

**PLANNING COMMITTEE**

MINUTES of a meeting held on 16<sup>th</sup> February, 2006.

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

Also present: Councillors A.J. Readman and J.W. Thomas.

841 APOLOGIES FOR ABSENCE -

These were received from Councillors Ms. R.M. Birch and Mrs. M. Kelly Owen.

842 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 11<sup>th</sup> January, 2006 be approved as a correct record.

843 DECLARATIONS OF INTEREST -

Councillors G.A. Cox, A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams declared an interest in the following planning applications:

05/01649/REG3; 05/01866/REG3; and 05/01926/REG3.

Councillor F.T. Johnson asked that Committee note that he was a non-voting Member of the Board of Management of the Newydd Housing Association.

844 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP -

The following report of a meeting held on 19<sup>th</sup> January, 2006 was submitted:

*Present: Councillor Mrs. L. Adams (Cowbridge with Llanblethian Town Council), Mr. R. Burston (St. Nicholas Society); Mrs. P. Goodwin (Pride in Barry); Mr. G. Haynes (Cowbridge and District Local History Society); Mr. A.H. Jones (Barry Preservation Society), Councillor H.C. Mustow (St. Nicholas Community Council); Mrs. J. Robinson (Llantwit Major Chamber of Trade) and Mrs. S.E. Taylor (Llancarfan Society).*

*Officers: Mrs. J. Crofts, Mr. N. Lloyd and Mr. C. Hope.*

(a) Chairman -

*In the unavoidable absence of both the Chairman and Vice-Chairman of the Conservation Advisory Group, Councillor Mrs. P. Goodwin was elected to the Chair.*

(b) Apologies for absence -

*These were received from Mrs. E. Jervis (Wenvoe History Group); Mrs. J. Williams (Victorian Society); Mr. G. Robertson (Penarth Society) and Mr. L. Millar (Cowbridge Chamber of Trade).*

(c) Minutes -

*AGREED - T H A T the minutes of the meeting held on 8<sup>th</sup> December, 2005 be approved as a correct record, subject to it being added that Mr. Luke Millar had left the room following his declaration of interest in Application No. 05/01774/FUL.*

(d) Information Feedback -

05/01660/FUL                      *Retrospective application for part demolition of old pig sty and construction of new store on land adjacent to Old Factory House, Factory Road, Llanblethian. This application was approved on 21<sup>st</sup> December, 2005.*

05/01679/FUL                      *Three storey extension to provide 3 No. additional flats to the rear of 8/9 Glebe Street, Penarth. This application was refused on 21<sup>st</sup> December, 2005.*

(e) Applications in Conservation Areas -

(i) Cowbridge with Llanblethian

05/01931/FUL                      *Received on 15<sup>th</sup> December, 2005*

*Mr. J.F. Bower, Bean Bower and Co., 3 Nicholas Street Mews, Chester, CH3 2NS*

*(Cleartree Properties Ltd., Shipgate House, Shipgate Street, Chester, CH1 1RT)*

**GREENFIELDS, LLANBLETHIAN, COWBRIDGE**

*Refurbishment of existing dwelling and construction of new detached dwelling.*

*RECOMMENDED - REFUSAL - The Group noted the prominent location of the site in question together with the poor condition of the existing dwelling house. It was the view of the Group that the design of the proposed new dwelling together with its scale and form in close proximity to the River Thaw would detract from the character and setting of this part of the Conservation Area.. Concern was also expressed that the proposal represented an unacceptable overdevelopment of the site and would involve the loss of trees.*

*The alterations to the existing dwelling were considered to be unacceptably modern and would detract from its character.*

*The Group also requested that the Council pursue all measures to restore the original dwelling house to its original condition.*

(ii) Barry (Marine)

**05/01826/FUL** Received on 24<sup>th</sup> November, 2005.

*Mr. and Mrs. R. Bagnall, 8 Birch Grove, The Knap, Barry, Vale of Glamorgan, CF62 2SX*

*(Mr. Andrew Goodland, 87a Porth y Castell, Barry, Vale of Glamorgan, CF62 6QE)*

### **6 BIRCH GROVE, BARRY**

*Two storey side extension with undercroft parking space and single storey extension. Single storey garden store and rehabilitation room in garden.*

*RECOMMENDED - REFUSAL - The Group recommended that the application be refused on the following grounds:-*

*The siting and form of the proposed extension, in particular the demolition of the chimney stack and the size of the bathroom windows, would not enhance the character and appearance of the conservation area.*

*Members suggested that officers hold discussions with the applicant with a view to proposing amendments to the application, which would make the proposals more acceptable.*

(iii) Bonvilston

**05/01828/FUL** Received on 24<sup>th</sup> November, 2005.

*William Powell and Sons Ltd., c/o Agent*

*(Andrew Parker Architect, The Studio, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan, CF5 6TR)*

### **LAND ADJACENT TO BONVILSTON VILLAGE HALL, BONVILSTON**

*Access improvements to village hall, 2 No. dwellings and additional car parking.*

*RECOMMENDED - REFUSAL - The Group recommended that the application be refused on the following grounds:*

*The proposal would constitute an unjustified intrusion into the countryside to the detriment of the character and visual amenity of the conservation area. The scale, form and detailing of the proposed houses was furthermore considered to be unacceptable.*

(iv) Llantwit Major

**05/01955/FUL** Received on 20<sup>th</sup> December, 2005.

*Iolo Prestige Developments, Enterprise House, 82 Whitchurch Road, Cardiff, CF14 3LX  
(Carhys Developments Ltd., Yr Hen Felin, St. Donat's, Vale of Glamorgan, CF61 1ZB)*

**FORMER POST OFFICE SORTING OFFICES, LLANMAES ROAD, LLANTWIT MAJOR**

*6 No. 1-bed apartments, 4 No. 2-bed townhouses.*

*RECOMMENDED - REFUSAL - The Group recommended that the application be refused on the following grounds:*

*The design of the proposed development makes no contribution to the setting or character of the Conservation Area and the three storey dwellings are not representative of the traditional developments in the Llantwit Major Conservation Area.*

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RESOLVED - T H A T the report be noted.

845 SITE INSPECTIONS (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the site indicated below on 11<sup>th</sup> January, 2006 be noted:

Apologies for absence were received from Councillors R.J. Bertin, Mrs. V.M. Hartrey and F.T. Johnson.

Llangan Primary School, Llangan	Councillor A.D. Dobbinson (Chairman); Councillors E. Hacker, Mrs. A.J. Preston and W.C. Vaughan.
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846 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.

