

PLANNING COMMITTEE

MINUTES of a meeting held on 19th October, 2005.

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

Also present: Councillor C.L. Osborne.

486 APOLOGIES FOR ABSENCE -

These were received from Councillors R.J. Bertin, Mrs. M.E.J. Birch, M.R. Harvey, F.T. Johnson and A.G. Powell.

487 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 28th September, 2005 be approved as a correct record.

488 DECLARATIONS OF INTEREST -

Councillor G.A. Cox	Planning application: 05/01009/OUT - employee of Llandaff Diocese Church in Wales and Planning applications: 05/01208/REG3, 05/01260/REG3, 05/01324/REG3, 05/01418/REG3 and 05/01422/REG3 - Cabinet Member.
Councillors A.D. Hampton, G.C. Kemp and A.J. Williams	Planning applications: 05/01208/REG3, 05/01260/REG3, 05/01324/REG3, 05/01418/REG3 and 05/01422/REG3 - Cabinet Member.

489 WHITES COSY CORNER, PAGET ROAD, BARRY ISLAND: DRAFT DEVELOPMENT BRIEF (REF) -

The above matter had been considered by the Cabinet at its meeting held on 21st September, 2005 and referred to the Planning Committee for consultation purposes.

The above Brief covered an area of 0.08 hectares and was located at the junction of Harbour Road, Station Approach Road and Paget Road, Barry

Island. The site lied opposite the Barry Island Pleasure Park and was located less than 200 metres from the Barry Island railway station.

The draft Development Brief included:

- An introduction to the Brief stating its objectives and its status as a material consideration to any planning application on the site;
- A full site description including the site context, the site history, details of utilities and services, protections and designations and a list of other related proposes in the vicinity of the site;
- A statement of the town planning and policy context, with relevant Development Plan policies included within the draft Development Brief;
- Details of possible future uses that would be acceptable on the site;
- Development design principles for the future redevelopment of the site;
- Details of planning contributions that the Council would be likely to seek should a planning application be submitted;
- Details of consultations, information that would need to be included in any future planning application and contacts.

RESOLVED - T H A T the contents of the draft Development Brief for Whites Cosy Corner, Paget Road, Barry Island, be endorsed.

490 A MODEL DESIGN GUIDE FOR WALES: RESIDENTIAL DEVELOPMENT (REF) -

The Cabinet at its meeting on 5th October considered the above Guide and at that time resolved the following:

- “(1) T H A T the report be referred to Planning Committee for consideration.**
- (2) T H A T, subject to consideration by the Planning Committee, the Model Design Guide for Wales be adopted as SPG to the adopted Vale of Glamorgan Development Plan 2005.**
- (3) T H A T the report be referred to the Scrutiny Committee (Economy and Environment) for information.**

Reasons for decisions

- (1) To allow the views of the Planning Committee to be considered.**
- (2) In order that the Guide could be formally adopted as SPG as additional information to the design policies contained in the adopted Vale of Glamorgan Unitary Development Plan 2005.**
- (3) For the information of Scrutiny Committee.”**

The production of a Wales-wide design guide was seen as a key mechanism for enhancing the design standards of residential developers across the

Principality by providing local planning authorities with a comprehensive framework for managing the design process. The Guide also sought to establish a common design language across Wales by clarifying key design issues common to all developments.

RESOLVED - T H A T Cabinet Minute No. C2099 (2) be endorsed.

491 WELSH ASSEMBLY GOVERNMENT CONSULTATION ON: DRAFT MINISTERIAL INTERIM PLANNING POLICY STATEMENT ON HOUSING (DMIPPS/02/05); DRAFT TECHNICAL ADVICE NOTE (TAN) 1 JOINT HOUSING LAND AVAILABILITY STUDIES AND DRAFT TECHNICAL ADVICE NOTE (TAN) 2 AFFORDABLE HOUSING (REF) -

The Cabinet at its meeting held on 5th October, 2005 had considered the above draft Consultation Documents and subsequently resolved:

“(1) T H A T, subject to the consideration by Planning Committee, the Cabinet endorses the report and the attached Appendix (1) questionnaires as the Council’s formal response to the Welsh Assembly Government consultation.

(2) T H A T a further report be presented to Cabinet once the TANs have been formally adopted by the Welsh Assembly Government.

(3) T H A T the Directors of Community Services and Environmental and Economic Regeneration submit a further report to a future meeting of Cabinet detailing the financial and staffing implications associated with the management of the process contained in the above draft documents.

(4) T H A T the Directors of Community Services and Environmental and Economic Regeneration submit a further report relating to the implications that the draft Technical Advice Note (2) Affordable Housing would have on the future provision of affordable rural housing in the Vale of Glamorgan.

Reasons for decisions

(1) To seek the views of the Planning Committee and to advise Members of the consultation exercise together with the Council’s representations made to the Welsh Assembly Government on the draft TANs.

(2) TANs constitute government policy and are a material planning consideration.

(3) To apprise Members of the potential implications for the Council.

(4) To assess the impact of the Vale of Glamorgan.”

RESOLVED - T H A T the resolutions contained in Cabinet Minute No. C2100 including the Council's response to the Welsh Assembly Government consultation as detailed in Appendix (1) questionnaires attached to the original Cabinet report, be endorsed.

492 SITE INSPECTIONS (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the sites indicated below on 28th September, 2005 be noted:

Land at Westcliffe, Barry Road, Dinas Powys	Councillor A.D. Dobbinson (Chairman); Councillors G.A. Cox, E. Hacker, Mrs. V.M. Hartrey, G.C. Kemp, and Mrs. A.J. Preston.
Land adjacent to proposed Rhoose Station, Rhoose	Councillor A.D. Dobbinson (Chairman); Councillors G.A. Cox, E. Hacker, Mrs. V.M. Hartrey, F.T. Johnson, G.C. Kemp and Mrs. A.J. Preston
Mill Farm, Monknash	Councillor A.D. Dobbinson (Chairman); Councillors E. Hacker, Mrs. V.M. Hartrey, G. John, Mrs. A.J. Preston, A.J. Readman and W.C. Vaughan

Apologies for absence were received from Councillors R.J. Bertin, Mrs. M. Kelly Owen and Mrs. M. Randall.

493 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.

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

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

Decision Codes

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

05/01166/FUL	A	Dingle Dell, Windsor Lane, Penarth	Proposed minor alterations to previously approved 4 no. two bedroom houses (ref: 04/00091/FUL)
05/01198/FUL	A	6, Lowdon Terrace, Barry	Two storey extension
05/01203/FUL	A	Millands Caravan Park, Llanmaes	Minor amendment to northern boundary
05/01204/FUL	A	11, Smithies Avenue, Sully	Roof conversion to provide bedroom with en-suite, new front entrance and en-suite to guests bedroom
05/01373/PNA	F	Land at Church Farm, Ystradowen, Cowbridge	Access for agricultural use.
04/01864/OUT	A	Gibbon Court, Peterston Road, Groesfaen	Agricultural steel portal frame building - Storage of hay and straw
05/00395/FUL	A	42, Fontygary Road, Rhose	New four bedroom detached dwelling
05/00671/OUT	R	21, Ash Grove, Barry	Erect a three bedroom detached house with garage

05/00735/FUL	A	Site adjacent to Glade View, St. Mary Church	New timber framed building to replace existing office and storage accommodation and associated site improvements
05/00827/FUL	A	21, Clive Place and adjoining 10A, Church Road, Penarth	Repair boundary retaining walls to include rationalisation of vehicle entrances to improve access to off-street parking
05/00899/FUL	A	64, Porth Y Castell, Barry	Erection of a dining room, bedrooms and en-suite extension
05/00956/FUL	A	9, Liscum Way, Barry	Single storey side extension
05/00974/FUL	A	Windmill Barn, Llantwit Road, Wick	Retention of alterations to dwelling
05/00986/FUL	R	Welford Court Farm (Guest House), Port Road West, Rhoose	Internal alterations and extensions to form new public toilets and cold store/cellar and change of use to public house
05/01066/FUL	A	49, Dochdwy Road, Llandough	Utility room and double garage extension with bedrooms over
05/01074/FUL	A	8, Plassey Square, Penarth	Ramped access improvement and alteration works to forecourt
05/01107/FUL	R	The Dairy, Michaelston le Pit	Construction of double garage and storage area in underground location with only the doors visible
05/01109/FUL	A	37, Romilly Park Road, Barry	Convert into two self contained flats with rebuild of extension
05/01125/FUL	A	24, St. Ambrose Close, Dinas Powys	Demolition of existing garage, construction of new two storey extension

