

PLANNING COMMITTEE

MINUTES of a meeting held on 16th November, 2005.

Present: Councillor A.D. Dobbinson (Chairman); Councillors R.J. Bertin, Mrs. M.E.J. Birch, G.A. Cox, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, M.R. Harvey, N.P. Hodges, 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.

555 APOLOGIES FOR ABSENCE -

These were received from Councillors Ms. R.M. Birch, F.T. Johnson, Mrs. M. Kelly Owen and A.G. Powell.

556 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 19th October, 2005 be approved as a correct record.

557 DECLARATIONS OF INTEREST -

Councillors G.A. Cox, A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams	Planning applications: 05/01372/REG3 and 05/01543/REG3 - Cabinet Members
Councillor G.A. Cox	Planning application: 05/01009/OUT - Employee of Llandaff Diocese Church in Wales.

558 CONSULTATION BY WELSH ASSEMBLY GOVERNMENT ON A PROPOSED FEES REGIME FOR MINERAL PLANNING AUTHORITY - MONITORING OF MINERAL AND LANDFILL PERMISSIONS (REF) -

Cabinet at its meeting held on 19th October, 2005, had considered the above matter and at that time

“RESOLVED -

(1) T H A T, subject to consideration by the Planning Committee, the Welsh Assembly Government’s proposed introduction of a fees regime for the monitoring of mineral and landfill permissions be welcomed.

(2) T H A T, subject to consideration by the Planning Committee, a copy of this report be referred to the Welsh Assembly Government as forming this Council’s response on the consultation paper.

Reasons for decisions

(1) To allow for a response to the consultation paper to be passed to the Welsh Assembly Government.

(2) To allow for a response to the consultation paper to be passed to the Welsh Assembly Government.”

The consultation paper was a 92 page document with the main thrust of the document being that there will be a political will for the introduction of fees and the consultation being on the details. The fees would be set on a national level and would be intended to cover the cost of MPAs with a charge of £288 per visit at predicted 2006/07 prices being an appropriate level. The main issues on which comments were requested were:

- The scope of the fees regime
- The basis for fee setting
- National/local charging
- Definition of a chargeable visit
- Number of visits annually
- Definition of a site
- Dormant/inactive sites
- Liability to pay
- Level of fees
- Travel costs
- Charing for visits resulting from justified comments
- Discounts for “good” operators
- Accreditation
- Time sheets and reports
- Need for guidance.

The Committee was advised that the Vale of Glamorgan currently contained seven active mineral sites (plus part of another site which crosses the boundary with Rhondda Cynon Taff), one inactive and ten dormant mineral sites, together with four sites where waste disposal of one kind or another took place in active, dormant or disused quarries. The consultation paper proposed that all active sites should be visited four times per year as “best practice”, with views being sought on monitoring frequency of dormant sites.

Active sites were defined as those currently operating, inactive related to sites where extraction could resume without the need for a further planning approval, dormant sites were those where planning permission existed but review applications would have to be submitted prior to resumption and disused were those where mineral permissions had expired or had been terminated by legal agreement.

RESOLVED - T H A T the resolutions contained in Cabinet Minute No. C2127 be endorsed.

559 TECHNICAL ADVICE NOTE (WALES) 8: PLANNING FOR RENEWABLE ENERGY (REF) -

The Cabinet at its meeting on 19th October, 2005, considered the above matter and

“RESOLVED -

(1) T H A T the publication of the final version of Technical Advice Note 8: Planning for Renewable Energy be noted.

(2) T H A T the report be referred to the Planning Committee for information.

(3) T H A T Cabinet record its disappointment at the concentration on land based Wind Energy and the exclusion of other forms of renewable energy from the document.

Reasons for decisions

(1) Technical Advice Notes constitute government policy and are a material planning consideration in the determination of planning applications and appeals.

(2) To ensure that the Members of the Planning Committee are informed of the publication of the TAN.

(3) To record Cabinet’s disappointment.”

It was noted that the final version of the TAN had been published and provided technical guidance, which supplemented national policies set out in the PPW in relation to energy, efficiency, land use and design. It was to be incorporated into development plans and the various other local authority strategies, promoting energy efficiency, renewable energy and energy conservation.

Regrettably, the final version of the TAN (Wales) 8 had failed to address all of the concerns previously raised by the Council, such as the lack of emphasis on reducing transport energy consumption and no specific reference to forms of sustainable construction. The revised version now also included the following items which the draft Guidance had originally not included:

- Inclusion of case studies for minor and major renewable energy schemes;
- Equal importance was now given to energy efficiency within both non-residential and residential developments;
- A brief description on how Local Planning Authorities should assess small-scale community based proposals for Wind Farms.

RESOLVED - T H A T Cabinet Minute No. C2128 be endorsed.

560 WELSH ASSEMBLY GOVERNMENT LOCAL DEVELOPMENT PLAN
MANUAL CONSULTATION DRAFT (REF) -

The Cabinet at its meeting on 2nd November, 2005, considered the above matter and

“RESOLVED -

- (1) T H A T the publication of the consultation draft Local Development Plan manual be noted in anticipation of future changes to the delivery of the new Development Plan system in Wales.**
- (2) T H A T a copy of the report be referred to the Planning Committee for information.**
- (3) T H A T the Director of Environmental and Economic Regeneration submit a further report to Cabinet on the process of developing the content of the new LDPs.**
- (4) T H A T the Director of Environmental and Economic Regeneration submit a further report updating the Cabinet on the current position with regard to the legal challenge of the Council’s UDP.**

Reasons for decisions

- (1) To advise Cabinet of the release of this important document.**
- (2) To advise Planning Committee of the release of this important document.**
- (3)&(4) To apprise the Cabinet of the current position.”**

The above draft manual set out the main principles and aims of the new LDP system, the form and content required for such plans and the process for production and consultation. It also provided more detailed practical and technical advice on aspects of LDP production, particularly on those areas where there were significant differences with the old UDP system. The draft manual also provided guidance on the Sustainable Appraisal (SA) and Strategic Environmental Assessment (SEA) which were a requirement of LDPs. The new statutory requirements placed on the Council would have significant resource implications for the Planning and Transportation Division, particularly in relation to the Planning and Transportation Policy Group. This was particularly the case in relation to existing resources, as the WAG had indicated that all Local Planning Authorities shall take no longer than four years to adopt LDPs. In addition, the Planning and Transportation Policy Group would also be responsible for the production of annual monitoring reports, with a requirement to review the Plan in its entirety every four years.

It was noted that since the original report to Cabinet, the WAG had published the final version of the document.

RESOLVED - T H A T Cabinet Minute No. C2151 be endorsed.

561 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP -

The following report of a meeting held on 2nd November, 2005 was submitted:

Present: Councillor Ms. R.M. Birch (Chairman); Councillor A.D. Dobbinson (Vice-Chairman); Mrs. J. Williams (The Victorian Society); Mr. A.H. Jones (Barry Preservation Society); Mrs. P. Goodwin (Pride in Barry); Mr. R. Simpson (Campaign for the Protection of Rural Wales); and Mr. D. Matthews (Dinas Powys Civic Trust).

Also present:

Officers: Mr. M. Goldsworthy, Mr. N. Lloyd and Ms. J.L. Pugh.

(a) Apologies for absence -

These were received from Mr. L. Millar (Cowbridge Chamber of Trade); Mrs. J. Robinson (Llantwit Major Chamber of Trade); Mrs. J. Darbey (Bonvilston Civic Trust); Mr. M. Jones (Llantwit Major Local History Society); Mrs. E. Jervis (The Wenvoe History Group); and Mr. D. Wolfe (Barry Town Council).

(b) Minutes -

AGREED - T H A T the minutes of the meeting held on 6th October, 2005 be approved as a correct record subject to the name of Mr. M. Jones (Llantwit Major Local History Society) being added to the list of those who apologised for absence.