847 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)	

05/01647/LBC	A	The Great Barn, Llanmihangel	Removal of modern ceiling (flat) to boot room, exposing of roof structure, insert conservation rooflight
05/01688/FUL	A	Dow Corning Limited, Cardiff Road, Barry	Erect new length of 2.4m high black spike and spear style fence, approximately 153m length to enclose existing building within plant fenceline

05/01744/FUL	R	Oakways Farm (currently Maes Saeson)	Change of use of existing lean-to from sheep handling to accommodate dual purpose for sheep and stud horses and farm office, tea room, whelping room, disabled WC, etc. Proposed sand pit and horse walker
05/01749/FUL	A	The Dragon Club, 8, Romilly Buildings, Broad Street, Barry	Removal of restrictions relating to snooker club
05/01750/FUL	A	3, Benecrofte, Rhoose	Single storey extension to front elevation for hall/shower room. Conservatory extension to rear
05/01758/FUL	A	58, Redlands Road, Penarth	Domestic extension, replacement garage and access to garage re-located
05/01756/FUL	R	Oakways Farm Stud, Peterston Super Ely	Enlarge storage/haylage. Sheepfeeding area. Replace existing gates including concrete support
05/01388/FUL	A	Raycroft, Cross Common Road, Dinas Powys	Proposed replacement dwelling to include self-contained granny annex
05/01513/FUL	A	3, Percy Smith Road, Llantwit Major	Rear extension
05/01553/FUL	A	Norbury, Cross Common Road, Dinas Powys	Single storey extension to rear. rebuilding of garage and loft conversion
05/01583/FUL	A	155, Gladstone Road, Barry	Conversion of two storey dwellinghouse into two flats
05/01609/FUL	R	Penarth Marina Car Park, Penarth Marina, Penarth	Siting of a burger-van style cafe and adjacent seating within the Car Park

05/01642/FUL	R	Cross Farm, Pentre Meyrick, Vale of Glamorgan	Retention of partially built garage/gamesroom
05/01669/FUL	A	Ground floor of ABP Pilots Building, Barry Docks, Barry	Change of use from ABP Pilot building to administrative base for Flat Holm Project (ground floor only)
05/01723/FUL	A	16, Tan-y-Fron, Barry	Two storey rear extension to provide kitchen, further bedroom & relocation of bathroom and separate single storey garage
05/01729/FUL	A	9, Millwood Rise, Barry	Two storey extension
05/01736/FUL	A	101, Lavernock Road, Penarth	Extension to side and rear of house to provide additional accommodation and extension to conservatory
05/01753/FUL	A	9, Porth Y Castell, Barry	Kitchen extension (amendment to planning permission 04/00900/FUL) - rooflight addition
05/01761/FUL	A	22, Stradling Place, Llantwit Major	Demolish existing single storey flat roof building and replace with two storey pitched roof and dormer extension with enclosed porch
05/01762/FUL	A	3, Island Road, Barry	Change of use to A3, use as cafe
05/01763/FUL	A	272a, Holton Road, Barry	Call Centre for Taxi Service Office, will not be used for passenger pick up
05/01768/FUL	A	68, Colcot Road, Barry	Two storey rear extension
05/01769/FUL	A	102, Westbourne Road, Penarth	Demolition and reconstruction of single storey front bay structure to match existing

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05/01772/FUL	A	4, The Wheate Close, Rhoose	Erection of new front entrance, bedroom and sun room for disabled person
05/01776/FUL	R	Ashlea, Cross Common Road, Dinas Powys	Replacement stable block, yard and access drive
05/01786/FUL	A	5, Hastings Place, Penarth	Two storey side extension including new garage
05/01798/FUL	A	13, Heol Yr Ysgol, St. Brides Major	PVCU conservatory
05/01804/FUL	A	Lower Cosmeston Farm, Lavernock Road, Penarth	Retention of manege and change of use of slurry tank to horse walker
05/01805/FUL	A	Millands Farm, Llanmaes	Implement and agricultural machinery shed (amendment to application 05/01249/FUL)
05/01809/FUL	A	17, Broad Street, Barry	Replacement shop front
05/01816/FUL	A	12, Borough Avenue, Barry	Single storey detached garage
05/01831/FUL	A	15, Plassey Street, Penarth	Single storey rear extension to provide utility and family room
05/01836/FUL	A	Escrick-Mede, Claude Road West, Barry	Kitchen and bathroom extension
05/01844/FUL	A	20, Woodland Place, Penarth	Demolish existing store and extension to form dining room
05/01852/FUL	A	13-14, Broad Street, Barry	New shop front fascia and pillars
05/01854/FUL	A	53, Elfed Avenue, Penarth	Disabled vehicular parking space and crossover to front of property
05/01855/FUL	A	53, Elfed Avenue, Penarth	Rear extension to provide disabled facilities (dialysis treatment)

05/01779/FUL	A	Cartref, Llantwit Road, Wick	Two storey extension to rear
05/01545/FUL	A	17, Cedar Road, St. Athan	Double storey extension to side of dwelling, single storey extension to rear, rooms in roof space and Velux roof windows to front and rear
05/01783/FUL	R	37-39, Windsor Road, Penarth	Variation of condition 6 of planning permission 97/00755/FUL to operate Sunday-Thursday 7.00am-1.00am; Friday-Saturday 7.00am-1.30am and special closing times on designated days
05/01784/FUL	R	Oakways Farm, (currently Maes Saeson) Peterston Super Ely	New barn to replace barn at Gwern-y-Gedrych
05/01792/FUL	A	Land rear of Oxhams Farm Yard, Cross Common Road, Dinas Powys	Retention of manege and access track with associated ground works in connection with existing stabling at Oxhams Farm
05/01799/PNT	F	Highway land, Redlands Road, Penarth	12.5m. high street furniture column and associated ground based equipment cabinets and ancillary equipment
05/00564/FUL	R	Turner House Gallery, 1, Plymouth Road, Penarth	Provision of new lift and toilet facilities for disabled visitors and staff
05/00843/FUL	A	Cubanas, 80/81, High Street, Barry	Alterations to form new function and new staircase approach to first floor

05/00893/FUL	A	Hayes Point, Sully Hospital, Hayes Road, Sully	New works including:- 1) Refurbishment and extension of gatehouse to provide single dwelling and detached garage. 2) Change of use of mortuary to cafe/shop. 3)New maintenance storage building. 4)Additional 3 No residential unit in basement East wing. 5) Alterations to pent house facade and woodlands elevations.
05/01264/FUL	A	6, Royal Buildings, Penarth	Window enlargements, balcony additions, small extension demolitions
05/01515/FUL	A	43, Rhoose Road, Rhoose	Change of use at ground floor of existing dwelling to day nursery school
05/01579/FUL	R	24, Highwalls Road, Dinas Powys	Two storey side and single storey rear extensions
05/01615/FUL	A	Penarth Head House, 5, Penarth Head Lane, Penarth	Ground floor extension to kitchen/dining area. Lean-to extension to study living room. Construct store room above garage. Construct part second storey and sea facing balconies
05/01647/LBC	A	The Great Barn, Llanmihangel	Removal of modern ceiling (flat) to boot room, exposing of roof structure, insert conservation rooflight
05/01675/FUL	R	Ty Cerrig, Maerdy Newydd, Bonvilston	Single storey extension and conversion of garage
05/01706/FUL	R	49, Boverton Road, Llantwit Major	Erection of domestic dwelling and ancillary works
05/01716/FUL	A	The Meadows, Tre Aubrey, Llantrithyd	Proposed single storey extension with indoor swimming pool and garden room

