writing, at least two weeks prior to the commencement of the development of the name and address of the said archaeologist.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

05/01228/FUL

Received on 2nd August, 2005

P.298

Fitz Project Management, 63, Colcot Road, Barry, Vale of Glamorgan. CF62 8HL

(Fitz & Co., 63, Colcot Road, Barry, Vale of Glamorgan. CF62 8HL)

LONGLANDS QUARRY, EWENNY

Variation of Condition 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.

REFUSED (written representations)

Reason(s):

1. Insufficient monitoring information has been obtained since the July 2005 permission Ref. 05/00472/FUL to justify the early termination of the 12-month temporary period referred to in Condition No. 21 (b) of that permission, in the interests of residential amenity. The proposal is therefore contrary to the objectives of Policy MINXXX (Environmental Impact) of the adopted Vale of Glamorgan Unitary Development Plan 2005 and to the advice given in Minerals Technical Advice Note 1: Aggregates (2004).

05/01236/OUT

Received on 3rd August, 2005

P.301

Hamlett Enterprise, Ystrad Court, Ystradowen, Vale of Glamorgan. CF71 7TN
(Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff. CF4 5GG)

LAND ADJOINING THE FORMER GOLDEN HIND PUBLIC HOUSE, ST. MARY'S WELL BAY, SWANBRIDGE

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

REFUSED (written representations)

Reason(s):

1. The development has a harmful effect on the character and appearance of this open coastal location and as such is contrary to Policy ENV1 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and also Planning Policy Wales, both of which seek to protect the countryside against inappropriate development and would also fail to accord with Policy ENV5 which only permits development in the undeveloped coastal zone if a coastal location is necessary for the development and it does not cause unacceptable environmental effects.
2. The development would be contrary to Policy TOUR4 of the adopted Vale of Glamorgan Unitary Development Plan 2005, which states that

caravan, chalet and tent developments will not be permitted within the coastal zone due to the harmful effect of such development on the appearance of the coastline.

05/01307/REG3

Received on 16th August, 2005

P.303

Vale of Glamorgan Council, Docks Office, Barry, CF63 4RT
(Malcolm Drysdale, Principal Landscape Arch. Docks Offices, Barry. CF63 4RT)

FORMER COASTGUARD STATION, NELLS POINT, BARRY ISLAND

Refurbishment and alterations to existing coastguard station to permit remanning of the facility and create public facilities inc. display area, toilet and terrace

Deemed planning consent be GRANTED 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. Details of the materials and colour of the external finishes of the proposed coastwatch station 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. To safeguard local visual amenities.

00/01435/FUL

Received on 31st May, 2001

P.306

R. Thomas Esq., C/o Gary Evans Solicitors, Holton Road, Barry, Vale of Glamorgan.
(Alan Seager Architects, Coedmor, Caswell Avenue, Caswell Bay, Swansea. SA3 4RU)

ST. ATHAN BOYS VILLAGE, ST. ATHAN

Conversion and replacement of existing buildings to form 12 dwellings

DEFERRED for a site inspection.