(c) Information Feedback -

AGREED - T H A T the feedback on the following applications previously considered by the Group be noted:

05/01144/FUL

Old Factory House, Factory Road, Llanblethian. Conversion and extension of residential annexe into new detached dwelling. An appeal against the non-determination of application received 21st September, 2005. The Conservation Advisory Group recommended that the application be refused at the meeting of the 31st August, 2005.

05/01196/FUL

Land adjacent to Brook Farm, Llanmaes, Llantwit Major. Erection of one detached dwelling was withdrawn 19th October, 2005. The Conservation Advisory Group recommended that the application be refused at the meeting of the 31st August, 2005.

05/01230/FUL

The Greendown Inn, St. Georges Super Ely. Conversion and alteration of existing buildings to create five dwellings was refused at the Planning Committee meeting of 19th October, 2005. The Conservation Advisory Group recommended that the application be refused at the meeting of the 31st August, 2005.

05/01346/FUL

95, Porth-y- Castell, Barry. A first floor extension with new roof over to side elevation was approved under delegated powers on 28th October, 2005. The Conservation Advisory Group recommended that the application be refused at the meeting of the 6th October, 2005.

05/01352/FUL

Oakfield House, Llancarfan. A raised roof to attic was refused under delegated powers on 28th October, 2005. The Conservation Advisory Group recommended that the application be refused at the meeting of the 6th October, 2005.

(d) Applications in Conservation Areas -(i) Dinas Powys

05/01551/CAC Received on 4th October, 2005

Dr. M.L. Ham, c/o Agent

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

ELMGROVE HOUSE, 12, ELM GROVE ROAD, DINAS POWYS

Demolition of dwelling and detached garage.

05/01302/FUL Received on 16th August, 2005

Dr. M.L. Ham, 2, The Courtyard, Michaelston-Le-Pit, Vale of Glamorgan CF64 4HE

(John Rosser RIBA 3, The Courtyard, Michaelston-Le-Pit, Vale of Glamorgan CF64 4HE).

Demolition of Elmgrove House and construction of two new apartments built to footprint and height of existing building. Construction of two storey extension of two apartments.

The Group considered both applications concurrently.

RECOMMENDED - REFUSAL - the Group noted the prominent location of the site at the entrance to the heart of the village, and the historic and visual quality of the existing building in this context. Concern was expressed at the proposed demolition and loss of the existing building in recognition of the contribution it makes to the character of this part of the conservation area. The form, scale, composition and detailing of the proposed replacement building was also considered to be unsatisfactory.

(ii) Cadoxton

05/01591/FUL Received on 12th October, 2005

c/o Cadenhead & Co., 16, Holton Road, Barry, Vale of Glamorgan CF63 4HD
(GAP Architects, The Studio, White Holm, South Road, Sully, Vale of Glamorgan CF64 5SP)

LAND ADJOINING WESLEY HOUSE (FORMER GARDEN), CHURCH ROAD, BARRY

Erection of two storey dwelling with integral garage.

RECOMMENDED - REFUSAL - whilst accepting that the site was appropriate for development, the Group considered that the current application was inappropriate in terms of scale, form and design.

RESOLVED - T H A T the report be noted.

562 SITE INSPECTIONS (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the sites indicated below on 18th October, 2005 be noted:

Apologies for absence were received from Councillors R.J. Bertin and F.T. Johnson.

17 Meliden Road, Penarth	Councillor A.D. Dobbinson (Chairman); Councillors Mrs. M.E.J. Birch, A.D. Hampton, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, Mrs. A.J. Preston and Mrs. M. Randall
St. Athan Boys Village, St. Athan	Councillor A.D. Dobbinson (Chairman); Councillors E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, Mrs. A.J. Preston and Mrs. M. Randall

Quorn, Craig-yr-Eos Road, Ogmore-by-Sea	Councillor A.D. Dobbinson (Chairman); Councillors E. Hacker, Mrs. V.M. Hartrey, Mrs. A.J. Preston, Mrs. M. Randall and W.C. Vaughan
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563 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.

564 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)	

05/01259/LBC	A	The Great House, Church Street, Llysworney	a, Repairs and refurbishment b, Conversion to domestic accommodation
05/01298/FUL	A	Haelfaes Barn, St. Georges Lane, St. Nicholas	Proposed double garage

05/01312/FUL	R	April Cottage, Drope Road, St. Georges-Super Ely	Proposed alterations to existing dwelling under construction with the addition of accommodation in the roof
05/01318/OUT	R	8, Shakespeare Road, Barry	Outline application for a pair of semi-detached dwelling houses
05/01319/OUT	R	8, Shakespeare Road, Barry	Outline application for single detached dwellinghouse
05/00312/OUT	R	29, Plymouth Road, Penarth	Two storey dwelling
05/00696/FUL	R	3, Conybeare Road, Sully	Two storey side extension
05/00761/FUL	R	The Oaks, Marine Parade, Penarth	Two storey side extension
05/00972/FUL	R	Greenway Cottage, Bonvilston	Demolition of existing accommodation and proposed extension to existing cottage
05/01012/OUT	R	Land adjacent to 32, Robert Street, Barry	New House
05/01172/FUL	A	90, Westward Rise, Barry	Single storey front, rear and two storey side extensions
05/01239/FUL	A	Vale Garage, The Herberts, St. Mary Church	Temporary change of use to car showroom set for television filming purposes
05/01249/FUL	A	Millands Park Farm, Llanmaes	Erection of implement and agricultural machinery shed
05/01289/FUL	A	Site at junction of Mill Road and Greenfield Avenue, Dinas Powys	Installation of postman's security container
05/01291/FUL	A	Site at junction of Cardiff Road and St. Cadoc's Avenue, Dinas Powys	Installation of postman's security container
05/01332/FUL	A	Trevithyn Farm, Llanccarfan	Extend area for clamping maize and erection of wall

05/01334/FUL	A	Y Parwg, Llanmaes, Llantwit Major	Oak framed two bay garage
05/01339/FUL	R	The Manor House, Beach Road, Sully	Proposed garage and domestic storage building
05/01345/FUL	A	Building S213, Sully Moors Road, Sully	To add B1, B8 and D1 to existing planning use
05/01365/FUL	A	Opposite 19, Stallcourt Avenue, Llantwit Major	Installation of postman's security container
05/01366/FUL	A	Grass verge in front of 72, Ham Lane South, Llantwit Major	Installation of postman's security container
05/01367/FUL	A	Highway verge to front of 2, Fairfield Rise, Llantwit Major	Installation of postman's security container
05/01381/FUL	A	Boverton Brook, Llantwit Major	Installation of postman's security container
05/01383/FUL	A	Cabot Carbon Ltd, Sully Moors Road, Barry	Proposed feedstock pipeline crossing the Cadoxton river on an existing piperack
05/01386/FUL	R	3, Benecrofte, Rhoose	Single storey extension to rear, extend existing porch to front
05/01387/FUL	A	36, Cwm Barry Way, Barry	Loft conversion with rear dormer
05/01392/LAW	R	19, Lake Hill Drive, Cowbridge	Rear porch extension
05/01395/FUL	A	51, Meadowcroft, Rhoose	Porch
05/01404/FUL	R	Yr Ysgubor, St. Lythans, Wenvoe	Extension of existing dwelling to form granny annexe
05/01408/FUL	A	Seaview Place, Llantwit Major	Installation of postman's security container