05/01793/FUL	A	53, Dudley Place, Barry	Conservatory with lean-to extension
05/01796/FUL	A	92, South Road, Sully	Two storey side extension to include bedroom/en-suite and garage
05/01810/FUL	A	17, Glebeland Place, St. Athan	Conservatory to rear
05/01812/FUL	A	Old School House, Amherst Crescent, Barry Island	Conversion to three flats with rear dormer and velux roof lights
05/01813/FUL	A	Rear of 35, Coronation Street, Barry	Change of use to music rehearsal room
05/01814/FUL	R	The Great Barn, Llanmihangel	Construction of greenhouse
05/01819/FUL	A	Ty Draw Farm, Peterston-Super-Ely	Internal and external alterations plus the addition of single storey extension for sun room
05/01824/FUL	A	Ineos Vinyls Limited, Sully Moors Road, Sully.	Change of use from car park to commercial trailer park
05/01834/FUL	A	Pasture land, road between Ystradowen and Llanharry, Pontyclun	Proposed stables block to include 2 No. stables and open hay fodder store
05/01837/LBC	R	The Great Barn, Llanmihangel	Construction of greenhouse
05/01845/FUL	A	9, Sullivan Close, Penarth	Ground floor rear kitchen extension
05/01857/FUL	R	14, Drake Close, St. Athan	Two storey extension
05/01860/FUL	A	The Cornerhouse, Commercial Street, Llantwit Major	Change from A1 to full A3 to extend tearoom, with craft retail part in back room
05/01873/FUL	A	1, Ferry Lane, Penarth	Extension to rear at first floor and alterations to dormer on front elevation

05/01882/FUL	R	Caia Barn, St. Nicholas	Proposed conservatory to courtyard
05/01886/FUL	A	11, Lon Fferm Felin, Cwm Barri, Barry	Converting existing integral garage into a playroom
05/01888/FUL	A	57, Nant Talwg Way, Barry	Extension to include utility area and toilet
05/01938/OBS	S	Ferry Road, Cardiff	Reconfiguration and renewal of existing pontoon system and piling
05/01806/FUL	A	The Fruit Garden, Groesfaen Road, Peterston-Super-Ely	To create a small farm shop by extending and converting existing farm buildings that need urgent renovation, also the provision of a protected store for a walk in freezer unit
05/01815/FUL	A	24, Elm Grove Place, Dinas Powys	Extension and improvements
05/01817/FUL	R	Liege Manor Equestrian Centre, Bonvilston	Extension to dwelling
05/01825/ADV	R	Land adjacent to access road to Sheepcourt Cottages, Bonvilston	Erection of bed and breakfast sign post
05/01827/FUL	A	Driftwood, 14, The Paddocks, Penarth	Existing dwelling (owner occupied) with approval for extensions. Now to be converted into 2, 2 bedroom apartments with parking and amenity space
05/00858/FUL	R	Plaisted House, Llanmaes	Proposed new house
05/01333/FUL	R	OS 6688 Llanbethery	Erection of agricultural storage building
05/01716/FUL	A	The Meadows, Tre Aubrey, Llantrithyd	Proposed single storey extension with indoor swimming pool and garden room

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05/01719/FUL	A	42, Dock View Road, Barry	Revised application for balconies and third floor windows
05/01728/FUL	A	Skomer, Marine Parade, Penarth	Amendments to previously approved application 03/01748/FUL including conversion of roof space of annex to bedroom/treatment rooms
05/01731/OUT	A	Rest Harrow, Cross Common Road, Dinas Powys	New four bedroom domestic dwelling
05/01735/FUL	A	Rest Harrow, Cross Common Road, Dinas Powys	Single storey side extension to include garage and dining room
05/01780/FUL	R	36, Severn Avenue, Barry	New dormer in existing roof
05/01797/FUL	A	Leckwith Yard, Leckwith	Erection of car stacking system for a temporary period of two years. Renewal of planning permission 03/000349/FUL
05/01829/FUL	A	The Old Rectory, St. Lythans	Construct detached double garage to side of dwelling (05/00036/FUL)
05/01832/FUL	A	33, Baron Road, Penarth	Amend design to roof line and extend first floor bedroom over kitchen/breakfast room extension (03/00357/FUL)
05/01838/FUL	A	56, High Street, Barry	Change of use to 2/3 holistic studios
05/01841/FUL	A	22, Llys Dwynwen, Llantwit Major	Conservatory
05/01842/FUL	A	Millwood, Pen Y Turnpike Road, Dinas Powys	Two storey extension to lounge, hall and bedroom
05/01843/FUL	A	29, Adenfield Way, Rhoose	Single storey extensions and porch

05/01849/FUL	A	Rock House, Twyn-yr-Odyn, Wenvoe	Erection of 1 and half storey side extension and internal and external alterations
05/01850/FUL	A	13A, Arcot Street, Penarth	Turn shop area and back yard area into residential
05/01858/FUL	A	118, Jenner Road, Barry	Proposed detached garage, store and garden room, plus single storey extension to dwelling to enlarge existing dining room
05/01861/FUL	A	Crossways House, Cowbridge	Demolish existing conservatory outbuilding and construct new extension to provide new family lounge/office area with adjoining kitchen/utility and WC
05/01865/FUL	A	5, Thompson Street, Barry	Conversion of existing three bedroom flat to 1 no. one bedroom and 1 no. 2 bedroom flats
05/01900/FUL	A	1, Woodland Mews, Grove Place, Penarth	Conservatory
05/01913/FUL	R	63, Lavernock Road, Penarth	Construction of two storey 4 bedroomed detached house with integral garage using existing acces from Dinas Road
05/01848/LBC	O	Great House, High Street, Llantwit Major	Refurbishment of annexe for residential purposes ancillary to the main dwelling
05/01851/FUL	R	7, Wayside Cottages, Dinas Powys	To create a vehicular access from the highway and provide a manually operated turntable - to enable vehicles to exit in forward gear

05/01853/FUL	A	Carlos Place, 82, High Street, Barry	Change of use of first floor living accommodation to restaurant use
05/01859/FUL	A	62-66, Holton Road, Barry	Change of use from Class A1 (retail) to Class A3 (food and drink) including new rear extension, external area and new shop front
05/01608/FUL	R	124, Windsor Road, Penarth	Proposed internal alterations to provide additional flat
05/01696/FUL	A	Plot to the rear of The Fox and Hounds Public House, Penylan Road, St. Brides Major	Proposed new dwelling and garage - revision to previous approval 04/02041/FUL
05/01704/FUL	A	10, Eastbrook Close, Dinas Powys	Conservatory and timber outbuilding
05/01720/HH	A	Madriguera, Salmons Wood, Craig Penllyn	High hedge
05/01743/FUL	A	Kenson Cottage, Barren Hill, Penmark	Renovation and extension of existing fuel store/outbuilding (to provide a more useful and sound building ancillary to domestic use)
05/01752/FUL	A	1, Glascoed Cottages, Sully Road, Penarth	Rear extension
05/01771/FUL	R	Manor House Hotel, Sully Road, Penarth	Temporary marquee until November 2006
05/01787/FUL	A	23, Castle Road, Rhoose	Two storey side extension and single storey rear extension
05/01801/LBC	A	Plymouth House, Dimlands Road, Llantwit Major	Restore the envelope of the building, repairing the roof timbers and replacing damaged sections of roof and floors, stabilising the masonry, repointing and rendering the exterior