05/01140/OUT	A	Beech Court, 69, Broadway, Cowbridge	Outline Application for the construction of one dwelling
05/01141/FUL	A	21, Catkin Drive, Penarth	Construct new two storey extension to side of house and new conservatory to rear.
05/01168/FUL	R	Great House, Southerndown	Garage conversion and alterations to holiday accommodation and construction of new garage
05/01174/FUL	R	3, Broad Street, Barry	Proposed conversion of existing coach house to the rear of 3, Broad Street, Barry to dwelling
05/01180/FUL	A	9, White House, Barry	Conservatory, covered patio area and balcony
05/01193/FUL	A	2, Manor Cottages, St. Nicholas	Single and two storey rear extension
05/01214/FUL	A	Woodlands Bungalow (formerly La Plage En Cuivre), The Spinney, Beach Road, Swanbridge	Conservatory
05/01217/FUL	A	28, Brockhill Way, Penarth	Two storey front extension
05/01225/FUL	A	24, Glebe Street, Penarth	Change of use from former shop with living accommodation to the rear and a first floor self- contained flat to two self- contained one bedroom flats
05/01241/FUL	A	61, Blackberry Drive, Barry	Single storey extension
05/01296/FUL	A	No. 26, Pantycelyn Road, Llandough	Conservatory to rear
05/01300/FUL	A	17, Cwrt Edward, The Waterfront, Barry	Conservatory
05/01301/FUL	A	6, Chandlers Way, Penarth Marina, Penarth	Proposed balcony at rear

05/01309/FUL	R	Plot 211, Clos Yr Wylan, Barry Island	Conservatory to rear.
05/01322/OBS	P	Pencoed Technology Park, Pencoed	New build office/laboratory with car parking provision
05/00765/FUL	A	6, Cliffside, Penarth	Single storey rear kitchen extension with balcony above porch
05/01222/LBC	A	6, Church Row, Pendoylan	Hack off render on east pine end and re-render with approved material - redecorate to match existing finish
05/01229/FUL	A	Morfa Lane, Llandow	Agricultural building
05/01407/OBS	S	Victoria Wharf, Watkiss Way, Dunleavy Drive, Grangetown	Variation of condition 14 of 01/01784/R - to allow occupation of 185 dwellings in advance of highway improvements
05/01227/FUL	A	Land adjoining the former Golden Hind Public House, St. Mary's Well Bay, Swanbridge	Variation/modification to car parking scheme required by Condition 2 of application ref No. 01/01514/FUL.
05/01240/FUL	A	Windrush, 4, High Meadow, Llantwit Major	Two storey extension and alterations
05/00901/FUL	A	3, Cog Road, Sully	Ground floor and first floor extension
05/00952/FUL	A	Bron-Y-Glyn, Marine Parade, Penarth	Alterations of door and window materials and details approved under planning permission 02/00818/FUL
05/00960/FUL	R	Liege Manor Equestrian Centre, Bonvilston	Proposed extension to dwelling at Liege Manor
05/01024/OUT	A	Land at Llanmihangel	Variation of conditions 2 and 3 imposed on 03/01419/OUT

05/01035/FUL	A	Brooklands Hall, Brook Lane, St. Nicholas	Rear first floor extension
05/01045/FUL	A	Land at Pant y Ffynnonau House, Bonvilston	Retention of landscape contractor/consultancy business
05/01085/FUL	R	5, Corbett Road, Llandough	Extension/alterations to create a two storey dwelling
05/01092/FUL	R	6, Sycamore Close, Llandough	Ground floor rear extension with first floor balcony off kitchen area
05/01101/FUL	A	PTN 187, Drope Road, Drope	Infilling the disused railway cutting beneath the bridge with 6N graded granular structural fill and foamed concrete, forming small embankment to suit existing ground level and repair to the parapets
05/01156/FUL	A	100, Lavernock Road, Penarth	Two storey garage extension and first floor extension to bungalow
05/01186/FUL	A	14, Windyridge, Dinas Powys	Removal of existing lean-to conservatory and construction of a single storey kitchen extension with raised timber deck
05/01200/FUL	A	23, Winsford Road, Sully	Alterations and two storey extension
05/01205/FUL	A	17, Clos Tawe, Barry	First floor extension over existing garage/utility room
05/01212/FUL	A	45, Port Road East, Barry	Construction of single storey extension
05/01233/FUL	A	2, St. Owains Crescent, Ystradowen	Two storey extension
05/01247/FUL	A	21, The Broadshoard, Cowbridge	Single storey rear extension

05/01248/OBS	P	Bocam Park, Pencoed, Bridgend	Two and three storey office development
05/01250/LEG	A	Vale Holiday Homes, Llwyn Nwydog Farm, Cowbridge Road, Talygarn	Discharge of Item 4 of Section 106 Agreement dated 2nd October, 1996 reference application 96/00378/FUL
05/01253/FUL	A	Arosfa, Southerdown Road, St. Brides Major	Two storey rear extension
05/01256/FUL	A	11, Mount Pleasant, Barry	Single storey extension providing utility and W.C. and conservatory
05/01257/FUL	A	9, Whiteways, Llantwit Major	Domestic extension - lobby/W.C.
05/01259/LBC	A	The Great House, Church Street, Llysworney	a, Repairs and refurbishment b, Conversion to domestic accommodation
05/01263/LAW	R	11, Cae Rex, Llanblethian, Cowbridge	Small roof to front of garage, conservatory and window for en-suite
05/01274/FUL	A	32, Fonmon Park Road, Rhoose.	Convert existing garage (integral) into play room
05/01282/FUL	A	4, Coldbrook Road East, Barry	Erection of a playroom and shower room
05/01285/FUL	A	95, Coldbrook Road East, Barry	Change from private dwelling to business use as residential home
05/01304/LAW	A	18, Heol Leubren, Pencoedtre, Barry	Conservatory
05/01308/OBS	S	Land off Ferry Road and Dunleavy Drive, Grangetown, Cardiff	Variation of condition 26 (our ref. 05/00517/OBS)
05/01328/FUL	A	20, Raglan Close, Dinas Powys	Proposed single storey extension
05/01331/ADV	A	122, Holton Road, Barry	Static Illuminated Fascia Sign

05/01335/FUL	A	42, Byrd Crescent, Penarth	Porch to front
05/01340/FUL	A	69, Plymouth Road, Penarth	Proposed rebuilding of existing single storey store in cavity work
05/01347/FUL	A	28, Ceri Road, Rhoose	Conversion of roofspace to form bedroom
05/01350/FUL	R	14, Highwalls Road, Dinas Powys	Loft conversion including dormers to side and rear
05/01351/FUL	A	National Westminster Bank, 4, Westgate, Cowbridge	DDA implementation works. Storm doors repositioned. Inner lobby doors replaced. Ramp up 80mm within lobby. Regrade paving to entrance. Add new handrails.
05/01261/FUL	A	The Coach House, rear of Portman House, Stanwell Road, Penarth	Conversion of a redundant coach house into offices
05/01277/FUL	A	Site at junction of Hawthorn Close and Hazel Grove, Dinas Powys	Installation of postman's security container
05/01281/FUL	A	12, Laura Street, Barry	Double storey extension to side of dwelling and a single storey to front
05/01286/FUL	A	Junction of Cardiff Road and St. David Avenue, Dinas Powys	Installation of postman's security container
05/01287/FUL	A	Castle Drive, Dinas Powys	Installation of postman's security container
05/01288/FUL	A	Junction of Cardiff Road/Chapel Row, Dinas Powys	Installation of postman's security container