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05/01424/FUL	A	Birchwood, Welsh St. Donats	First floor extension over existing garage, renew cladding to dwelling, canopy roof over front door and balcony to rear first floor
05/00984/LAW	A	Ridgebrook Nursery, Colwinston, Vale of Glamorgan, CF71 7NL	The occupancy of the property by persons not employed or last employed in agriculture or forestry
05/01013/OUT	R	13A, Hunter Street, Barry	4 no. 1 bed flats
05/01361/FUL	A	Heol Y fro, Llantwit Major	Installation of postman's security container
05/01364/FUL	A	Samson Street, Llantwit Major	Installation of postman's security container
05/01369/FUL	A	22, Lon Lindys, Rhoose Point, Rhoose	Attic conversion with dormers
05/01370/FUL	A	11, The Wheate Close, Rhoose	Retention of Conservatory
04/02055/OUT	A	Junction of Wimbourne Road and Fordd Millenium, Barry Docks	Outline application for light industrial unit with ancillary office and industrial training area
05/00020/FUL	A	New Mill Farm, Monknash	Re-build kitchen/utility areas and conversion of existing barns for habitable use
05/00608/FUL	A	Plot 14, Marine Walk, Ogmore By Sea	New four bedroom house
05/00970/FUL	A	Land at Hazelwood, Ogmore By Sea	Provision of improved junction and roadway
05/01098/FUL	A	The Village Hall, City	Demolition of existing Village Hall and construction of new Hall including provision of new associated parking
05/01128/FUL	A	44, Stanwell Road, Penarth	Erection of 2 no. single storey rear extensions

05/01197/FUL	A	New Surgery, Holton Reach, Barry Waterfront, Barry	Proposed surgery and associated car parking, pharmacy and infrastructure
05/01265/FUL	A	25, Sir Ivor Place, Dinas Powys	Dormer loft conversion
05/01272/FUL	R	37, Ffordd Cwm Cidi, Barry	First floor garage extension
05/01279/FUL	A	18, Norseman Close, Rhose	Single storey conservatory
05/01290/FUL	A	Highwalls Avenue, Dinas Powys	Installation of postman's security container
05/01341/FUL	A	Vale of Glamorgan public open space between Redberth Close and Merthyr Dyfan Road, Barry (Smithies Field)	Installation of 1060m diameter cistern chamber, Kiosk and vent stack
05/01356/FUL	R	75, Laburnum Way, Penarth	Two storey lounge/dining room, bedroom, bathroom extension
05/01358/FUL	A	18, Llandeilo Close, Dinas Powys	First floor extension to rear and porch to front.
05/01371/FUL	A	5, Ringwood Crescent, St. Athan	First floor extension (amendment to approval 05/00303/FUL)
05/01379/FUL	A	Junction of North Road/Middlegate Court, Cowbridge	Installation of postman's security container
05/01380/FUL	A	Junction of St. Athan Road/Brookfield Park Road, Cowbridge	Installation of postman's security container
05/01389/FUL	A	8, Sandy Lane, Ystradowen, Cowbridge	Proposed conservatory
05/01401/FUL	A	29, St. Johns Close, Cowbridge	To extend kitchen, dining room and fourth bedroom
05/01403/FUL	A	Sheepleys House, Llandow	First floor extension (over existing kitchen) to provide an en-suite, and dress room

05/01406/FUL	A	Hillside, Wine Street, Llantwit Major	Conservatory at rear of property.
05/01411/FUL	A	198, Lavernock Road, Penarth	Single storey rear extension to provide summer room with new garage/workshop
05/01425/FUL	R	Woodland Cottage, 12, Walston Road, Wenvoe	First floor rear extension
05/01426/FUL	A	11, Kestrel Way, Lavernock Park, Penarth	Single storey extension and dormer
05/01438/FUL	A	47, Plas Taliesin, Penarth	Storage space in attic, insert 2 Velux windows.
05/01462/OBS	S	Retail Site 2, Cardiff International Sports Village Site, Ferry Road, Grangetown, Cardiff	40,000 sq.ft. non-food retail unit
05/01474/LAW	R	Ineos Vinyls Limited, Sully Moors Road, Sully	Parking empty heavy goods trailers
05/01480/FUL	A	59, Cedar Way, Penarth	Demolish existing conservatory and build new single storey extension to rear of property
05/01504/OBS	S	Phase 1, Victoria Wharf, Grangetown, Cardiff	Modification of Condition 6 of permission 03/2761 to allow completion of cycleway on completion of second phase
05/01390/OUT	R	Hook Signs Workshop, Merthyr Street, Barry	Outline Application for new 2 bedroom detached house
04/02024/FUL	A	Land at Little Bungalow/Heulgerrig, off Sutton Road, Ogmere By Sea	New house
05/01270/FUL	A	Cross House, Tredodridge	Rear kitchen extension, demolition of stable, new granny annexe and demolition and rebuild part of existing garage
05/01284/OUT	A	Land adjoining 22, Kenilworth Road, Barry	2 no. two bedroom semi- detached houses

05/01295/FUL	A	Ash Tree House, Bonvilston	Erection of single storey extension with verandah deck to roof
05/01303/FUL	A	Penuchadre Farm, St. Brides Major	Portal frame agricultural shed for housing cattle and storing machinery
05/01311/FUL	R	Plymouth Street/West Street, Llantwit Major	New house
05/01314/FUL	A	145, Fontygary Road, Rhoose	Single storey extension. Loft conversion and garage.
05/01317/FUL	A	Tynewydd Inn, 103, Tynewydd Road, Barry	Internal alterations. Enlarged external patio. New pitched roof. Entrance lobby. Single storey rear extension to cellar and boiler room. New flat roof disabled stair enclosure
05/01342/FUL	A	Village House, Peterston Super Ely	Extend existing property at front and rear
05/01346/FUL	A	95, Porth Y Castell, Barry	First floor extension with new roof over to side elevation
05/01352/FUL	R	Oakfield House, Llancarfan	Raised roof to attic
05/01405/FUL	A	29, Fonmon Park Road, Rhoose	Two storey side extension, single storey rear and front porch extension
05/01409/FUL	A	Jonaud, Sonseil Lane, Pencoedtre Road, Barry	Demolition of existing garage. Extension to provide bedroom and wet room for disabled person
05/01410/FUL	A	Ffynnon Wen, St. Hilary	Installation of PVCU conservatory
05/01419/FUL	A	6, Greys Drive, Boverton, Llantwit Major	Conversion of existing kitchen to shower room. Bedroom and kitchen extension

05/01420/FUL	R	82, Lavernock Road, Penarth	Take down old roof terrace and replace with timber frame roof terrace to rear of house
05/01423/FUL	A	3, Machen Street, Penarth	New roof dormer to rear of property
05/01432/FUL	A	Park View, Bonvilston	Single storey rear extension
05/01445/FUL	A	9, Somerset Road, Barry	Proposed loft conversion comprising of two bedrooms and a bathroom
05/01451/FUL	A	18, Crossfield Road, Barry	Single storey garage
05/01470/FUL	A	Whitehome, Pencoedre Lane, Barry	Revised access and construct double garage
05/01472/FUL	A	Deg Erw, Twyn-Yr-Odyn	Proposed conversion of existing garage to single storey granny annexe
05/01476/FUL	A	Hillside Farm House, Ton Breigam, Llansannor	Replacement Conservatory
05/01478/FUL	A	30, High Street, Barry	To extend to rear of existing hairdressing salon to provide additional area for modernizing shop
05/01485/FUL	A	Station Street Garage, Station Street, Barry	Erect palisade galvanised steel fence of 2m 44cm in height around boundary of 502m ² of land attached to garage building
05/01489/FUL	A	13, Wimbourne Close, Llantwit Major	Lean-to extension to rear and side and entrance lobby extension to front
05/01490/FUL	A	28, Clos Yr Wylan, Barry Island	Rear conservatory
03/00720/FUL	R	Adjacent Penarth Carpets, Queens Gate Mews, Albert Road, Penarth	Construction of a building for retail purposes
05/00245/OUT	A	Plot 3A, Atlantic Trading Estate, Barry	Future offices & industrial units & storage/distribution use classes B1,B2,B8