05/01802/FUL	A	Days Inn Hotel (Cardiff), Port Road, Rhoose	Internal alterations to provide additional 19 no. bed units, new conference facility, remodelled kitchen, new staff facility and 5 no. new windows
05/01821/FUL	A	12, Broad Street, Barry	Change of use - Class A1 (shop) to Class A3 (licensed premises - wine bar)
05/01847/LAW	R	Llanmihangel Farmhouse, Llanmihangel	Building work to dwelling
05/01867/OBS	S	Waterton Industrial Park, Bridgend	Office development 4 no. blocks and associated car parking and access - Amended plans 05/107
05/01875/FUL	A	105, Cornerswell Road, Penarth	Two storey rear extension and single storey detached garage
05/01876/OBS	S	Including part of Cardiff Bay and River, Land off Ferry Road and Dunleavy Drive, Grangetown, Cardiff	Variation of Conditions 13 and 23 of planning permission No. 05/615C
05/01881/FUL	A	West House, 32, Westgate, Cowbridge	Amendment of the south eastern corner of approved extension (application no. 05/00165/FUL)
05/01884/FUL	A	6, The Larches, Ystradowen	Two storey extension to side
05/01889/FUL	A	19, Coed-y-Felin, Barry	Garage and first floor extension with dormers to front and rear
05/01890/FUL	A	8, Spires Walk, Barry	Rear conservatory
05/01893/FUL	A	15, Brean Close, Sully	Existing garage to be demolished and new single storey extension
05/01895/FUL	A	26, Craig Yr Eos Road, Ogmore-By-Sea	Erection of a single storey rear conservatory

05/01896/FUL	A	13, Meadow Court, St. Brides Major	Single storey extensions to rear
05/01898/FUL	A	2, Elworthy Close, Sully	First floor amendments to extension
05/01901/FUL	A	56A, Plymouth Road, Penarth	Alterations and Extension to existing house
05/01910/PNT	F	Brooklands Farm, Llantwit Road, Wick	Installation of 15M double transformer pole, together with 2 antennas, one dish and 4 associated equipment cabinets.
05/01916/FUL	A	10, Aeron Close, Barry	Porch
05/01920/FUL	A	26, Munro Place, Barry	Proposed single storey extension to side to replace existing lean-to
05/01921/FUL	A	106, Dock View Road, Barry	Kitchen extension
05/01925/FUL	A	12, Meggitt Road, Barry	Extension of existing porch
05/01939/FUL	A	42, Barriars Way, Barry	Amendment to planning permission 05/01523/FUL - Hipped lean-to conservatory.

#### 848 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.

(3) T H A T the list of forthcoming hearings and public inquiries be noted.

(4) T H A T, given the decision in a recent appeal lodged in respect of the Schooner Inn, Lavernock Road, Penarth as contained in the report, the anomalous position in which the Council was placed by virtue of its separate roles as Local Planning Authority and Licensing Authority be referred to the Licensing Committee for information.

## 849 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

05/01952/TCA	A	Balmoral Quays, Penarth	Undertake work to 2 lime trees - Crown raise to 3 metres, reduce crowns by 10%, remove stubs and damaged branches, and de-compact soil beneath trees
06/00033/TCA	A	25, Victoria Road, Penarth	Prune one oak to provide clearance over a pavement and drive. Fell one horsechestnut. Fell one thuja. Remove one thuja stem and lightly prune remaining weight to reduce end weight of branches. Fell or hard prune one hawthorn. Reduce one holly. Prune one magnolia to clear windows
06/00066/TPO	A	Church House, Old Port Road, Wenvoe	Fell one single stem sycamore and fell one multi-stem sycamore.

## 850 ENFORCEMENT ACTION (DEER) -

(i) “Portacabin” type structure in Field OS 0061 at Heol Fain, Wick -

Since 2004 a portacabin had been sited in a field at Heol Fain to the west of Wick without benefit of planning permission. Furthermore, it was considered that it had a detrimental effect on the appearance and character of the countryside and was contrary to Policies ENV1 and ENV9 of the adopted Vale of Glamorgan Unitary Development Plan 2005. In addition, the unauthorised building, although not designed for the purpose, appeared to be horse-related and would therefore have to be considered against Policy ENV8. Policy ENV4 related to the consideration and enhancement of the Glamorgan Heritage Coast and provided additional support for Policy ENV9.

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, to ensure

- demolition or removal from the land of the portacabin;
- removal from the land of the remains of any demolition of the portacabin.

Reason for decision

The development unacceptably affects the rural character and appearance of this attractive area of the countryside to the severe detriment of the visual amenities in the area. It would therefore fail to comply with the aims or objectives of Policies ENV1, ENV4, ENV8 and ENV9 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

(ii) Breach of agricultural occupancy condition at Greenacres, St. Lythans -

The site consisted of an agriculturally restricted bungalow located between St. Lythans and Dyffryn, and was currently being occupied in breach of the agricultural occupancy condition imposed on the approval of the dwelling under application number CR/8129. The property had been occupied in non-compliance since approximately March 1996.

The Council had an overriding responsibility to protect the rural character of the countryside and it was considered that the condition could continue to play an active role in meeting the needs of the agricultural community and preventing the proliferation of new agricultural dwellings in the countryside. The current occupier of the dwelling was not employed in agriculture and did not therefore meet the criteria set out in the condition. In order to protect the agricultural occupancy and to prevent a lawful certificate being granted (should such an application be submitted) it was considered that an Enforcement Notice should be served.

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 term of the Condition No. 1 of planning permission CR/8129.

Reason for decision

Condition No. 1 of the above planning permission requires that the occupation of the dwelling should be limited to persons employed, or last employed locally, in agriculture as defined in Section 119 of the Town and Country Planning Act 1947, 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 is currently being occupied by persons who do not comply with this condition.

(iii) The Tynewydd Inn, Tynewydd Road, Barry: unauthorised extraction flue -

Authority was sought for the service of an Enforcement Notice in respect of the erection of an extraction flue without the benefit of planning permission. S.A. Brains, the owners of the property, had not yet contacted the Council to advise whether it was their intention to apply for planning permission on the flue. It was considered, therefore, that due to the unacceptable impact that this flue was having on the residential amenities of the neighbouring property by virtue of its siting and the subsequent odours and fumes emitted directly towards that property, that enforcement action should be sought at the earliest possible juncture. It was considered that the development was contrary to Policies ENV25 and ENV27 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 unauthorised extraction flue.