05/00343/FUL	A	Old Station Yard, Gileston	Renewal of application 02/01399/FUL - Retention of caravan as reception/rest area for use within business of 24 hour car park for staff and customers
05/00738/FUL	A	Wilkinson, Holton Road, Barry	New shopfront and security roller shutters
05/01119/FUL	A	4, Uphill Close, Sully	Side extension - new sun lounge and additional bedroom
05/01155/OBS	S	The former Open Cast Site, Llanilid, Llanharan	Proposed access infrastructure to serve approved film studios development - north/south link road between proposed M4 motorway junction and second section of western leg of proposed Llanharan Bypass
05/01176/FUL	A	Land off Twyn Yr Eglwys, Colwinston	The installation of a roof mounted solar panel to each of 3 no. houses
05/01232/FUL	R	Agricultural land off Lavernock Road, Cosmeston, Penarth	Three stables, storage, equipment room, manure bunker and two car parking spaces
05/01242/FUL	A	18, Llys y Coed, Barry	Attic conversion to include new dormer to rear
05/01275/LBC	A	Extramural Centre Offices, Atlantic College, St. Donats Castle, Llantwit Major	Existing roof covering removed and replaced with new natural slate heavies on new battens and breathable underfelt. New lead flashing and soakers at abutments
05/01294/FUL	A	4, The Meadows, Corntown	Two storey extension

05/01316/FUL	A	48, Rhoose Road, Rhoose	New rear utility room with pitch roof replacing small porch/utility with flat roof
05/01321/FUL	A	21, Cae'r Odyn, Dinas Powys	Single storey extension to rear of property to extend the kitchen and create sun lounge
05/01326/FUL	A	27, Sycamore Crescent, Barry	Change of use to small residential home
05/01330/LBC	A	1 and 2, Manor Cottages, St. Hilary	Installation of two no. conservation roof lights into existing concrete plain tiled roof
05/01357/FUL	A	2, Ashby Road, Sully	UPVc conservatory on the rear of the property
05/01359/LAW	A	6, Maes y Gwenyn, Rhoose Point	Balcony to front elevation
05/01360/FUL	A	Whiteways, Llantwit Major	Installation of postman's security container
05/01362/FUL	A	Opposite 99, Llanmaes Road, Llantwit Major	Installation of postman's security container
05/01363/FUL	A	Next to post box at 2, Bedford Rise, Llantwit Major	Installation of postman's security container
05/01368/LAW	A	63, Main Road, Ogmere By Sea	Permitted development for proposed Velux windows
05/01377/FUL	A	164, Redlands Road, Penarth	Single storey side extension to provide a lounge/utility room.
05/01382/FUL	A	Llys Teilo, Llantwit Major	Installation of postman's security container
05/01384/FUL	A	57, Byrd Crescent, Penarth	Single storey extension to rear
05/01391/FUL	A	3, Cwrt St. Cyres, St. Cyres Road, Penarth	Ground floor extension to front/side

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. Notwithstanding this advice, the owner of the land had indicated that an application would be submitted for the change of use. However, to date, no such application had been received and the land remained enclosed as an unauthorised garden extension and as a consequence enforcement action was sought to regularise the situation.

RESOLVED (written representations) - T H A T the Director of Legal and Regulator 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 extension.
- (ii) The removal from land of any items of a residential nature, to include all non-indigenous planting, ornamental features and domestic trappings.
- (iii) The redefinition of the rear boundary of the approval residential curtilage of No. 1 Trehill Cottages by the erection of a minimum 1metre high, post and rail or past and wire fence, with a single gated access as may be required.

Reason for decision

To prevent an unacceptable residential encroachment into the open countryside.

(ii) Results of Formal Enforcement Action: Council Year 2005/2006: Quarter No. 1

The report detailed the cases where formal enforcement action had been pursued and matter which had subsequently been resolved to the satisfaction of the Director during the previous quarter (April - June 2005).

RESOLVED - T H A T the results of Formal Enforcement Action: Council Year 2005/2006: Quarter No. 1 be noted.

(iii) 26 Llanmead Gardens, Rhoose: Unauthorised change of use of land to taxi business

Officers had received a complaint in December 2004 relating to the use of the above property for the running of a taxi business. The site had been inspected on a number of occasions by officers since the initial complaint, during which time the site had been found to contain up to three taxi vehicles. At other times, the taxi vehicles had been sited at a nearby point on the public highway.

The owner of the property had been advised of the Council's concerns in respect of the unauthorised change of use, particularly in respect of the

impact on residential amenities of neighbouring properties and in terms of highway issues such as parking and traffic generation. The owner of the property was offered a period of time to find a more suitable location from which to run the business. However, the unauthorised use continued to be run from this property. The use of this property in this manner was considered to be contrary to Policies ENV25 and EMP9 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and therefore enforcement action was recommended in order to regularise the situation.

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 unauthorised use.

Reason for decision

To ensure that the residential amenities of the neighbouring properties are protected and, in the interests of highway safety.

(iv) Land adjacent to Treboeth, Beach Road, Swanbridge: Unauthorised dwelling

Officers had received a complaint in September 2005 that a building had been erected on the above site that was being occupied as a dwelling. The site was subsequently inspected on 4th October, 2005 and found to contain a building that had the appearance of a dwelling and associated residential trappings such as dog kennels, a parked car and a veranda/decking area. Notwithstanding the lack of any evidence to indicate that the 1996 consent for a stable was implemented within five years, (application 96/00544/FUL) a building that had been erected did not accord with this approval either in terms of its external appearance or its use. Therefore, it was considered to be wholly unauthorised. As a consequence, enforcement action was required to ensure the removal of the unauthorised residential development and the restoration of the land to its former condition. The dwelling and its domestic curtilage constituted unjustified residential development in the open countryside which caused harm to the rural character of the area and the character of the East Vale Coastal zone. The development was therefore, contrary to Policies ENV1, ENV5 and ENV9 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

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:

- (i) The removal of the unauthorised dwelling and all associated residential trappings to include dog kennels and any other outbuildings.
- (ii) The removal of the concrete base on which the dwelling had been erected and the restoration of the land to its former condition.

Reason for decision

To restrict and justify residential development in the countryside and to ensure that the landscape value and the visual amenities of the open countryside are protected.

(v) Unauthorised siting of caravans, erection of stable buildings and creation of a hardstanding at Gwern-y-Gedrych, Peterston-Super-Ely

Officers had been informed that caravans had been sited and that stables were being constructed along with engineering works at the above site. Following a visit to the site by officers, it was confirmed that unauthorised works were being undertaken. An employee of the owner was advised at the time of the site visit of the Council's concern regarding the condition of the site and the development of the land. Following the site visit, a letter was received from the site owner which indicated:

- The above farm house had been sold;
- That the owner had retained 83 acres of land for sheep farming and for equine stud farm activities and intended to relocate the main part of the business to this area;
- The owner was preparing an application for a dwelling to be sited on the land;
- The mobile homes were on the land to allow the owner to reside there after selling the farm house;
- The timber stables sited on the land were on skids and could be moved;
- An application for the unauthorised use of the agricultural barn for stabling would be forthcoming in due course.

Given the above, it appeared to officers that the owner was attempting to relocate her business from the established farm to a new site on open farm land to the south. This site was located in the open countryside as defined by the adopted Vale of Glamorgan Unitary Development Plan 2005.

Up until the end of September 2005, the owner of this land owned and occupied the above farm itself, along with all the associated farm buildings and other horse related developments, which were situated directed adjacent to the current site. It appeared that the owner had decided to sell the property and whilst at the same time gaining consent for the tracks and a new barn to serve the land, which she had retained.

Given the above, it was considered that the unauthorised works constituted development which required the benefit of planning permission. The development had a detrimental effect on the appearance and character of the countryside, contrary to Policies ENV1, ENV8, ENV9 and EMP3 of the adopted Vale of Glamorgan Unitary Development Plan 2005. The development would also be contrary to Policy ENVXXX, which emphasised the need for development to have regard to characteristics and features of the surrounding landscape and which provided additional support for Policy ENV9. The siting of the caravans on land was also contrary to Policy HOUS5

of the Unitary Development Plan in that it was clear that no justification for the residential use had been provided and would not comply with Central Government Guidance (Technical Advice Note (Wales 6)) which stated that a recent history of ownership was relevant.

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) Cessation of the use of the previously approved extension to the agricultural shed for the stabling of horses and the removal from the building of the stable enclosures.
- (ii) The demolition/removal of the timber stable buildings erected, from the land.
- (iii) Removal from the land of the unauthorised areas of hardstanding created from tarmac scalping.
- (iv) Removal from the land of the three static caravans and a single touring caravan and the associated areas of hardstanding created from tarmac scalping.

Reasons for decision

(1) The development unacceptably affects the rural character and appearance of this attractive area of countryside, to the severe detriment of visual amenities in the area. It would therefore fail to comply with the aims of objectives of Policies ENV1, ENV8, ENV9, ENVXXX and EMP3 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

(2) The siting of the caravans on the land for residential purposes would represent an intrusion into the countryside for which there was insufficient justification on agricultural grounds and was therefore contrary to Policy HOUS5 of the Unitary Development Plan.