05/00714/FUL	A	Cornerswell Road, junction with back lane of Machen Street, Penarth	Demolition of existing 2 storey and single storey commercial buildings and erection of 2 storey house
05/00991/FUL	R	Gwern y Gedrych Farm, Peterston Super Ely	Extension and Minor Alterations
05/01037/FUL	A	341, Barry Road, Barry	Single storey side and rear extension to provide extended kitchen, granny annexe and dormer
05/01175/FUL	A	3, Broad Street, Barry	Creation of additional residential unit in roof space
05/01195/FUL	A	3, Broad Street, Barry	Change of use from shop unit from A1 to A3 - possible hot food outlet - coffee shop
05/01221/FUL	A	7, Cae'r Odyn, Dinas Powys	First floor extension to provide two additional bedrooms and one additional bathroom
05/01234/FUL	R	10, Y Craig, Craig Yr Eos Road, Ogmere By Sea	Insertion of window in east elevation
05/01299/FUL	A	The Barn, Llandough	Proposed single garage/store
05/01299/HH	A	3 Lon Cefn, Mably, Rhoose	High Hedge
05/01343/FUL	A	Brooklands Retail Park, Culverhouse Cross, Cardiff	Variation of conditions 2, 4, 6, 7 and 9 of application 04/01650/FUL
05/01414/FUL	A	15, Powys Place, Dinas Powys	Provision of attic bedroom and en-suite
05/01417/FUL	A	161, Pontypridd Road, Barry	single storey side extension for garage, single and two storey rear extension
05/01427/FUL	A	27, Minehead Avenue, Sully	New pitched roof to bungalow over existing flat roof

05/01428/FUL	A	32, Cornerswell Road, Penarth	Loft conversion - additional bathroom, shower room and bedroom
05/01431/FUL	A	Dinas Powys Service Station, Cardiff Road, Dinas Powys	De-commissioning and foam filling tanks 1, 2 and 3 and installing a 70,000 litre underground double skinned storage tank
05/01434/FUL	A	Wongs Chinese Takeaway, 108, Broad Street, Barry	Vary Condition 2 of planning permission 84/01123/FUL to extend opening hours to midnight, Monday to Sunday
05/01436/FUL	A	13, Vere Street, Barry	Change of use to A3 (Pizza take-away), day and evening opening
05/01437/FUL	A	3, Vere Street, Barry	Change of use to A3 (baguettes) - day and evening opening
05/01439/FUL	A	9, The Limes, Cowbridge	Removal of existing low wall, railings and gate. Resite gateway, rebuild low wall and erect replacement railings and gate
05/01443/PNT	A	Footway of Cowbridge Road, St. Athan	Proposed O2 (UK) 12.5m telecommunications street furniture column and cabinet
05/01444/FUL	A	Arqiva Transmitter Station, St. Hilary	Installation of five antennas on the existing mast for networks by wireless limited
05/01450/OBS	P	Land east and west of A4119, Mwyndy, Llantrisant	19.1 hectare mixed use development comprising B1 business development and residential units (outline application - revised and further information)
05/01452/FUL	A	64, Clos Yr Wylan, Barry Island	Conservatory
05/01456/FUL	A	Poppins, Llysworney	Conservatory

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05/01457/FUL	A	Ground Floor Offices, 60, Wyndham Street, Barry	Change of use from offices to Chiropractice clinic
05/01464/FUL	R	5, Ridgeway Road, Barry	Two storey side and rear extension
05/01477/FUL	R	Golden Star, 84 Main Street, Barry	Extension of opening hours to midnight, Sunday to Saturday
05/01481/FUL	A	76, Westbourne Road, Penarth	Alterations and ground floor extension
05/01483/FUL	A	Myrtle Cottage, Higher End, St. Athan	Single storey extension to rear of property consisting of new sitting room and bathroom accommodation
05/01492/FUL	A	65, Redlands Road, Penarth	White lean-to conservatory
05/01500/ADV	A	41, Vere Street, Barry	Illuminated fascia signs
05/01512/FUL	A	Faraway, Highlight Lane, Barry	Single storey kitchen, lounge, garage and WC. extension with car port
05/01537/FUL	A	Letchworth, Cross Common Road, Dinas Powys	Single storey conservatory to rear of property
05/01539/FUL	R	12, Borough Avenue, Barry	Single storey pitch roof double garage with store area
05/01546/LBC	A	Green Isha Farm, Wick	Reroofing, rebuilding chimney stacks and fitting rainwater goods all to match existing

565 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 be noted.

566 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

05/01540/TCA	A	In the vicinity of the Town Walls, Cowbridge	Remove all ash trees and saplings, coppice hazels and remove a large holly
05/01552/TPO	A	Colcot Mast, Barry	Fell one field maple, one ash and one sycamore. Reduce the crown on one ash. Remove torn limb and reduce limbs on one ash. Crown lift and reduce limbs on one field maple
05/01602/TCA	A	Hurrans Garden Centre, Cowbridge	Reduce one willow tree
05/01627/TPO	A	Land adjoining Madoc Close, Dinas Powys	Fell two ash

567 ENFORCEMENT ACTION (DEER) -

(i) 21 Lavernock Road, Penarth: Unauthorised extension

It had been brought to officers' attention that an authorised extension was being carried out at the rear of the above named property. Officers had undertaken site inspections which had revealed that an extension had been part built at the rear of the property.

Planning consent had previously been granted for an extension to this property in 1998 (ref: 98/00633/FUL). However, this consent was not implemented within the required five years. Notwithstanding this matter, the part built extension did not accord with the plans approved under the 1998 consent. Whilst assurances had been given in respect of the submission of a planning application for the extension, no application had been submitted and it was unlikely that there was any realistic prospect of an application being submitted in the near future.

It was considered that by virtue of its size, appearance, materials and incomplete state, the part built extension constituted an incongruous feature in the street scene that was significantly detrimental to the visual amenities of

the area and the residential amenities of the neighbouring properties. It was therefore considered that the development was contrary to Policy ENV25 of the adopted Vale of Glamorgan Council 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, to ensure the removal of the part built extension.

Reason for decision

To ensure that the visual amenities of the area and the amenities of the neighbouring properties are protected.

(ii) 82 Lavernock Road, Penarth

A retrospective planning application had been submitted to retain a decking area measuring approximately 4m x 5m that had been erected t first floor level on the rear elevation of the above dwelling adjacent to the boundary of No. 80 Lavernock Road.

Following the assessment of the application, it was considered that by reason of its size, elevated position and direct proximity to the neighbouring gardens, the decking area represented an un-neighbourly and inappropriate form of development that adversely affected the privacy and residential amenities of the neighbouring properties. The development was therefore considered to be contrary to Policy ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's Supplementary Planning Guidance on Amenity Standards. The above application was subsequently refused and authorisation was now sought to take action as necessary in order to protect the privacy and residential amenities of the neighbouring property.

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 removal of the unauthorised decking area.

Reason for decision

To ensure that the privacy and residential amenities of the neighbouring properties are protected.

(iii) Plot 211 Clos Yr Wylan, Barry Island: Unauthorised conservatory

A planning application had been retrospectively submitted (ref: 05/01309/FUL) for the retention of a conservatory on the rear elevation of the above property.

Following an assessment of the application, it was considered that the conservatory, by reason of its substantial size, depth and height, in close proximity to the boundary with the neighbouring property, adversely affected the residential amenities of the occupiers of the neighbouring dwelling. The conservatory was therefore considered to be contrary to Policy ENV25 of the

adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's Supplementary Planning Guidance on Amenity Standards. The application was subsequently refused and authority was now sought as required to enable the Council to commence proceedings to require the removal of the unauthorised conservatory.

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 1990 (as amended) to ensure:

- (i) the removal of the unauthorised conservatory.

Reason for decision

To protect the residential amenities of the neighbouring properties.

(iv) Results of formal enforcement action: Council Year 2005/2006: Quarter No. 2

RESOLVED - T H A T the results of formal enforcement action in respect of the above period be noted.

(v) 52 St. Paul's Avenue, Barry - Raised Decking Area to Rear of Dwelling -

Officers had noted that a raised decking area had been constructed at the above property and the owner had been accordingly advised that the decking would require planning permission because it was closer to a highway than the existing property. The owner had, so far to date, failed to submit a respective planning application.