Reason for decision

To protect the residential amenities of the neighbouring property.

(iv) Results of formal enforcement action: Council Year 2005/2006: Quarter No. 3 -

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

RESOLVED - T H A T the results of formal enforcement action for the period October - December 2005 be noted.

## 851 GENERAL PLANNING MATTERS (DEER) -

(i) Tree Preservation Order No. 17 2005: Keepers Cottage, Leckwith Road, Llandough -

An objection had been received to part of Tree Preservation Order (TPO) No. 17 2005. The TPO had sought to protect two yew trees and a beech, marked as T1, T2 and T3 on the map and schedule appended to the report. The objection to part of the TPO, that yew tree T2 was retarding the development of yew tree T3, was fully accepted.

RESOLVED - T H A T TPO No. 17 2005 be confirmed as an amended Order, deleting yew tree T2 from the schedule.

Reason for decision

To ensure that the Order is confirmed within the statutory six month period following service of the provisional TPO.

(ii) The Vale of Glamorgan Local Development Plan (LDP): Production of Delivery Agreement (DA) -

Cabinet had, on 1<sup>st</sup> February, 2006 considered the above matter and had sought the views of this and the Scrutiny Committee (Economy and Environment) on the following recommendations:

- that work be commenced on the production of the Council's Delivery Agreement for the Vale of Glamorgan Local Development Plan;
- that statutory consultees and other interested parties be notified of the commencement of a Delivery Agreement (DA) for the Vale of Glamorgan LDP;
- that a draft of the Delivery Agreement be reported to Cabinet for approval;
- that the Cabinet consider and make decisions on procedural matters relating to the preparation and progression of the Delivery Agreement and subsequent stages of the LDP;
- that the final version of the Delivery Agreement be reported to Cabinet, Planning Committee, Scrutiny Committee (Economy and Environment) and Full Council for approval, in due course, prior to its formal submission to the WAG before 31<sup>st</sup> July, 2006; and
- that the report be referred to the Community Liaison Committee for information purposes. (Minute No. C2288).

The report highlighted the main differences between the LDP and the UDP as set out below:

	<b>Local Development Plans (LDPs)</b>	<b>Unitary Development Plans (UDPs)</b>
<b>Content</b>	<ul style="list-style-type: none"> <li>• Slimmer documents with <b>no</b> repetition of national policy, <b>limited</b> reasoned justification.</li> <li>• Better use of Supplementary Planning Guidance (SPG) and background papers.</li> <li>• Containing a vision, strategy and specific policies; related to relevant Community Strategy and geography/context.</li> </ul>	<ul style="list-style-type: none"> <li>• Compendiums some of which included long introductions, repetition of national policy, overlap between Parts I and II, and detailed development control policy for every land use.</li> <li>• Part I along with key policy and proposals map is often unrelated to local authority objectives and difficult to relate to the character of the place.</li> <li>• Part II with remaining</li> </ul>

		policy and allocations often overlong and complicated/unclear policy and monitoring.
<b>Sustainability Assessment (SA) and Strategic Environmental Assessment (SEA)</b>	<ul style="list-style-type: none"> <li>Required</li> </ul>	Not Mandatory – (SEA Requirements to affect some UDPs in preparation/not adopted by specified dates).
<b>Process</b>	<ul style="list-style-type: none"> <li>4 year target to adopt, full review every 4 years, continuous monitoring and clear public involvement commitment.</li> </ul> <p><b>7 Cyclical Stages:</b></p> <ol style="list-style-type: none"> <li>Review and Development of Evidence Base.</li> <li>Preparation of Delivery Agreement – Timetable &amp; Community Involvement Scheme.</li> <li>Plan Preparation.</li> <li>Deposit and Submission.</li> <li>Examination.</li> <li>Binding Inspector's Report.</li> <li>Adoption.</li> <li>'Annual Monitoring' and Review.</li> </ol>	<ul style="list-style-type: none"> <li>No adoption target or statutory continuous monitoring.</li> <li>No clear public statement regarding public involvement.</li> </ul> <p><b>Stages:</b></p> <ol style="list-style-type: none"> <li>Survey.</li> <li>Pre-deposit.</li> <li>Deposit.</li> <li>Non-statutory pre inquiry changes.</li> <li>Inquiry.</li> <li>Inspector's Report.</li> <li>Modifications.</li> <li>Adoption.</li> <li>Non-statutory monitoring; review.</li> </ol>

The initial stage of the preparation of the LDP would involve the preparation of a Delivery Agreement which, once approved by Full Council, was required to be submitted to the WAG by 31<sup>st</sup> July, 2006.

WAG Regulations required the DA to include a Community Involvement Scheme (CIS) which was a statement of how the Council would involve stakeholders and the community in preparing the LDP and its Sustainability Appraisal. The DA also required that a timetable be set for the preparation of the LDP which would contain deadlines for the completion of each stage, with the process being capable of completion within four years. Once the DA had been agreed by the WAG, work would commence on the LDP in the following stages:

- Pre-deposit participation;
- Pre-deposit public consultation;
- Making and consideration of representations;
- Deposit of proposals;
- Making and consideration of representations;

- Representations on site allocation representations;
- Submission of deposit LDP for examination to the NAFW;
- Publication of the recommendations of the person appointed to carry out the examination;
- Adoption of the LDP by the Local Planning Authority.

The Scrutiny Committee (Economy and Environment) had accepted the methodology for the production of the DA and endorsed the views of Cabinet as expressed above. It was noted that a further report would be submitted to Cabinet in March.

RECOMMENDED - T H A T the recommendation of Cabinet as contained in minute no. C2288 and outlined above be endorsed.

(iii) Un-named service access road off Evans Street, Barry: Proposed Prohibition of Waiting and Loading at Any Time -

The service access road on the south-western side of Evans Street had been constructed on land in the ownership of this Council and was not an adopted highway. It was considered that the introduction of a Traffic Regulation Order prohibiting waiting or loading by vehicles at any time in the service access road would obviate the need for delivery vehicles to have to reverse out onto Holton Road and would, therefore, improve highway safety conditions in general. No objections had been received to date to the Order being made. Attention was also drawn at the meeting to the need for officers to investigate the installation of bollards on the build out at the bottom end of Evans Street.

RESOLVED -

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

(iv) Land between Route B4270 and Frampton Crossroads, Llantwit Major: Proposed Prohibition of Driving Order: Objections received -

Public notice had been given of the Council's intention to make the aforementioned Traffic Regulation Order. Having regard to the four letters of objection received, which were primarily against the closure since it was the only alternative route between Frampton and Llantwit Major when Frampton Lane was closed, it was

RESOLVED -

- (1) T H A T the objections be accepted and the original proposal withdrawn.
- (2) T H A T the objectors be informed of the above decision.

(Note: Councillor A.J. Readman spoke on the above matter with the consent of the Committee).