(3) The dwelling known as Gwern-y-Gedrych, located closely to the unauthorised caravans and previously within the ownership of the developer, provided a suitable residential base for use in conjunction with the agricultural use until it was sold separately from the current land holding by the developer. In the opinion of the Local Planning Authority, this action is contrary to advice contained within paragraph 43 of the Technical Advice Note (Wales 6), in that the disposal of the dwelling could be seen to constitute a lack of agricultural need.

498 GENERAL PLANNING MATTERS (DEER) -

(i) Planning Application Reference 05/01144/FUL: Old Factory House, Factory Road, Llanblethian

The above appeal had been submitted to the Welsh Assembly Government and the purpose of the report, therefore, was to obtain the resolution of the Committee as to how the application would be determined in the event that an appeal had not been submitted.

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

1. In the opinion of the Local Planning Authority the proposal by reason of its size, scale, form and siting would represent an inappropriate and insensitive form of infill development that would detract from the setting of the historic Old Factory House and its detached outbuilding along with the wider area which was identified as an important open space and waterway within a key area of the Cowbridge with Llanblethian Conservation Area. The proposal would therefore neither preserve or enhance the character and appearance of the Cowbridge with Llanblethian Conservation Area contrary to Policies NEV15, ENV18, ENV25, HOUS2 and HOUS9 of the adopted Vale of Glamorgan Unitary Development Plan 2005, the Cowbridge with Llanblethian Conservation Area Appraisal; and national guidance contained in Planning Policy Wales March 2002 and TAN12 - Design.
2. In the opinion of the Local Planning Authority the proposal due to the shared access and car parking arrangements, represented an inappropriate and unacceptable form of infill development that would be detrimental to highway safety and have an adverse impact on neighbouring residential amenities contrary to Policies ENV25, HOUS2 and HOUS9 of the Vale of Glamorgan Unitary Development Plan 2005.

(ii) Tree Preservation Order (No. 10) 2205, Culverhouse Cross

An objection had been received to the above Tree Preservation Order and therefore it was necessary for the Committee to determine whether to confirm the Order with no modifications, confirm the Order with modifications or withdraw the Order.

The TPO had been made on the following grounds:

- The 5 year landscaping condition at the site had run out and consequently there was now a direct threat of removal or unsuitable pruning of landscaping trees.

- A new development at the site was bounded by trees and as a consequence these trees were considered to be under threat as the owners of the site may wish to maximise visibility of the unit by removing or unsuitably pruning landscaping trees.
- Many of the landscaping trees at the site were considered to be of high visual amenity value, visible from the main road, footway and from within the site and serving 'to soften' the impact of intensive retail development.
- The trees' visual amenity value at the site was considered to have importance as a sound barrier, in absorbing pollutants and providing feeding and breeding habitat for wildlife.

Objections to the TPO were summarised as follows:

- The trees were not sufficiently important in terms of their size, form or rarity to warrant protection through a TPO;
- The Groups G1,G2,G3,G5,G6 and G8 were particularly unsuitable for protection as they provided no particular screening or amenity benefit;
- The development of the new restaurant did not pose any threat to landscaping trees;
- There was no intention to remove existing trees and the trees were under good arboriculture management;
- The TPO represented an unnecessary bureaucratic interference concerning the management of landscaping at the above site.

Having regard to the contents of the above report, it was

RESOLVED - T H A T the Tree Preservation Order No. 10, 2005 be confirmed with no modifications.

Reason for decision

To enable the Tree Preservation Order to be confirmed within the statutory 6 month period following service of the Order.

(iii) Proposed Alley Gates Phase IV: Cadoc and Court Wards, Barry

Approval was sought to introduce a Traffic Regulation Order under Section 1 of the Road Traffic Regulation Act 1984 to facilitate the extension of the Alley Gates project to the above mentioned Wards in Barry.

RESOLVED -

(1) T H A T, subject to the view of the Chief Constable and other representative organisations of road users, public notice be given of the Council's intention to make a Traffic Order under Section 1 of the Road Traffic Regulation Act 1984, the effect of which will be to prohibit access to those lanes detailed in Plan Nos. T/05/165/JL and T/05/166/JL.

(2) T H A T in the event of no objections being received, the Order be made, or introduced in part, excepting such objections which would be reported back to the Committee in due course.

Reasons for decisions

(1) To ensure that consultations and public notice are given as required by the Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996 when making a Traffic Order.

(2) To enable the project to commence without further referral to Committee other than for areas affected by objection.

(iv) Quarry Monitoring Programme: Annual Report on Quarrying Activity 2004/2005

Details were submitted on all quarries within the Vale including those now dormant. The report followed the same format as previously, identifying matters dealt with during the year and any problems that had arisen at each site, with a concluding section on output trends, reserves and wider minerals planning issues that had arisen during the past year. Actual production figures at all sites were commercially confidential, but general comments on trends were given. Due to the national non-co-operation of mineral operators belonging to the Quarry Products Association with the 2004 Regional Aggregates Working Party survey of production and reserves, the report was not as comprehensive as usual.

Figures for landings of marine dredged sand and gravel from the Bristol Channel in 2004 were similarly affected by the above boycott and therefore, no indication of landings either at Barry or regionally could be given.

As for alternative aggregates, the position in relation to production of these materials remain unchanged to that previously reported in last year's report.

RESOLVED - T H A T copies of the Annual Quarry Monitoring Report be sent to Cardiff County Council, Bridgend County Borough Council and Rhondda Cynon Taff County Borough Council for their information.

Reason for decision

To inform adjoining Mineral Planning Authorities of trends in mineral activity in the Vale during the past year.

(v) Gwenfo Church In Walles Primary School, Old Port Road (Part)
Wenvoe - 20 m.p.h. zone

Approval was sought to introduce a 20 m.p.h. Speed Restriction Zone Order over part of the length of Old Port Road, Wenvoe as set out in the appendices to the report.

RESOLVED -

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

499 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:

00/01435/FUL

Received on 31st May, 2001

P. 105

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

RESOLVED - T H A T subject to the applicant first entering into a Section 106 Legal Agreement for the payment of a financial contribution towards improvements to local public transportation facilities, the application be approved subject to the following conditions:

1. The development 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 the site, a detailed method statement and scheme for the demolition of all buildings on site (other than the two buildings to be converted), and the clearance and removal of all resulting materials from such demolition and the phasing of all demolition works, shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall also include full details for the treatment and restoration of all the areas where demolition works have taken place. All the demolition works as may be agreed shall be completed prior to the first occupation of any of the new or converted units hereby approved.
3. The number of new dwellings to be constructed on the site shall not exceed eight units in total, and the external footprint of these new dwellings shall not exceed that as shown on Drawing No. L(90) 04 received on 9th March, 2005.
4. The new dwellings to be constructed (as referred to in Condition No. 3 above) shall be single-storey dwelling units only.
5. The detailed plans for the twelve dwelling units hereby approved shall include full details of the areas of amenity space and curtilage to be provided for each unit.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwellings hereby approved shall not be extended or altered in any way 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 dwellings hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.
8. Notwithstanding the submitted plans, full details of the external appearance, design and finishing materials of all the new dwelling units on the site (new construction and converted units) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
9. 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.

10. 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.
11. The detailed plans for the redevelopment of the site shall make provision for the retention and maintenance of the central square and monument. A management plan for the retention, landscaping and future maintenance of these features in the centre of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and these features shall thereafter be retained and maintained in accordance with the details of any such scheme as may be agreed.
12. 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.
13. 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.
14. The existing road carriageway along the western boundary of the site shall be widened to a minimum of 5.5m along the full frontage of the application site in accordance with a fully detailed scheme which shall first be submitted to and approved in writing by the Local Planning Authority. Such scheme as may be approved shall be fully implemented prior to the occupation of any of the new dwelling units hereby approved.
15. Visibility splays, from each point of access are to be provided in accordance with Technical Advice Note 18. Within the visibility envelope(s), no obstructions e.g. boundary walls, fencing shall be greater than 900mm in height above the carriageway channel edge and any planting will be located at the rear of visibility envelope and shall not be greater than 600mm in height. Such splays shall be provided prior to the first occupation of any of the new units hereby approved in accordance with the details of a scheme which shall have first been submitted to and approved in writing by, the Local Planning Authority.
16. Notwithstanding the submitted parking and layout details, parking within the proposed development will be in accordance with the

Council's Parking Guidelines and shall provide the minimum number of parking spaces within the boundary of the development site. An area will be set aside to allow vehicles to manoeuvre into and out of the development in forward gear. The proposed parking and manoeuvring areas shall be laid out in accordance with the Highway Authority's approved details before the development is brought into beneficial use and be therefore maintained and retained at all times for those purpose in association with the development.