By reason of the size of the decking area, its elevated position and its proximity to neighbouring gardens the decking area represented an un-neighbourly and inappropriate form of development that adversely affected the privacy and residential amenities of the neighbouring 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 the removal of the unauthorised decking area.

Reason for decision

To ensure that the privacy and residential amenities of the neighbouring properties were protected.

(vi) Breach of agricultural occupancy at The Rise, Slaughter Lane, Llysworney

In June of this year, an application had been submitted to remove the agricultural occupancy condition which had previously been applied to the above property. The applicant sought consent to remove the occupancy

condition imposed on approval for the dwelling approved under outline application no. CORD 85/63.

Previously in 2002, a similar attempt had been made to remove the condition but the application was subsequently withdrawn by the applicant.

The current occupier's parents were involved in farming until their retirement and consequently were in compliance with the occupancy condition until the widow of the farmer moved from the property during 2000/2001. Accordingly, the occupier who had a business which was related to vehicle haulage, appeared to have been in non-compliance for some 3-4 years. It was clear that the current occupier of the dwelling was not employed in agriculture and did not meet the criteria set out in the conditions. The Council had an overriding responsibility to protect the rural character of the countryside and notwithstanding the fact that the dwelling was now within the settlement boundary for Llysworney, it was considered that the condition had not "outlived its usefulness", and instead could continue to play an active role in meeting the needs of the agricultural community, and preventing the proliferation of new agriculture dwellings in the countryside.

The owner of the property had failed to show that there was no agricultural need for the dwelling and therefore any removal of the agricultural occupancy condition would be contrary to Policy HOUS6 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the advice contained in Technical Advice Not 6 and Planning Policy Wales (2002).

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 the cessation of the occupation of the property by a person or persons who did not comply with the terms of the Condition No. 1 of planning consent CORD 85/63.

Reason for decision

Condition 1 of planning permission CORD 85/63 required that the occupation of the dwelling shall be limited to persons employed, or last employed locally in agriculture as defined under Section 221 of the Town and Country Planning Act 1962, or in forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person) and the dwelling was being currently occupied by persons who did not comply with the condition.

568 GENERAL PLANNING MATTERS (DEER) -

(i) Salisbury Avenue, Penarth (Part) and Archer Road, Penarth (Part): Proposed Prohibition of Waiting At Any Time Order - objections received

The above matter had been previously considered by the Committee at its meeting held on 6th July, 2005 where at that time consideration was given to objections received to a proposal to prohibit waiting at any time by vehicles over lengths of Salisbury Avenue and Archer Road in their junction area. The

Committee at that juncture, requested that further surveys and consideration be given to waiting restrictions and use of the car park in Stanwell School for use by pupils.

As a consequence of the above resolution, the school authorities had been consulted on the feasibility of the use of the car park by pupils at the school. The school authorities had subsequently indicated that they were not prepared to permit pupils to park their own vehicles within the school grounds due to the fact that 6th form pupils had a flexible timetable and would arrive and leave at different times and drive through the area used by pedestrian pupils to the area suggested for the use of car parking facilities.

After further consultation with the Council's Road Safety Officer and the above school, it was proposed to extend the No Waiting At Any Time Order from the junction of Archer Road to the entrance to Stanwell School, a distance of approximately 50 metres on both sides of the carriageway. The subject Order did not prohibit vehicles stopping to drop off and pick up passengers.

The possible implications of making such an Order was that by removing parked vehicles, traffic speed could increase and to ensure compliance with the 20 m.p.h. zone, it may prove necessary to provide additional traffic calming measures. In the event of the Order being approved, speeds would be monitored and appropriate measures recommended.

RESOLVED -

(1) T H A T the objections received to the above proposal be rejected on the grounds that the waiting restrictions were required on safety grounds to protect access and the visibility at the junctions of the above named road and that the Order be made.

(2) T H A T the Director of Environmental and Economic Regeneration submit a further report to the Committee with the view to reviewing the impact of the Order in 12 months time.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984 and to allow the necessary measures to be put in place.

(2) To allow the Committee to monitor the impact of the Order.

(ii) Romilly Junior School, Romilly Road (Part): Proposed 20 M.P.H. Zone Order: objections received

The above matter had previously been considered by the Committee at its meeting held on 8th June 2005 and at that time approved the introduction of a 20 m.p.h. speed restriction zone over the above highway. A report to the Planning Committee on 28th September, 2005 subsequently reported the objections to the above scheme which were largely based on a perceived loss of car parking opportunities on the above highway. The Committee at that

time requested officers to re-consider the proposals in light of the nature of the objections.

The matter was now re-submitted to the Committee for further consideration in light of the Committee's comments made at its meeting held on 28th September.

The original proposals, included traffic calming which was to have been achieved by a series of speed cushions along the length of Romilly Road, Barry. Adjacent to the speed cushions, build-outs in the kerbside parking zone were to have been provided.

Given the Committee's previous comments on the original proposal, officers had re-visited the proposals and now proposed to delete the build-outs and the kerbside marking zone had been delineated. Therefore, there would be no restrictions to car parking adjacent to the speed cushions.

RESOLVED -

(1) T H A T the objections received to the above proposals be rejected on the grounds that the 20 m.p.h. zone with the traffic calming features would improve safety for pedestrians and vulnerable road users and the Order as detailed in Appendix A to the report be approved.

(2) T H A T the objectors be advised accordingly.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984 and to allow the work to progress.

(2) To enable the objectors to be advised of the Committee's decision.

(iii) Ffordd-y-Mileniwm (Part) and Wimbourne Road (Part), Barry: Proposed 40 M.P.H. Speed Restriction and 24 hours Clearway Orders

Approval was sought to introduce a Traffic Regulation Order to create a 40 m.p.h. speed limit and a 24 hour clearway Orders along the above named highways between its junctions with Cardiff Road (A4055) and Cory Way.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other statutory consultees, public notice be given of the Council's intention to make an Order under Sections 1 and 81 of the Road Traffic Regulation Act 1984, the effect of which was described in Appendix A and shown on Plan No. T/05/138MDS the effect of which would 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 recommendations

- (1) To comply with the requirements of the Road Traffic Regulation Act 1984.
- (2) To permit the proposed Traffic Regulation Order to be introduced.

569 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.

02/01239/OUT Received on 11th August, 2005

(p89)

Annington Developments Ltd Unit 1, Eaglethorpe Barns, Peterborough Road, Warmington, Peterborough. PE8 6TL
(Scott Wilson, 3-4 Foxcombe Court, Wyndyke Furlong, Abingdon Business Park, Abingdon, Oxon, OX14 1DZ.)

LAND AT RINGWOOD CRESCENT, ST. ATHAN EAST CAMP, ST. ATHAN

Residential Development of five dwellings

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority, the proposal represents the unacceptable and inappropriate introduction of new housing within the countryside, in an unsustainable location, which would result in the loss of an area of landscaped incidental open space, thereby significantly detracting from the character and appearance of the area contrary to Strategic Policies 2, 8 and 11; and Policies ENV1, ENV10, ENV22, ENV25, HOUS3 AND HOUS12 of the adopted Vale of Glamorgan Unitary Development Plan 2005; and national guidance contained in Planning Policy Wales March, 2002.

04/01661/FUL Received on 11th October, 2004

(p97)

Mr. E. Prosser, C/o Agent.
(D. W. Jenkins, 3, Green Acre Drive, Tonypany, Rhondda. CF40 1DA)

BARN BUILDINGS, HOME FARM, HENSOL

Proposed conversion of barn into a dwelling

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. This consent shall relate to the amended plans received on 30th September, 2005, 04/01661/FUL 'B', and amended site plan 04/01661/FUL 'A' received on 5th April, 2005.
3. Notwithstanding the submitted plans further details of the means of enclosure of the site, which shall pay particular regard to its rural location, shall be submitted to and agreed in writing with the Local Planning Authority, and shall thereafter be implemented in accordance with the approved details before the first beneficial occupation of the dwelling hereby permitted.
4. Full details (including samples) of all external finishes of the works hereby permitted, including roof slate, rainwater goods and all other external materials, shall be submitted to and agreed in writing with the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the agreed details.
5. The mitigation and compensation measures for bats as outlined in the submitted wildlife survey by the Countryman Wildlife Consultancy, dated 26th July, 2005, shall be undertaken entirely in accordance with that report before the first beneficial occupation of the dwelling hereby permitted, unless otherwise agreed in writing with the Local Planning Authority, and shall thereafter be so retained.
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 dwelling 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) 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. For the avoidance of doubt as to the approved plans.
3. In the interests of visual amenity and the rural character of the surrounding countryside.