(v) Tynewydd Road and Wyndham Street (Parts) Barry: Proposed experimental changes to On-Street Parking Orders, the provision of a new one-way system, a dedicated bus lane and bus stops and bus stop protection measures -

Approval was sought to introduce an Experimental Traffic Regulation Order, the effect of which would be to establish experimentally a one-way system on the section of Tynewydd Road between Wyndham Street and Holton Road together with a dedicated bus lane, limited waiting restrictions with exemption for residents, no waiting at any time on the west side of Tynewydd Road between Wyndham Street and Maes-y-Cwm Street and protected bus stops at various locations on Tynewydd Road and Wyndham Street, and to make available alternative on-street parking in the vicinity. A number of options had been considered and had been discussed at length with local bus operators. On balance it was considered that the preferred arrangement would be to retain one-way traffic along Holton Road from King Square in a westerly direction, with buses accessing the area from Tynewydd Road, and the existing part-time pedestrianised area in upper Holton Road with traffic flows in an east to west direction remaining unchanged. Those arrangements would enable new permanent bus stops to be established in Wyndham Street and on the south east side of Tynewydd Road, north of its junction with Wyndham Street and in the lower section of Tynewydd Road. Those arrangements would also enable new safety measures to be introduced in Tynewydd Road which would require the introduction of short sections of waiting restriction resulting in the loss of approximately four resident parking spaces and six limited waiting, except for resident permit holders parking spaces. To compensate for the loss, approximately nine parking spaces would be created on the west side of Tynewydd Road south of its junction with Wyndham Street.

Having regard to the above proposals and to the potential advantages as detailed in the report, it was

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and representative groups of road users, public notice of the Council's intention to make an experimental Traffic Order under Section 9 of the Road Traffic Regulation Act 1984 for a maximum period of 18 months be given, the effect of which would be as set out in Appendices A and B to the report and Drawing No. T/06/46/SG, with any objection invited within the first six months.

(2) T H A T the Operational Manager, Engineering Design and Procurement, be granted delegated powers to be exercisable in accordance with Section 10(2) of the Road Traffic Regulation Act within the first 12 months of operation.

(3) T H A T in the event of there being no unresolved objections being received in the first six months, the Order be made permanent.

852 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:

**05/00286/FUL**

Received on 22nd February, 2005

P.98

Estate of late Edward Austin C/O Hugh James Solicitors, Hodge House, 114-116 St. Marys Street, Cardiff CF10 1DY.

(Andrew Parker Architect, The Studio, The Great Barn, Lillypot, Bonvilston, Vale of Glam. CF5 6TR )

**LAND AT BROUGHTON, NR. WICK**

6 No. two storey 3 bedroom affordable houses with carparking and garages

**REFUSED** (written representations)

**Reason(s):**

1. The proposal represents an unjustified and unacceptable form of rounding off which would result in the loss of a significant area of open space which contributes to the landscaped setting and rural character of the Broughton Conservation Area. The proposal therefore amounts to new development in the countryside, which cannot be justified in the interests of agriculture and forestry nor affordable housing, the suburban scale, form and character of which would neither preserve nor enhance the character and appearance of this part of the Broughton Conservation Area. For these reasons the proposal is contrary to the aims and objectives of Policies ENV1, ENV18, ENV25, HOUS2, HOUS3, HOUS9 and HOUS14 of the Vale of Glamorgan Unitary Development Plan 2005; Supplementary Planning Guidance on 'Conservation Areas in the Rural Vale', 'Amenity Standards' and 'Affordable Housing'; and national guidance contained in Planning Policy Wales March 2002 and TAN 12 - Design.

**05/01244/FUL**

Received on 3rd August, 2005

P.108

K. S. Driscoll, 19, Cardiff Road, Dinas Powys, Vale of Glamorgan. CF64 4DH  
(Meridian Building Design, The Rise, 41a, Highwalls Avenue, Dinas Powys, Vale of Glamorgan. CF64 4AQ )

**SUNNYCROFT FARM, SUNNYCROFT LANE, DINAS POWYS**

New domestic dwelling to include guest suite and indoor swimming pool and basement

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. 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.
3. 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.
4. 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.
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. Details of access, driveway and parking areas to a scale of 1:00 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the agreed scheme shall be fully completed on site prior to the first beneficial occupation of the dwelling hereby approved and thereafter maintained at all times.
7. Details of a means of enclosure along the southern boundary of the site shall be submitted to the Local Planning Authority for their approval in writing and the approved means of enclosure shall be constructed prior to the development hereby approved being brought into beneficial use and shall thereafter be so maintained at all times.
8. The swimming pool drain down water will be permitted to discharge to the public combined sewerage system and must be attenuated on-site

with a maximum possible discharge rate of 3 litres per second using a suitable control device.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no additional windows, doors or any other openings shall be inserted into any elevation of the dwelling hereby permitted, without the prior written consent of the Local Planning Authority.

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.
3. To ensure a satisfactory form of development.
4. To safeguard local visual amenities.
5. To ensure satisfactory maintenance of the landscaped area.
6. To ensure satisfactory provision of the access and on-site parking to serve the development hereby approved.
7. In order to define the residential curtilage of the dwelling.
8. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
9. To safeguard the privacy of adjoining occupiers.

**05/01587/FUL**

Received on 12th October, 2005

P.115

Methodist Church Barry Circuit C/o Agent.

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

**LAND AT COWBRIDGE ROAD/FLEMINGSTON ROAD, EAST CAMP, ST. ATHAN**

New community church building 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 05/01587/FUL'B', received by the Local Planning Authority on 16th January, 2006.
3. The highway improvements to the junction with Flemingston Road, along with the provision of the two entrances and on-site car parking areas, as indicated on amended drawing 1713/2A, received on 16th January 2006, shall be implemented before the first beneficial use of the development hereby permitted. The car parking areas shall be retained and maintained thereafter within the curtilage of the site for the exclusive use of the parking of motor vehicles in connection with the church/community building hereby permitted.
4. Before the commencement of development full details of the external finishes, including samples, shall be submitted to and agreed in writing with the Local Planning Authority, and the development shall be implemented thereafter in accordance with the approved details.
5. Before the commencement of development a scheme for the provision of replacement tree planting on the site shall be submitted to and agreed in writing with the Local Planning Authority. The proposed scheme shall include full details not only of the siting and species of replacement trees but also the timing of the planting and any further replacements following possible failures.
6. A scheme providing for the fencing of the trees to be retained and showing details of all excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. No development shall be commenced on site until the approved protection scheme has been implemented.
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. 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.

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 amenities.
5. In the interests of visual amenity.
6. In order to avoid damage to trees on or adjoining the site which are of amenity value to the area.
7. To safeguard local visual amenities.
8. To ensure a satisfactory form of development.