17. No gates or additional points of access to and from the site (other than the two access points as shown) shall be permitted to be constructed along the frontage to the public highway.
18. Together with the requirements of Condition No. 14 above, a fully detailed scheme for the provision of a pedestrian footway and street lighting along the access road frontage of the site shall be submitted to, and approved in writing by, the Local Planning Authority. Such scheme as may be approved shall be fully implemented prior to the occupation of any of the dwelling units hereby approved.
19. This approval shall relate only to the amended plans and elevations received on 9th May, 2005 and the amended site plan received on 21st April, 2005.
20. The scheme of demolition submitted under Condition No. 2 shall include demolition of the existing caretaker's bungalow.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity and to ensure a satisfactory form of development.
3. In the interests of visual amenity and to limit the size of new dwellings on this site in a countryside location.
4. In the interests of visual amenity and to limit the size of new buildings on this site in a countryside location.
5. In the interests of the privacy of amenity of the future occupiers of these dwelling units.
6. To enable the Local Planning Authority to control the scale of development.
7. To enable the Local Planning Authority to control the scale of development.
8. In the interests of visual amenity and to ensure a satisfactory form of development.

9. To safeguard local visual amenities.
10. To ensure satisfactory maintenance of the landscaped area.
11. In the interests of visual amenity and the previous historical heritage of this site.
12. To ensure the satisfactory drainage of the site.
13. To safeguard local visual amenities.
14. In the interests of highway safety.
15. In the interests of highway safety.
16. In the interests of highway safety.
17. In the interests of highway safety.
18. In the interests of highway safety.
19. For the avoidance of doubt as to the approved plans.
20. For the avoidance of doubt.

04/01271/FUL

Received on 4th August, 2004

P.115

Mr. Mike Pellegrotti, C/o The Star Inn, Eweny Road, Wick, Vale of Glamorgan. CF71 7QA

(Martin Healer Dev. Services, Nodor House, South Road, Bridgend Ind. Estate, Bridgend CF31 3SY)

LAND ADJACENT TO THE STAR INN, EWENNY ROAD, WICK

Retention of construction of a new dwelling. New vehicular and pedestrian access from St. Brides Road

RESOLVED -

(1) T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990 (as amended) to ensure that:

(i) The unauthorised dwelling and all associated works are removed from the site and the land returned to its former use as part of the car park and servicing area for the Star Inn Public House.

(2) T H A T the Director of Environmental and Economic Regeneration arrange for an appropriate officer(s) to meet with representatives of Wick

Community Council to discuss this matter, as requested in their recent letter of representation as tabled at the Committee's meeting.

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority the development, due to its size, scale and design, represents an incongruous feature out of keeping with the existing street scene which also cannot provide for the necessary on-site car parking and revised access arrangements to serve the adjacent Star Inn public house, thereby having a detrimental impact on highway safety, contrary to Policies HOUS9 and ENV25 of the Vale of Glamorgan Unitary Development Plan 2005.

05/00494/FUL

Received on 29th March, 2005

P.121

Mr. Paul Chalmers, 9, Taylor Road, Litchard, Bridgend, Mid Glamorgan. CF31 1PP

(Mr. Paul Chalmers, 9, Taylor Road, Litchard, Bridgend, Mid Glamorgan. CF31 1PP)

FIELD NO. 7700, GROESFAEN ROAD, PETERSTON SUPER ELY

Erect low level wooden sheds at rear of land to breed rabbits

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority, insufficient agricultural justification has been provided for this new development on a 'virgin' site within the open countryside. Accordingly the proposal is considered to be contrary to Policies ENV1 and EMP9 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

05/00646/FUL

Received on 8th August, 2005

P.125

Mr. P. Pook, Quorn, Craig Yr Eos Road, Ogmored By Sea, Vale of Glam.

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

QUORN, CRAIG YR EOS ROAD, OGMORED BY SEA

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

DEFERRED to request applicant to amend plans.

05/00789/OUT

Received on 16th May, 2005

P.129

Mr. P. Denton, 6, Swanbridge Grove, Sully, Vale of Glamorgan. Cf64 5TA
(Barry Mayled, Augusta Studio, The Court, 16a, Augusta Road, Penarth.
CF64 5RH)

ORCHARD RISE, 6, PENLAN ROAD, LLANDOUGH

Demolition of existing dormer bungalow and construction of two new dwellings

DEFERRED for a site inspection.

(Note: Councillor C.L. Osborne spoke on the above application with the consent of the Committee).

05/00968/FUL

Received on 16th June, 2005

P.135

Mr. R. Gough, Hilton Farm, Colwinston, Vale of Glamorgan.
(Quorum Associates, 89, Eastgate, Cowbridge, Vale of Glamorgan. CF71
7AA)

HILTON FARM, COLWINSTON

Barn conversion to dwelling

REFUSED (written representations)

Reason(s):

1. The proposed conversion fails to accord with Policy ENV7 of the adopted Vale of Glamorgan Unitary Development Plan 2005 due to the adverse impact that the building as adapted and the resulting residential curtilage would have on the rural character of the surrounding landscape. The development would therefore amount to the creation of a new dwelling in the open countryside, contrary to Policies ENV1 and HOUS3 of the adopted Vale of Glamorgan Unitary Development Plan 2005, the Council's Supplementary Planning Guidance 'The Conversion of Rural Buildings' and Planning Policy Wales March 2002.
2. By reason of the location of the site in the open countryside, away from local services, the proposed new dwelling would represent an unsustainable form of development, contrary to guidance in Planning Policy Wales 2002 and Policy 2 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

05/01009/OUT

Received on 23rd June, 2005

P.140

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 for further negotiations with the applicants regarding the proposed demolition of these buildings.

05/01041/FUL

Received on 28th June, 2005

P.145

Mr. G. Crandon, The Barn, Llysworney, Vale of Glamorgan. CF71 7NQ
 (Buckle Chamberlain Partnershi, Mill House, Llancayo Court, Llancayo, Monmouthshire. NP15 1HY)

LAND ADJACENT TO LLANGAN PRIMARY SCHOOL, LLANGAN

Conversion of redundant stables to office and construction of new access driveway

REFUSED (written representations)

Reason(s):

1. The proposed conversion of the barn to office use would by virtue of the provision of a new access, gates, driveway and car parking/turning area, being located in a prominent location visible from the public highway, would cause demonstrable harm to the setting of this rural building and result in an unacceptable and unjustified encroachment into the countryside detrimental to the rural character of the area. The proposal is therefore considered contrary to Policy ENV7 (Small Scale Rural Conversions) of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the guidance contained in Planning Policy Wales (March 2002).
2. The provision of a new access would require the removal of a well established, dense and continuous hedgerow and associated high hedge bank and would result in the loss of an important landscape feature contrary to the aims and objectives of Policy ENV10 (Protection of Landscape Features) of the adopted Vale of Glamorgan Unitary Development Plan 2005.

05/01050/FUL

Received on 29th June, 2005

P.153

Mr. Neil Fox, C/o Agent.