4. In the interests of visual amenity and the rural character of the surrounding countryside.
5. In the interests of wildlife protection.
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.

04/01781/FUL

Received on 2nd November, 2004

(p107)

Holton Road Developments Ltd, c/o Agent
(Custom Design, 124, High Street, Barry, Vale of Glamorgan. CF62 7DT)

CARDIFF ROAD BUSINESS PARK, CARDIFF ROAD, BARRY

New Office Units

REFUSED (written representations)

Reason(s):

1. The proposed development may cause or exacerbate flooding in the area and the applicant has failed to demonstrate that the site could be developed without adverse effects on flooding, and the development is therefore contrary to advice contained in Planning Policy Wales 2002 and Technical Advice Note 12 'Development and Flood Risk'.
2. The development is likely to overload the public foul sewerage system to the detriment of the health and safety of existing residents, and would not therefore ensure that there is no detriment to the environment. The development is therefore contrary to Policies ENV25 and EMP3 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

04/01832/OUT

Received on 11th November, 2004

(p109)

Mr. Philip Loe, Raggedstones, Plough Road, Droitwich. WR9 7NQ
(Mr. Christopher Davies, 29, Fontygary Road, Rhoose, Vale of Glamorgan.
CF62 3DS)

58, PORTHKERRY ROAD, RHOOSE

Demolition of a bungalow to form 3 no. building plots

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority the proposal represents an unacceptable and inappropriate form of residential redevelopment that would have an adverse impact on the residential amenities of neighbouring occupiers and would detract from the character and appearance of the area contrary to Policies HOUS2, HOUS9 and ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005; Supplementary Planning Guidance on Amenity Standards, and national guidance contained in Planning Policy Wales March, 2002 and TAN 12 Design.

04/02039/FUL

Received on 22nd December, 2004

(p114)

Dinas Powys Methodist Church, C/o Much Farm Manse, Station Road, Dinas Powys, Vale of Glamorgan CF64 4DF
(Liddell and Associates, Stuart House, The Back, Chepstow, Mon. NP16 5HH)

WESLEY HALL CENTRE, STATION ROAD, DINAS POWYS

6 no. flats with associated works

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The permission hereby granted shall relate to the amended plans, reference 1683/2A, 3A and 6A received by the Local Planning Authority on 5th September, 2005.
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 vehicle parking area shown on Drawing No. 1683/2A shall be laid out and surfaced in accordance with details, including details of any retaining walls, to be agreed in writing with the Local Planning Authority, before the development hereby permitted is brought into

beneficial use and shall be maintained at all times within the curtilage of the site for use exclusively in connection with the development hereby permitted.

6. Details of the materials and colour of the external finishes of the proposed flat development shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.
7. Samples of the materials to be used in the construction of the proposed building shall be submitted to the Local Planning Authority for approval prior to the commencement of development.
8. 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.
9. The secondary living room windows on the west elevation of the development shall be glazed in obscure glass and so maintained at all times.
10. All the proposed windows on the northern elevation of the development hereby approved, other than bedroom windows, shall be glazed with obscure glass and so maintained at all times.
11. The bathroom, kitchen and secondary living room windows on the east elevation of the proposed development shall be glazed with obscure glass and so maintained at all times.
12. 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.
13. The service bay at the front of the proposed car parking area shall be marked up before the development is brought into beneficial use in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The service bay shall thereafter be maintained and retained at all times in accordance with the development hereby approved.
14. Notwithstanding the submitted plans, visibility splays from the proposed car park of 2.4m by 45m shall be provided in both directions along Station Road, prior to the first occupation of any of the units hereby approved, in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. Within the visibility splays as may be agreed, no obstruction such as walls or fences or planting shall be greater than 900mm in height above the carriageway channel edge.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To safeguard local visual amenities.
4. To ensure satisfactory maintenance of the landscaped area.
5. To provide satisfactory off street parking facilities.
6. To safeguard local visual amenities.
7. To safeguard local visual amenities.
8. To ensure a satisfactory form of development.
9. In the interests of residential privacy and amenity.
10. In the interests of privacy and amenity.
11. In the interests of privacy and amenity.
12. To safeguard local visual amenities.
13. In the interests of public and highway safety.
14. In the interest of public and highway safety.

05/00578/OUT

Received on 24th May, 2005

(p122)

Newydd Housing Association, Ty Cardarn, 5, Village Way, Tongwynlais, Cardiff, CF15 7NE.

(Chris J Morgan, 13, Merthyr Street, Barry, Vale of Glamorgan, CF63 4LA.)

LAND AT REAR OF FAIRFORD STREET, BARRY

Outline application for residential development - erection of 8 no. flats

REFUSED (written representations)Reason(s):

1. The proposed block of flats, 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 Policies HOUS9 and HOUS12 of the adopted Vale of Glamorgan Unitary Development Plan 2005,

Planning Policy Wales 2002 and the Council's approved Supplementary Planning Guidance on 'Amenity Standards' 1999.

2. The proposed block of flats, by reason of its scale and location, is considered to constitute a form of backland development and an overdevelopment of the site that would fail to provide adequate on-site parking provision and turning areas for the proposed flats or adequate and usable outdoor amenity space for future occupiers, contrary to Policies HOUS9 and TRAN9 of the adopted Vale of Glamorgan Unitary Development Plan 2005, Planning Policy Wales 2002, the approved South Wales Parking Guidelines and the approved Amenity Standards Supplementary Planning Guidance Note (1999).

05/00651/OUT

Received on 26th April, 2005

(p130)

The Melvin Llewellyn Estate, C/o Agent.

(Jenkins Gould Partnership, Union Offices, Quarella Road, Bridgend. CF32 0LB)

DISUSED FARMYARD AT REAR OF TY MAWR COTTAGE, LLANGAN

Demolish existing disused farm buildings and erect four detached dwellings

REFUSED (written representations)

Reason(s):

1. The proposal represents an unjustified form of new residential development in the countryside which would cause serious harm due to the layout, scale and design of the proposed dwellings and would not preserve or enhance the character of the Conservation Area. The proposal is therefore considered contrary to the aims and objectives of Policies ENV1 (Development in the Countryside), HOUS3 (Dwelling in the Countryside), ENV15 (Protection of Built and Historic Environment), ENV18 (Development in Conservation Areas), ENV19 (Demolition in Conservation Areas) and ENV25 (Design of New Developments) contained in the adopted Vale of Glamorgan Unitary Development Plan 2005 and advice contained within the Conservation Areas in the Rural Vale Supplementary Planning Guidance and the aims and objectives of Planning Policy Wales (March 2002).

05/00789/OUT

Received on 16th May, 2005

(p137)

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

REFUSED (written representation)

1. The proposal would constitute an inappropriate, insensitive and cramped form of development which would adversely affect the amenities of adjacent residential occupiers and would therefore be contrary to advice contained within Planning Policy Wales (2002) and Policies HOUS9, HOUS12 and ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

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

05/01009/OUT

Received on 23rd June, 2005

(p144)

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

APPROVED subject to the following condition(s):

1. Approval of the details of siting, means of access, design, external appearance and landscaping (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. A vehicle parking area shall be laid out and surfaced, in accordance with details to be agreed in writing with the Local Planning Authority, before the development hereby permitted is brought into beneficial use and shall be maintained at all times within the curtilage of the site for use exclusively in connection with the development hereby permitted.
5. 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.