**05/01612/FUL**

Received on 14th October, 2005

P.122

National Grid Wireless, 2, Monarch Court, The Brooms, Emerald Bus. Park, Emersons Green, Bristol. BS16 7FH  
(National Grid Wireless, 2, Monarch Court, The Brooms, Emerald Bus. Park, Emersons Green, Bristol. BS16 7FH )

**WENVOE BROADCAST TOWER, ST. LYTHANS DOWN**

24m extension and upgrading of existing 241m broadcast mast

**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. No cranes, low loaders, HGV's, or similar large vehicles will be allowed to access or exit the development site or travel along St. Lythans Road between the development site and Culverhouse Cross during the weekday morning or evening peak hours of 0730 to 0930 and 1530 to 1830.
3. The temporary mast, stay blocks and wires required as part of the works shall be removed from the site and the land restored to its former condition within 2 months of the switchover to the main mast and antennae.

**Reason(s):**

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure the safety and free flow of traffic on the adjoining highway.
3. In the interests of visual amenity.

**05/01661/FUL**

Received on 24th October, 2005

P.128

J. Pidgeon &amp; Son Limited, C/o Agent.

(Stephen Hobday Architects, 19, Pitman Street, Pontcanna, Cardiff. CF11 9DJ )

**181, COURT ROAD, BARRY**

Detached single storey cold store room to rear

**REFUSED****Reason:**

1. The development would result in an intensification of the commercial use of the site, through the provision of additional associated facilities in a residential area to the detriment of amenity of neighbouring occupiers, by reason of increased business activity and traffic to and from the site, served by a rear access lane which serves a predominantly residential area.

**05/01666/FUL**

Received on 25th October, 2005

P.132

Lidl UK GmbH, Waterton Industrial Estate, Off Cowbridge Road, Bridgend.  
CF37 3PH(Lidl UK GmbH, Waterton Industrial Estate, Off Cowbridge Road, Bridgend.  
CF37 3PH )**LIDL FOODSTORE AND ADJOINING PREMISES KNOWN AS OAKWOOD,  
CENNIN PEDR, BARRY**

Demolition of existing residential dwelling (Oakwood), change of use of residential site to Class A1 retail. Single storey extension along the stores southern boundary, increased associated car parking to 114 spaces and creation of a new external entrance/exit lobby

**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 3302 SK 03 received by the Local Planning Authority on 12th December, 2005.
3. The external finishes of the development hereby approved shall match those of the existing building.
4. 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.

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. 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.
7. Details of the proposed means of enclosure of the southern and eastern boundaries of the site and the access into the site shall be submitted to and approved in writing by 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. The development hereby permitted shall be used for a foodstore only and for no other purpose, including any other purpose in Class A1 of the Town and Country Planning Use Classes Order 1987 (or any Order revoking and re-enacting that Order).
9. Details of the CCTV security cameras to be installed on site shall be agreed with the Local Planning Authority and implemented prior to the development hereby approved being brought into beneficial use.
10. The retail store hereby approved shall not be open to the public between the hours of 21:00hrs and 08:00hrs Monday to Saturday and 18:00hrs and 09:00hrs on Sunday.
11. The permission hereby granted shall relate to the details contained in the letter received by the Local Planning Authority on 9th December, 2005 relating to the delivery times, use of the compactor, timber boundary fence, CCTV and security gates, disabled parking bays, cycle stands and the landscaping of the site.
12. Deliveries to the store shall not take place between the hours of 21:00hrs and 07:00hrs Monday to Saturday and 18:00hrs and 09:00hrs on Sunday.

13. The compactor should only be operated between 09:00hrs and 19:00hrs Monday to Sunday.

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 safeguard local visual amenities.
5. To ensure satisfactory maintenance of the landscaped area.
6. To ensure satisfactory drainage of the site.
7. To safeguard local visual amenities.
8. To control the nature of activities carried out on the site.
9. In the interests of local amenities.
10. In the interests of the amenities of the area and to protect the amenities of the adjacent residential properties.
11. For the avoidance of doubt.
12. In the interests of the amenities of the area and to protect the amenities of the adjacent residential properties.
13. In the interests of the amenities of the area and to protect the amenities of the adjacent residential properties.

**05/01695/FUL**

Received on 28th October, 2005

P.141

Mr and Mrs A. Evans, Marcross Farm, Marcross, Vale of Glamorgan. CF61 12G

(Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff. CF14 5GG )

**LAND OPPOSITE LLANDOW CARAVAN SITE, LLANDOW**

Proposed caravans storage compound, new CCTV Pole and access alterations

**REFUSED** (written representations)

Reason(s):

1. The proposed caravan storage compound, by reason of its size and extent in this open countryside location, would have an adverse and detrimental impact upon the rural character and amenities of the surrounding area and as such could also be contrary to Policies ENV1, ENV25 and EMP3 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

**05/01751/OUT**

Received on 10th November, 2005

P.145

Amarretto Design Ltd., The Old Sub Station, Earl Road Lane, Penarth, Vale of Glamorgan. CF64 3UN

(Amarretto Design Ltd., The Old Sub Station, Earl Road Lane, Penarth, Vale of Glamorgan. CF64 3UN )

**LAND OFF ARCOT LANE NORTH, PENARTH**

Mixed housing development

**REFUSED** (written representations)

Reason(s):

1. The proposed block of flats, by reason of its scale and siting, would represent an overbearing and unneighbourly form of development causing unreasonable loss of amenity to the occupiers of the adjoining dwellings, contrary to Policies HOUS9, HOUS12, ENV25 and TRAN9 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 would represent a form of backland development and an overdevelopment of the site which fails to provide adequate on-site parking provision and turning areas, an adequate access to the proposed flats or adequate and usable outdoor amenity space for future occupiers, contrary to Policies HOUS9, ENV25 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).

**05/01774/FUL**

Received on 15th November, 2005

P.151

Dr. C. and Mrs. B. Morgan, Belgrave House, Factory Road, Llanblehtian, Cowbridge. CF71 7JD

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

**BELGRAVE HOUSE, FACTORY ROAD, LLANBLETHIAN, COWBRIDGE**

Demolish existing double garage, construct new four bedroom dwelling on lower part of site with associated parking and amenity space

DEFERRED for a site visit.

**05/01870/FUL**

Received on 5th December, 2005

P.158

Mr. S. Collier, C/o Agent.

(A. J. Design Associates, P. O. Box 21, Barry, Vale of Glamorgan, CF62 4YL)

**ASHLEA, CROSS COMMON ROAD, DINAS POWYS**

Proposed replacement dwelling

REFUSED (written representations)

Reason(s):

1. The proposal for the demolition of the existing dwelling and construction of a replacement dwelling has not been supported by way of a structural report to demonstrate the need and justification for a replacement dwelling. Furthermore, the proposed increase in the residential curtilage would result in an unjustified encroachment into the countryside detrimental to the rural character of the area. The proposal therefore relates to the unjustified construction of a new dwelling in the countryside contrary to Policies ENV1 (Development in the Countryside), HOUS3 (Dwellings in the Countryside) and HOUS7 (Replacement and Extensions of Dwellings in the Countryside) contained in the adopted Vale of Glamorgan Unitary Development Plan 2005.
2. The proposed siting of the new dwelling would have an unacceptable affect on an oak tree protected by a Tree Preservation Order, by reason of the likely cause of significant root damage and that the tree will require unsuitable pruning or removal given its close proximity to the proposed dwelling. The proposal is therefore contrary to Policy ENV10 (Protection of Landscape Features) of the adopted Vale of Glamorgan Unitary Development Plan 2005.