(Tony King Architects, Colum Buildings, 13, Mount Stuart Square, Cardiff Bay, Cardiff. CF1 6EE)

FOXY'S DELI, 7, ROYAL BUILDINGS, PENARTH

Rear extension and basement conversion to provide additional seating and kitchen/preparation area, storage and office 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 permission shall enure only for the benefit of the applicant Mr. Neil Fox and for his dependants.
3. The mixed use of the property hereby permitted shall only be open to customers or for trading or servicing or collection purposes between the hours of 8.30 a.m. and 6.00p.m. weekdays and Saturdays and 10.00 a.m. to 2.00 p.m. on Sundays.
4. The seating area for the proposed cafe use shall be restricted to that area marked in green on the proposed ground floor Drawing No. L229/A/007/B and the seating area shall not be extended outside this designated area without first obtaining the formal consent of the Local Planning Authority.
5. All fumes and odours resulting from the preparation, cooking and serving of food shall be mechanically extracted and exhausted at a point to be agreed in writing with the Local Planning Authority. All fans and pumps used shall be of a type and so mounted as to give rise to no noise nuisance. The mechanical extraction system will be provided with an efficient odour filtration and odour absorption device which will be capable of being properly serviced and periodically renewed.
6. The scheme for the mechanical extraction system referred to in Condition No. 5 above shall be submitted to and agreed in writing by the Local Planning Authority, which scheme shall be fully implemented prior to the beneficial use of the development hereby approved.
7. The use hereby approved shall be carried out in accordance with the details as submitted in the applicants' agents letter dated 26th September, 2005 and the use shall not incorporate any deep fat frying apparatus as confirmed in that letter.
8. The external finishes of the development hereby approved shall match those of the existing building.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To control the future use of the property.
3. To safeguard local amenities.
4. To safeguard local residential amenities and to define the extent of this permission.
5. To ensure the amenities of adjoining occupiers are protected.
6. To ensure the amenities of adjoining occupiers are protected.
7. For the avoidance of doubt as to the nature and extent of this permission and to safeguard local residential amenities.
8. To safeguard local visual amenities.

05/01120/FUL

Received on 13th July, 2005

P.159

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 the submission of amended plans.

05/01196/FUL

Received on 27th July, 2005

P.161

W. C. Bassett, Brook Farm, Llanmaes, Llantwit Major, Vale of Glam. CF61
2XR
(S. G. Williams & Associates, Lombard House, 64, Mansel Street, Swansea.
SA1 5TN)

LAND ADJACENT TO BROOK FARM, LLANMAES, LLANTWIT MAJOR

Erection of one detached dwelling

WITHDRAWN at the request of the applicant.

05/01230/FUL

Received on 2nd August, 2005

P. 169

A. N. & M. J. Quick, C/o Agent.

(White Young Green, 21, Park Place, Cardiff. CF10 3DQ)

THE GREENDOWN INN, ST. GEORGES SUPER ELY

Conversion and alteration of existing buildings to create five dwellings

REFUSED (written representations)**Reason(s):**

1. In the opinion of the Local Planning Authority the proposal represents the introduction of unjustified new dwellings in the countryside which would adversely affect the rural landscape setting of the Ely Valley and Ridge Slopes Special Landscape Area and would neither preserve nor enhance the character and appearance of St. Georges Conservation Area contrary to Strategic Policy No. 1, Policies ENV1, ENV7, ENV15, ENV18, ENV25, ENVXXX (Special Landscape Areas), and HOUS3 of the Vale of Glamorgan Unitary Development Plan 2005; Supplementary Planning Guidance on The Conversion of Rural Buildings and Conservation Areas in the Rural Vale; and national guidance contained in Planning Policy Wales March 2002 and TAN12 - Design.
2. In the absence of any supporting evidence to indicate to the contrary, it is the opinion of the Local Planning Authority that the proposal will result in the unjustified loss of an established tourism and community facility which would neither safeguard nor enhance the quality of the environment contrary to Strategic Policy No. 6, Policy ENV18, and Policy COMMXXX of the adopted Vale of Glamorgan Unitary Development 2005; and national guidance contained in Planning Policy Wales March 2002 and TAN13 - Tourism.

05/01238/FUL

Received on 3rd August, 2005

P.177

Mr. M. H. R. Reynolds, Beauville Farm, Wenvoe, Cardiff. CF5 6BD

(Philip Griffiths - Architect, 3, St. Johns Close, Cefn Coed, Merthyr Tydfil. CF48 2PE)

LAND AT GILBERT LANE, DINAS POWYS

Proposed temporary accommodation

APPROVED subject to the following condition(s):

1. The occupation of the static caravan hereby approved shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country

Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

2. Notwithstanding the submitted plans, a site layout plan to a scale of 1:200 detailing the siting of the caravan, any associated base, the means of enclosure around the site, and details of the access, turning area and parking area (including their means of construction), 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 such agreed details and thereafter maintained at all times.
3. The proposed details of the access track required in Condition No. 2, shall include a hard surface either in concrete or bituminous material for a minimum distance of 6.0m from the highway boundary. Where gates are to be provided they shall be set back a minimum of 6.0m from the highway boundary.
4. Full details of means of both foul and surface water drainage shall be submitted to the Local Planning Authority for their approval in writing and the approved means of drainage shall be fully implemented prior to the first beneficial occupation of the caravan hereby approved.
5. The caravan shall be sited for a temporary period only and the caravan, any associated base, access, turning and parking areas and means of enclosure shall be removed from the land on or before 1st November, 2008 and the land shall thereafter be restored to its former condition, which shall include reseedling, where necessary within 2 months from the date of the removal of the caravan.
6. The Local Planning Authority shall be advised in writing within 1 week of the caravan being removed for the land.

Reason(s):

1. The site is not one which would be approved for residential development except in connection with the agricultural use of the land.
2. In the interests of visual amenity in this rural location.
3. In the interests of highway safety.
4. In order to provide satisfactory drainage to serve the development hereby approved.
5. The siting of the caravan is permitted for a temporary period in order to allow the applicant to demonstrate a need to reside within the holding and to prove the functional and financial viability of the enterprise in respect of a permanent form of accommodation in connection with the holding.

6. To ensure compliance with the temporary planning permission and the terms of Condition No. 5 above.

05/01269/FUL

Received on 9th August, 2005

P/185

Jeffrey Jones, Brocastle Farm, Brocastle, Bridgend. CF35 5AU
(Watts and Morgan, 81, High Street, Cowbridge, Vale of Glamorgan. CF71
7YN

TY TYLA COCH HOUSE, NEWLANDS HILL, LLANGAN

Remove agricultural occupancy condition

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 cessation of the occupation of the property concerned by person or persons who do not comply with the terms of Condition No. 1 of Planning Permission 184/72 dated 14th July, 1972.

REFUSED (written representations)

Reason(s):

1. The application has provided insufficient evidence to demonstrate that there is no agricultural need for the dwelling in the locality, and therefore the removal of the agricultural occupancy condition would be contrary to Policies ENV1, HOUS3 and HOUS6 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the guidance provided in Planning Policy Wales and Technical Advice Note 6.

05/01280/FUL

Received on 10th August, 2005

P.189

Mr. & Mrs. Brett Norris, "Avalon", Beach Road, Swanbridge, Sully, Vale of Glamorgan.
(C. J. Morgan, 13, Merthyr Street, Barry, Vale of Glamorgan. CF63 4LA)

AVALON HEALTH & LEISURE CENTRE, BEACH ROAD, SULLY

Change of use and alterations including replacing storm damaged roof to form dwelling

DEFERRED for a site inspection.

05/01349/FUL

Received on 25th August, 2005

P.194

RWE N Power, Aberthaw Power Station, Aberthaw, Vale of Glamorgan, CF62 4ZW.

(M R Bailey (Consents Manager), RWE N Power, Windmill Hill Business Park, Swindon, Wilts, SN5 6PB.)

ABERTHAW POWER STATION, ABERTHAW

Variation of condition 11 of the deemed planning consent 03/01132/OBS to allow a variation in construction times of operation over part of the site

APPROVED subject to the following condition(s):

Definitions:

1. In these conditions unless the context otherwise requires:

"abnormal load" means any load requiring authorisation under the Road Vehicles (Authorisation of Special Types) (General) Order 2003;

"B.S. 4142 1997" means British Standard 4142: 1997 - Method for rating industrial noise affecting mixed residential and industrial areas;

"Bank Holiday" means a day that is, or is to be observed as, a Bank Holiday or a holiday under the Banking and Financial Dealings Act 1971;

"the commencement of the development" means the date on which the development shall be taken to be initiated in accordance with Section 56 of the Town and Country Planning Act 1990 (as amended);

"the commissioning of the development" means the date on which the first unit of the development comes into operation;

"the Company" means RWE Innogy plc and its assigns and successors;

"the Council" means the Vale of Glamorgan Council and its successors;

"creative conservation" means the establishment of areas which are capable of sustaining indigenous species of flora and fauna;

"the development" means the retrofitting of flue gas desulphurisation plant at the Aberthaw coal-fired generating station in the Vale of Glamorgan;

"emergency" means circumstances in which there is reasonable cause for apprehending imminent injury to persons, serious damage to property or danger of serious pollution to the environment;

"Environment Agency" means the Environment Agency and its successors ;

"heavy commercial vehicle" has the meaning given by Section 138 of the Road Traffic Regulation Act 1984;

"the main development" means the construction work commencing with the placing of the first concrete for the main plant foundations of the development;

"operating weight" in relation to a goods vehicle has the meaning given by Section 138 of the Road Traffic Act 1984;

"Permitted Preliminary Works" means:

- (i) landscaping and creative conservation, providing these do not require the delivery or removal of bulk filling materials to or from the site;
- (ii) installation and diversion of utility services within the site;
- (iii) surveys and geotechnical surveys;
- (iv) relocation of existing auxiliary plant and facilities on the site;
- (v) provision of wheel cleansing facilities required pursuant to Condition (4) ; and
- (vi) provision for temporary contractors ' facilities necessary for (i) to (v) above within the site;

"the site" means the area of land hatched red on the plan ref: 3.1 attached to this decision notice..