6. 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.
7. 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.
8. 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.

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. To provide satisfactory off street parking facilities.
5. To safeguard local visual amenities.
6. To ensure satisfactory maintenance of the landscaped area.
7. To safeguard local visual amenities.
8. To ensure satisfactory drainage of the site.

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

05/01120/FUL

Received on 13th July, 2005

(p150)

Mr and Mrs O'Donnell, 17, Meliden Road, Penarth, Vale of Glamorgan.
(Abbey Building Services, Tynwydd 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

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 development hereby approved shall be carried out entirely in accordance with the approved plans and specifications.
3. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order the garage hereby approved shall not be physically altered and shall remain available for the parking of vehicles associated with the residential use of No. 17 Meliden Road.
4. The permission hereby granted shall relate to the amended plans, reference received by the Local Planning Authority on 27th October, 2005

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 ensure the provision of satisfactory on-site parking.
4. For the avoidance of doubt.

05/01164/FUL

Received on 20th July, 2005

(p153)

S. W. Developments Limited, C/o Tyn Y Cae, Peterston Super Ely, Vale of Glamorgan. CF5 6NE
(AWA Architecture and Design, 8, The Paddock, Lisvane, Cardiff. CF14 0AY)

HEATHFIELD HOUSE, ST. BRIDES SUPER ELY

Demolition of structurally unsound dwelling and erection of new replacement dwelling

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The permission hereby granted shall relate to the amended plans, reference AWA/1280/11 Rev. A and AWA/1280/11 Rev. A, received by the Local Planning Authority on 5th October, 2005 and also the amended elevational Drawing No. AWA/1280/13A received on 31st October, 2005.
3. Details of the materials and colour of the external finishes of the proposed shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.
4. 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.
5. 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.
6. 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.
7. The access, driveway and amenity space shown on Drawing No. AWA/1280 shall be fully laid out prior to the development hereby approved being brought into beneficial use and shall thereafter be maintained at all times to serve the dwelling 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(s) hereby approved shall not be extended or altered in any way 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. For the avoidance of doubt.
3. To safeguard local visual amenities.
4. To ensure a satisfactory form of development.
5. To safeguard local visual amenities.
6. To ensure satisfactory maintenance of the landscaped area.
7. To ensure satisfactory provision of access, on-site parking and amenity space to serve the development hereby approved.
8. To enable the Local Planning Authority to control the scale of development.

05/01262/FUL

Received on 9th August, 2005

(p159)

Mr. H. W. Field, Pen-y-Bryn, Crossways, Cowbridge, Vale of Glamorgan.

CF71 7LJ

(Anderson and Associates, 39, High Street, Cowbridge, South Glamorgan.

CF71 7AE)

LAND AT NORTH OF PEN-Y-BRYN, CROSSWAYS, COWBRIDGE

Conversion and extension to residential use of existing barn and orchard plantation to the south of the site

WITHDRAWN at the request of the applicant.

05/01280/FUL

Received on 10th August, 2005

(p166)

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

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. 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.

3. 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.
4. The integral garage 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 proposed dwellinghouse.
5. A vehicle parking area shall be laid out and surfaced, in accordance with details to be agreed in writing with the Local Planning Authority, before the development hereby permitted is brought into beneficial use and shall be maintained at all times within the curtilage of the site for use exclusively in connection with the development hereby permitted.
6. No additional windows shall be inserted in the southern elevation of the development hereby approved without obtaining the prior written consent of the Local Planning Authority.
7. The site shall be enclosed in accordance with details to be submitted to and approved by the Local Planning Authority prior to the commencement of development and the approved scheme shall be carried out prior to the first beneficial occupation of the converted dwellinghouse hereby approved.
8. Notwithstanding the submitted plans, details and samples of the roof materials to be used in the dwelling conversion hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.
9. The permission hereby granted shall relate to the amended plans, reference D01B, D02B, D03B, D04A and D05 received by the Local Planning Authority on 18th October, 2005.
10. The screen wall and balustrade to the roof terrace detailed on Drawing Nos. D02B and D03B shall be erected prior to the first beneficial use of the development hereby approved and shall thereafter be so retained at all times.
11. Notwithstanding the submitted details all the windows in the side, south elevation shall be fitted with obscure glazing at the time of construction and shall thereafter be so retained at all times unless the Local Planning Authority gives written consent to any variation.

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 control the scale of development.
3. To enable the Local Planning Authority to control the scale of development.
4. To ensure that adequate off-street parking and garaging facilities are retained for the dwelling-house.
5. To provide satisfactory off street parking facilities.
6. To safeguard the privacy of adjoining occupiers.
7. To ensure a satisfactory form of development.
8. To safeguard local visual amenities.
9. For the avoidance of doubt.
10. To safeguard the privacy and amenities of the adjoining occupiers.
11. To safeguard the privacy and amenities of the adjoining occupiers.

05/01302/FUL

Received on 16th August, 2005

(p173)

Dr. M.L. Ham, 2, The Courtyard, Michaelston-Le-Pit, Vale of Glamorgan.
CF64 4HE

(John Rosser RIBA 3, The Courtyard, Michaelston-Le-Pit, Vale of Glamorgan.
CF64 4HE)

ELMGROVE HOUSE, 12, ELM GROVE ROAD, DINAS POWYS

Demolition of Elmgrove House and construction of two new apartments built to footprint and height of existing building. Construction of two storey extension of two apartments

The development/property is situated within the Dinas Powys Conservation Area.

The application is for demolition within the Dinas Powys Conservation Area.

The application was advertised on 18th October, 2005.

WITHDRAWN at the request of the applicant.

05/01323/OUT

Received on 18th August, 2005

(p178)

Philip Jones Properties Unltd. Rainbow Plaza, Boverton Road, Llantwit Major.
CF61 1XZ(Anderson and Associates, 39, High Street, Cowbridge, South Glamorgan.
CF71 7AE)**THE OLD COAL YARD, LE POULIGUEN WAY, LLANTWIT MAJOR**

Proposed residential development comprising of 14 no. semi detached town houses with garage and parking

APPROVED subject to the following condition(s):

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto 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. Plans and particulars of the Reserved Matters referred to in Condition No. 1 above, relating to the siting, design and external appearance of the buildings 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.
5. Notwithstanding the illustrative drawings this consent shall not relate to the layout, height, scale or design of dwellings indicated and the development shall be designed to meet the Local Planning Authority's adopted standards for Amenity Space, Parking and Access.
6. Prior to the commencement of any works on the site, including clearance works, surveys for the presence of bats, reptiles and badgers and any measures for mitigation for their presence shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the findings of the surveys and any mitigation measures as approved in writing by the Local Planning Authority.

7. Prior to the commencement of any work on site, including any works for clearance of the site, surveys for the presence of contaminants and details of any remediation or mitigation for their presence shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with any remediation or mitigation measures so approved in writing by the Local Planning Authority.
8. Prior to the commencement of development a noise assessment, including an appropriate mitigation scheme, shall be undertaken in accordance with advice contained in Technical Advice Note 11 'Noise' and submitted to the Local Planning Authority for their approval in writing and the dwellings shall thereafter be constructed in accordance with the assessment as agreed in writing by the Local Planning Authority.
9. All means of enclosure associated with the development hereby approved including appropriate mitigation scheme 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. The scheme of landscaping required by Condition 1 above shall include the information required by the Council's adopted Supplementary Planning Guidance 'Trees and Development'.

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. The application was made for outline planning permission.
5. For the avoidance of doubt as to the extent of this consent.
6. To ensure that any species and their habitats are protected under the Wildlife and Countryside Act 1981.
7. To safeguard the health and amenities of nearby residents and future occupiers of the site.
8. To ensure the amenities of the future occupiers are safeguarded.
9. To safeguard local visual amenities.