**05/01929/FUL**

Received on 15th December, 2005

P.163

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

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

**14A & 14B, BARRY ROAD, BARRY**

Subdivision of two adjoining dwellings to six self-contained flats to provide temporary accommodation for persons with previous substance misuse problems and/or an offending background

DEFERRED for a site visit.

**05/01930/FUL**

Received on 15th December, 2005

P.167

Newydd Housing Association, Ty Cadarn, 5, Village Way, Tongwynlais, Cardiff, CF15 7NE  
(Boyer Planning Limited, 33-35, Cathedral Road, Cardiff. CF11 9HB )

**248, HOLTON ROAD, BARRY**

Change of use of vacant offices to 3 no. 1 bedroom flats and ground floor office to provide temporary accommodation for persons with previous substance misuse problems and/or an offending background

DEFERRED for a site visit.

**05/01931/FUL**

Received on 15th December, 2005

P.171

Mr. J.F. Bower, Bean Bower & Co., 3, Nicholas Street Mews, Chester. CH3 2NS  
(Cleartree Properties Ltd., Shipgate House, Shipgate Street, Chester, CH1 1RT )

**GREENFIELDS, LLANBLETHIAN, COWBRIDGE**

Refurbishment of existing dwelling and construction of new detached dwelling

REFUSED (written representations)

Reason(s):

1. The proposed new dwelling-house, by reason of its size, scale, form and character, represents an insensitive and inappropriate form of infill development for the following reasons:
  - (i) The proposal would seriously detract from the landscaped setting of the River Thaw and would therefore fail to preserve or enhance the character and appearance of this part of the Cowbridge with Llanblethian Conservation Area.
  - (ii) The proposal represents an insensitive and unneighbourly form of development which would detract from the existing level of residential amenities currently enjoyed by neighbouring occupiers.

- (iii) The proposal will result in the intensification of the use of an existing sub-standard access to the detriment of highway safety.
- (iv) The proposal represents highly vulnerable development which would be sited within an identified area of flood risk adjoining the River Thaw.

For these reasons the proposal is contrary to the aims and objectives of Policies ENV6, ENV10, ENV18, ENV25, HOUS2, HOUS9 and HOUS12 of the adopted Vale of Glamorgan Unitary Development Plan 2005; Supplementary Planning Guidance on Amenity Standards and Trees and Development; the Cowbridge with Llanblethian Conservation Area Appraisal; and national guidance contained in Planning Policy Wales March 2002; TAN12 - Design and TAN15 - Development and Flood Risk.

2. The proposed alterations and extension of the existing dwelling-house would detract from the original character and appearance of the building to the detriment of the wider setting of this part of the Cowbridge with Llanblethian Conservation Area, contrary to Policies ENV18 and ENV25 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.

**05/01953/FUL**

Received on 20th December, 2005

P.179

Dafydd Wiliam, Pant Y Ffynonau, Bonvilston, Vale of Glamorgan. CF5 6TQ  
(Dafydd Wiliam, Pant Y Ffynonau, Bonvilston, Vale of Glamorgan. CF5 6TQ)

**CAER DELYN, ST. HILARY**

Renewal of original temporary consent 00/00105/FUL for timber framed roundhouse for research and limited educational purposes

**APPROVED subject to the following condition(s):**

1. The roundhouse hereby approved shall not be used for residential purposes, including any residential use in connection with the use of the building for research and educational purposes.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the roundhouse hereby approved shall not be altered or modified in any way, including the provision of any mains services or drainage other than surface water drainage without the prior written consent of the Local Planning Authority.

3. The roundhouse hereby approved shall be used only for the purpose(s) specified in the application and in the letter dated 29th April, 1998, and shall be ancillary to the use of the site as a nursery, and for no other purpose whatsoever.
4. This consent shall be for a temporary period only and the development hereby approved shall be demolished and all materials resulting from the demolition removed from the site on or before 31st December, 2007.

Reason(s):

1. For the avoidance of doubt as the residential use of the site would constitute inappropriate development.
2. For the avoidance of doubt as to the terms of the permission.
3. For the avoidance of doubt and to ensure that the amenities of the adjoining occupiers are protected.
4. The development is not one which would be appropriate on a permanent basis in this countryside location.

At this juncture, Councillors G.A. Cox, A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams, having previously declared an interest in the following applications, vacated the room.

**05/01649/REG3**

Received on 21st October, 2005

P.182

Dir. of Education and Lifelong Learning, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry. CF63 4RU  
(Noel Architects, Walters Buildings, Clarence Road, Cardiff. CF10 5FA )

**LLANCARFAN COUNTY PRIMARY SCHOOL, LLANCARFAN**

Extension of existing double teaching area/hall

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 permission hereby granted shall relate to the amended plans, reference P2827 (PA) 103J, 104H, 106C and 2827 (99) 1005B received by the Local Planning Authority on 23rd January, 2006.
3. The external finishes of the development hereby approved shall match those of the existing building.

4. Details of the windows, doors and external joinery (1:1, 1:10 and 1:20) shall be agreed with the Local Planning Authority and implemented prior to the development hereby approved being brought into beneficial use.
5. Details of velux rooflights shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement 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. No works affecting the buildings and vegetation within the site shall be carried out during the nesting season between March and September unless a survey is first conducted and submitted to the Local Planning Authority which ascertains the absence of nesting birds.
8. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief will be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name and address of the said archaeologist.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To safeguard local visual amenities.
4. In the interests of local amenities.
5. Such details have not been submitted with the proposal.
6. To ensure satisfactory maintenance of the landscaped area.
7. To comply with the Wildlife and Countryside Act 1981.

8. To identify and record any features of archaeological interest discovered during the works in order to mitigate the impact of the works on the archaeological resource.

**05/01866/REG3**

Received on 1st December, 2005

P.188

Learning and Development, 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**

Internal refurbishment of an existing classroom unit and proposed additional soft play facilities

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.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

**05/01926/REG3**

Received on 14th December, 2005

P.190

Vale of Glamorgan Council, Dock Office, Barry Dock, Barry, Vale of Glamorgan. CF63 4RT  
(Mr. C. Fray, Dock Office, Barry Dock, Barry, Vale of Glamorgan. CF63 4RT)

**NORTH LODGE, DYFFRYN GARDENS, ST. NICHOLAS**

Temporary change to office use during refurbishment of St. Michaels Cottage, Dyffryn Gardens. Office use from January 2006 to April 2006 (subject to works programme)

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

1. This permission shall be for a temporary period only expiring 6 months from the date of this consent.

Reason(s):

1. To enable the Local Planning Authority to review the proposal at the end of this period.