The Site:

2. The construction of the development shall only take place within the boundary of the site.

Time Limits:

3. The commencement of the development shall not be later than 15th June, 2009.

Suppression of Dust and Dirt:

4. Except for the Permitted Preliminary Works, the commencement of the development shall not take place until the scheme of wheel washing facilities for heavy commercial vehicles and any other vehicle which has an operating weight exceeding three tonnes approved by the Local

Planning Authority on 21st April, 2005 has been installed. The approved facilities shall be maintained throughout the period of construction of the development unless any variation has been approved by the Local Planning Authority.

5. All heavy commercial vehicles and any other vehicle which has an operating weight exceeding three tonnes associated with the construction of the development leaving the site, other than those vehicles exclusively using tarmacadam or concrete roads, shall on each occasion, prior to leaving, pass through the wheel cleansing facilities provided pursuant to Condition No. 4.
6. Except for the Permitted Preliminary Works, the commencement of the development shall not take place until there has been submitted to, approved in writing by, and deposited with the Council a scheme employing all possible measures for the suppression of dust during the period of the construction of the development. The measures approved in the scheme shall be employed throughout the period of construction unless any variation has been approved in writing by the Council.
7. All open bodied heavy commercial vehicles carrying dry loose aggregate, cement or soil into and out of the site shall be sheeted.

Layout and Design:

8. Except for the Permitted Preliminary Works, the commencement of the development shall not take place until there has been submitted to, approved in writing by, and deposited with, the Council a scheme which shall include provisions for the:
 - (i) details of the siting, design, external appearance and dimensions of all new or modified buildings and structures which are to be retained following the commissioning of the development;
 - (ii) details of the colour, materials and surface finishes in respect of those buildings and structures referred to in (i) above;
 - (iii) details of vehicular circulation roads, parking, hardstandings, turning facilities and loading and unloading facilities on the site;
 - (iv) details of artificial lighting required during the operation of the development;
 - (v) details of all new or modified permanent fencing and gates required on the site; and
 - (vi) phasing of works included in the scheme.

9. The development shall proceed only in accordance with the scheme referred to in Condition No. 8 subject to any variation as may be approved in writing by the Council.

Construction:

10. All activities associated with the construction of the development shall be carried out in accordance with British Standard 5228, Parts 1 and 2 : 1997 and Part 4 ; 1992; Noise and Vibration Control on Construction and Open Sites.

11. (a) Except within the area hatched red on Plan Ref. UKP/ATB/0993/C received on 25th August, 2005, no construction work associated with the development shall take place on the site at any time on any Sunday or Bank Holiday nor on any other day except between the following times:

Monday to Friday 0800-1800
Saturday 0800-1300

unless such work

- (i) is associated with an emergency; or
- (ii) is carried out with the prior written approval of the Council; or (Hi) such works are without impact or tonal content and do not cause existing ambient background noise levels to be exceeded.

- (b) Within the area hatched red on Plan Ref. UKP/ATB/0993/C received on 25th August, 2005, no construction work associated with the development shall take place on the site at any time on any Sunday or Bank Holiday nor on any other day except between the following times:

Monday to Friday 0700-1800
Saturday 0700-1300

unless such work

- (i) is associated with an emergency; or
- (ii) is carried out with the prior written approval of the Council; or (iii) such works are without impact or tonal content and do not cause existing ambient background noise levels to be exceeded.

12. No impact piling shall take place until a scheme for the monitoring and mitigation of the pile driving noise has been submitted to in writing by, and deposited with, the Council.

13. In any instance where a time limitation referred to in Condition No. 11 is exceeded because of an emergency the Company shall as soon as possible notify the Council and follow up the notification with a written statement detailing the nature of the emergency and the reason why the time limitation could not be observed. The Company shall also notify the residents of the house adjacent to the Limpert car park.

Construction Traffic:

14. No heavy commercial vehicle traffic, plant, machinery or earthmoving equipment associated with the construction of the development shall enter or leave the site at any time on any Sunday or Bank holiday nor on any other day except between the following times:

Monday to Friday 0800 - 1800
Saturday 0800 - 1300

Unless such movement

- (a) is associated with an emergency; or
- (b) is carried out with the prior written approval of the Council.
15. The commencement of the development shall not take place until there has been submitted to, approved in writing by, and deposited with, the Council, a scheme for the transport of construction staff to and from the site. The approved scheme shall be in full operation for the commencement of the development and shall remain in operation throughout the period of the construction of the development.
16. Except in an emergency all vehicles associated with the construction of the development shall be routed via the main entrance to the Aberthaw coal-fired generating station.
17. In any instance where a time limitation referred to in Condition No. 14 is exceeded or the route identified in Condition No. 16 is not adhered to because of an emergency the Company shall as soon as possible provide the Council with a written statement detailing the nature of the emergency and the reason why the time limitation or route could not be observed.

Construction Noise:

18. No work associated with the construction of the development shall take place on the site until there has been submitted to, approved in writing by, and deposited with, the Council a scheme for the monitoring of noise generated during the construction of the development. The approved scheme shall specify the locations from which noise will be monitored and the maximum permissible levels at each such monitoring position. The approved scheme shall make provision for such noise measurements to be taken as soon as possible following

requests by the Council and such measurements shall be given to the Council as soon as they are available. At such measurement locations, noise levels shall not exceed the levels specified in the approved scheme, unless otherwise approved in writing by the Council or in an emergency.

19. In any instance where a noise level approved pursuant to Condition No. 18 is exceeded because of an emergency the Company shall as soon as possible, and at least within two working days, provide the Council with a written statement detailing the nature of the emergency and the reason why the noise level and/or limitation could not be observed. If the emergency period is expected to be for more than twenty- four hours then the Company shall inform those residents affected by the emergency of the reasons for the emergency and the expected duration.

Operational Noise:

20. The commissioning of the development shall not take place until there has been submitted to, approved in writing by, and deposited with, the Council a programme for the monitoring of noise generated by the normal commercial operation of the development. The programme shall specify the locations from which noise will be monitored, the method of noise measurement (which shall be in accordance with B.S. 4142 1997) and the maximum permissible levels of noise at each such monitoring location. The programme shall make provision for such noise measurements to be taken by the Company as soon as possible following requests by the Council and such measurements shall be given to the Council as soon as they are available. At such measurement locations noise levels permitted under Condition No. 21 shall not exceed the levels specified in the approved programme, except in an emergency or with the prior written approval of the Council.
21. Notwithstanding any noise measurement and noise measurement location approved by the Council pursuant to Condition No. 20 the noise generated by the normal commercial operation of the development shall not exceed the following when measured generally in accordance with B.S. 4142 1997 at the facades of the nearest residential properties, indicated on FIGURE 7.1, annexed hereto:

Point 1	Leg lhr	=	42 dB (A)
Point 2	Leg lhr	=	35 dB (A)
Point 3	Leg lhr	=	37 dB (A)
Point 4	Leg lhr	=	29 dB (A)

Such noise shall exhibit no tonal or impulse content at these properties in all weather conditions. These limitations as to noise level shall be adhered to at all times except in an emergency or in accordance with any lower noise level which may be approved by the Council pursuant to Condition No. 20.

22. In any instance where a noise level approved pursuant to Condition No. 20 or a noise limitation referred to in Condition No. 21 is exceeded because of an emergency the Company shall as soon as possible, and at least within two working days, provide the Council with a written statement detailing the nature of the emergency and the reason why the noise level and/or limitation could not be observed. If the emergency period is expected to be for more than twenty four hours then the Company shall inform those residents affected by the emergency of the reasons for the emergency and the expected duration.