10. In the interests of the visual amenities of the area and the ecology of the site.

05/01344/FUL

Received on 23rd August, 2005

(p184)

Mr. J. Sims, 26, The Parade, Barry, Vale of Glamorgan. CF62 6SE
(Meridian Building Design, The Rise, 41a, Highwalls Avenue, Dinas Powys,
Vale of Glamorgan. CF64 4AQ)

43 AND 44, HARVEY STREET, BARRY

Conversion of existing building into 3 no. self contained domestic units

The application was advertised on 19th September, 2005.

REFUSED (written representations)

Reason(s):

1. The proposal constitutes an over development of the site with substandard car parking and amenity space provision to the detriment of the amenities of the future residents and neighbouring occupiers. In this regard, the proposal does not accord with Policies HOUS9 and ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's approved Supplementary Planning Guidance on Amenity Standards and Car Parking Guidelines.
2. The proposed dormer would comprise a bulky and incongruous addition to a prominent elevation of the building, to the detriment of the character of the building and the visual amenities of the street scene. In this regard, the proposal fails to accord with Policy ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

05/01396/OUT

Received on 1st September, 2005

(p187)

Extrainca Limited, Victoria Inn, Sigginston, Vale of Glamorgan. CF71 7LP
(Eifion H. Watkins, Victoria Lodge, Sigginston, Vale of Glamorgan. CF71 7LP)

LAND REAR OF THE VICTORIA INN, SIGGINSTON

Outline application for one new dwelling house with integral garage on overspill area of car park. Two storey with a small front extension for part of a garage

REFUSED (written representations)

Reason(s):

1. The proposed dwelling, by reason of its siting, is an inappropriate form of development that would result in the loss of a significant number of

parking spaces currently used by patrons of the Victoria Inn and would consequently have a detrimental impact on highway safety in the village, contrary to Policy TRAN9 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the approved South Wales Parking Guidelines.

2. The proposed dwelling, by reason of its siting and proximity to the Public House and residential premises, would represent an unacceptable form of infill and tandem development that would fail to preserve and safeguard the privacy and amenities of neighbouring and future occupiers, contrary to Policies HOUS9 and HOUS12 of the adopted Vale of Glamorgan Unitary Development Plan 2005, the Council's adopted Supplementary Planning Guidance Note on Amenity Standards and Planning Policy Wales 2002.

05/01534/FUL

Received on 3rd October, 2005

(p192)

Mr. and Mrs. D. Lubin, C/o Agent.

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

TY GROES FARM, BONVILSTON

Retention of granny annex to serve Ty Groes Farmhouse

The development is situated within the Bonvilston Conservation Area.

The application was advertised on 25th October, 2005.

REFUSED (written representations)

The proposal represents an unjustified form of new residential development in the countryside. As such the proposed development is contrary to Policies ENV1 and HOUS3 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

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:

1. The cessation of the use of garage as a self contained residential accommodation.
2. The reinstatement of the garage as previously approved under planning permission reference 00/00451/FUL, including the demolition of the porch.
3. The cessation of the use of any additional land outside that of the approved residential curtilage of Ty Groes Farm for residential garden purposes and the removal where necessary of any features associated with the use of the land as a domestic garden curtilage.

05/01551/CAC

Received on 4th October, 2005

(p197)

Dr ML Ham, C/o Agent

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

ELMGROVE HOUSE, 12, ELM GROVE ROAD, DINAS POWYS

Demolition of dwelling and detached garage

The development/property is situated within the Dinas Powys Conservation area.

The application is for demolition within the Dinas Powys Conservation Area.

The application was advertised on 20th October, 2005.

WITHDRAWN at the request of the applicant.

05/01559/CAC

Received on 6th October, 2005

(p200)

Dinas Powys Methodist Church, C/o Much Farm Manse, Station Road, Dinas Powys, Vale of Glamorgan CF64 4DF

(Liddell & Associates, Stuart House, The Back, Chepstow, Mon. NP16)

WESLEY HALL CENTRE, STATION ROAD, DINAS POWYS

Full demolition of building

The application is for demolition within the Dinas Powys Conservation Area.

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 method statement for demolition works and 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 the 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.

(Note: Councillors G.A. Cox, A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams withdrew from the meeting prior to the consideration of the under-mentioned planning applications).

05/01372/REG3

Received on 23rd September, 2005

(p203)

Vale of Glamorgan Council, Dock Office, Barry Docks, Barry. CF63 4RT
(PB Ltd (Dr. Daniel Griffith), 29, Cathedral Road, Cardiff. CF11 0HA)

BETWEEN EMBANKMENT ADJACENT THOMPSON STREET/DOCK VIEW ROAD AND NORTH EAST CORNER ADJACENT TO REDROW HOLTON REACH SITE

Cable stayed steel footbridge and landscaped spiral ramp (Cabinet Minute No. 1385)

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. This consent shall relate to the following plans:
 - Drawing No. 91315A - PA01, site location plan, received 25th August, 2005;
 - Drawing No. 91315A - PA02, site plan, received 25th August, 2005.
 - Drawing No. 91315A - PA03, elevations and sections, amended plans, received 26th October, 2005.
3. Notwithstanding the submitted plans, no works shall commence on site until full engineering drawings and supporting calculations have been submitted to and approved in writing with the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

4. Before the commencement of development full details of the external finishes of the bridge and ramp, including a 1:20 scale plan of the parapet, which shall be a minimum of 1.8m in height, shall be submitted to and agreed in writing with the Local Planning Authority and implemented thereafter in accordance with the approved details.
5. Full details of the proposed finished levels of the site in relation to the existing ground levels, including cross sections, in particular with the existing residential properties, shall be submitted to and agreed in writing with the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the approved details.
6. All means of enclosure associated with the development hereby approved, including retaining walls, 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. The proposed scheme shall also provide for a brick wall in place of the existing timber fence on the boundary with Clos Peirant. The approved details shall be implemented before the first beneficial use of the footbridge hereby permitted.
7. 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.
8. 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.
9. The landscaping details referred to above shall pay particular regard to the need to provide screening to mitigate any impact on the nearby residential occupiers.

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 highway safety.

4. In the interests of visual and residential amenities.
5. Full details have not been provided and in the interests of residential amenities.
6. In the interests of visual and residential amenities.
7. To safeguard local visual amenities.
8. To ensure satisfactory maintenance of the landscaped area.
9. In the interests of residential amenity.

05/01543/REG3

Received on 4th October, 2005

(p209)

Dir. of Learning & Development Civic Offices, Holton Road, Barry, Vale of Glamorgan. CF63 4RU

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

ST. ILLTYD'S FAMILY CENTRE, STATION ROAD, LLANTWIT MAJOR

Single storey nursing unit linked to the existing two storey building with a glazed corridor, a canopy over play area, a car park for 43 cars (total) and a bus layby

The development/property is situated within the Llantwit Major Conservation Area.

The application was advertised on 25th October, 2005.

Deemed planning consent be GRANTED subject to the following condition(s):

1. Prior to the first beneficial use of the development hereby approved, the new roundabout, bus laybys, access and parking arrangements shall be implemented in full accordance with the revised drawing that shall first have been submitted to and approved in writing by the Local Planning Authority.
2. Visibility splays of 2.4 metres by 90 metres at the main junction with the adopted highway and 2.4 metres by 33 metres at junctions within the site shall be maintained at all times.
3. Prior to the beneficial occupation of the development hereby approved, the means of enclosure shall be implemented in accordance with full details that shall have first been submitted to and agreed in writing with the Local Planning Authority.
4. Prior to the beneficial occupation of the development hereby approved, the drainage scheme shall be fully implemented in accordance with the details hereby approved.

5. 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.
6. The glazed link and canopy shall have been constructed and finished in accordance with full details which shall have first been submitted to and agreed in writing with the Local Planning Authority.

Reason(s):

1. In the interests of highway safety.
2. In the interests of highway and public safety.
3. In the interests of visual amenity.
4. To ensure a satisfactory standard of development.
5. To ensure satisfactory maintenance of the landscaped area.
6. In the interests of visual amenity.