Prevention of Contamination of Watercourses:

23. Except for the Permitted Preliminary Works, the commencement of the development shall not take place until there has been submitted to, approved in writing by, and deposited with the Council, in consultation with the Environment Agency, a scheme showing the method and working of drainage facilities on the site. Such facilities shall be put in place in accordance with the approved scheme.
24. The scheme referred to in Condition No. 23 shall include:
- (i) measures to ensure that no leachate or any contaminated surface water from the site shall be allowed at any time to enter directly or indirectly into any watercourse or underground strata or onto adjoining land;
 - (ii) provision so as to ensure that all existing drainage systems continue to operate and that riparian owners upstream and downstream of the site are not adversely affected;
 - (iii) provision for trapped gullies in car parks, hardstandings and roadways;
 - (iv) measures to ensure that all foul sewage must drain to an approved foul sewerage and/or sewage disposal system;
 - (v) provisions to distinguish between temporary and permanent parts of the works; and
 - (vi) phasing of works.
25. Any surface water contaminated by hydrocarbons which are used during the construction of the development shall be passed through oil/grit interceptor(s) prior to being discharged to any public sewer or

watercourse or to any other surface water disposal system approved by the Environment Agency.

26. All facilities required for the storage of hydrocarbons, process chemicals or similar liquids which are used during the construction of the development must be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound(s) shall be at least equivalent to the capacity of the largest tank plus 10%. All filling points, vents and sight glasses must be located within the bund and there must be no drain through the bund floor or walls.
27. All bunded compound(s) referred to in Condition No. 26 in which acids, alkalis or sulphides in addition to being contained in suitable facilities shall have appropriate protective lining applied to the inner walls of the bunds.
28. Any storage facility to which Condition Nos. 26 or 27 refer shall be completed in accordance with the requirements of those conditions before being brought into use.

Default of Agreement:

29. Where any matter is required to be agreed or approved by the Local Planning Authority under any of the foregoing Conditions that matter shall in default of agreement or approval be determined by the Secretary of State for Trade and Industry.

Reasons:

1. For the avoidance of doubt.
2. To ensure that no construction takes place beyond the boundary of the area which is the subject of this planning permission.
3. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
4. To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the local environment.
5. To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the local environment.
6. To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the local environment.
7. To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the local environment.
8. To enable the Council to exercise reasonable and proper control over the design and appearance of the Development.

9. To enable the Council to exercise reasonable and proper control over the design and appearance of the Development.
10. To ensure reasonable and proper control to be exercised over the methods of construction of the development.
11. In the interests of amenity.
12. To ensure reasonable and proper control to be exercised over the methods of construction of the Development.
13. To ensure reasonable and proper control to be exercised over the methods of construction of the Development.
14. In the interests of highway safety.
15. In the interests of highway safety.
16. In the interests of highway safety.
17. For the safety of other road users and pedestrians and residents of Gileston.
18. To ensure the proper control of noise during the construction of the development.
19. To ensure the proper control of noise during the construction of the development.
20. To ensure the proper control of noise during the construction of the development.
21. To ensure the proper control of noise during the construction of the development.
22. To ensure the proper control of noise during the operation of the development.
23. To ensure proper drainage of the Site and that proper containment facilities are built.
24. To ensure proper drainage of the Site and that proper containment facilities are built.
25. To ensure proper drainage of the Site and that proper containment facilities are built.
26. To ensure proper drainage of the Site and that proper containment facilities are built.

27. To ensure proper drainage of the Site and that proper containment facilities are built.
28. To ensure proper drainage of the Site and that proper containment facilities are built.
29. For the avoidance of doubt as to the process for resolving disputes.

05/01376/FUL

Received on 26th August, 2005

P.205

Mr G Webb, Tynytranch Farm, Ystradowen, Vale of Glamorgan, CF71 7SZ.
(Mr G Webb, Tynytranch Farm, Ystradowen, Vale of Glamorgan, CF71 7SZ.)

TYNYTRANCH FARM, YSTRADOWEN, COWBRIDGE

Change of use from part stables and garage to holiday accomodation with disabled and equestrian facilities

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 holiday accommodation shall be used only for the purpose(s) specified in the application and for no other purpose, whatsoever, including any other purpose in Class C1 and C3 of the schedule of the Town and Country Planning (Use Classes Order) 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order.
3. The car parking area(s) shall be laid out in full accordance with the approved details prior to the holiday accommodation. being brought into beneficial use and shall be so maintained at all times.
4. The development hereby approved shall be carried out entirely in accordance with the approved plans and specifications.
5. The applicant shall make available for inspection by the Local Planning Authority a register of the names and main residential addresses of all the occupiers of the holiday accommodation and the periods of their occupancy within 2 weeks of the Local Planning Authority making such a request in writing.
6. Notwithstanding the submitted plans, full details of the vehicle parking and turning area shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the parking area shall be laid out and surfaced in accordance with the approved details before the holiday units are brought into beneficial use.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To control the precise nature of the use of the site.
3. To ensure satisfactory car parking spaces are provided to serve the development.
4. To ensure the satisfactory implementation of the development.
5. To enable the Local Planning Authority to monitor the holiday accommodation to ensure compliance with Condition No. 2 above.
6. To ensure adequate parking.

05/01208/REG3

Received on 28th July, 2005

P.210

Director of Learning & Dev., Vale of Glamorgan Council, Civic Offices, Holton Road, Barry. CF63 4RU
 (Property Division, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry. CF63 4RU)

RHWS PRIMARY SCHOOL, FONTYGARY ROAD, RHOOSE

Installation of prefabricated classroom, associated site works and safety fencing

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. Notwithstanding the submitted plans, the new safety fence that crosses the width of the yard shall be detached from the main school building.
3. This permission shall be granted for a temporary period only, expiring three years from the date of this consent and the unit shall be completely removed on or before that date unless a formal consent for its retention has been granted by 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 protect the setting of a Grade II Listed Building by detaching any permanent development of this proposal to the school.

3. In order to clarify its temporary status and to protect the character and setting of a Grade II Listed Building.

05/01260/REG3

Received on 9th August, 2005

P.213

Dir. of Community Services, Vale of Glamorgan Council, Dock Offices, Barry, Vale of Glamorgan.

(Property Division, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry. CF63 4RU)

31, RHOOSE ROAD, RHOOSE

Two storey extension to existing respite centre

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. The development hereby approved shall be carried out entirely in accordance with the approved plans and specifications.
3. The external finishes of the development hereby approved shall match those of the existing building.

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.

05/01324/REG3

Received on 19th August, 2005

P.216

Mr. Keith Jones, The Alps Depot, Quarry Road, Wenvoe, Vale of Glamorgan. CF5 6AA

(Mr. Keith Jones, The Alps Depot, Quarry Road, Wenvoe, Vale of Glamorgan. CF5 6AA)

PANT Y LLADRON, ST. HILARY

Construct a reed bed facility for the filtration of gully arisings

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. A scheme for the control and eradication of Japanese Knotweed and Himalayan Balsam shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the scheme as agreed shall be fully implemented, to include measures for ongoing control, concurrently with the commencement of development hereby approved.
3. All clearance of vegetation for the development hereby approved shall be carried out outside the bird nesting season (March to September) unless it can be demonstrated that nesting birds are absent from the site.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of amenity and for the conservation of wildlife habitats.
3. In the interests of amenity and for the conservation of wildlife habitats.

05/01418/REG3

Received on 6th September, 2005

P. 220

The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, Vale of Glamorgan. CF63 4RU

(Don Mitchell Associates, 39, High Street, Cowbridge, Vale of Glamorgan. CF71 7AE)

**SOUTHWAY ELDERLY PERSONS HOME, TOWN MILL ROAD,
COWBRIDGE**

Single storey extension to dining room

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. The external finishes of the development hereby approved shall match those of the existing building.

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.

05/01422/REG3

Received on 8th September, 2005

P.222

The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, CF64 4RU
(Don Mitchell Associates, 39, High Street, Cowbridge, Vale of Glamorgan.
CF71 7AE)

**CARTREF PORTHCERI ELDERLY PERSONS HOME, SALISBURY ROAD,
BARRY**

Single storey extension to dining room

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. The external finishes of the development hereby approved shall match those of the existing building.

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.