

PLANNING COMMITTEE

MINUTES of a meeting held on 9th March, 2006.

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

909 APOLOGIES FOR ABSENCE -

These were received from Councillors R.J. Bertin, Mrs. M.E.J. Birch, Ms. R.M. Birch, Mrs. M. Kelly Owen and M.R. Wilson.

910 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 16th February, 2006 be approved as a correct record.

911 DECLARATIONS OF INTEREST -

Councillors G.A. Cox, A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams	planning applications 05/01996/REG3 and 06/00015/REG3. Cabinet Members
Councillor W.C. Vaughan	planning application no. 06/00015/REG3

912 THE VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN (LDP) - DRAFT DELIVERY AGREEMENT (DA) (DEER) (REF) -

Cabinet had received a report which advised on the purpose and contents of the Council's draft DA which formed a key part of the LDP process and sought a resolution for officers to formally consult on its content. The LDP DA was a public statement that contained a timetable for LDP production and the Community Involvement Scheme (CIS) setting out how and when stakeholders and the community could contribute to the preparation of the LDP and its Sustainability Appraisal (SA). Once agreed with the Welsh Assembly Government (WAG), the DA would commit the Council to produce its LDP according to the stated timescales and consultation processes. The Inspector would potentially examine any deviations from the agreed timetable and CIS, which had not previously been agreed by the WAG.

The appended report on draft DA was considered by Cabinet on 1st March, 2006 and it set out all the relevant issues and made the following recommendations. It is recommended that the Cabinet seeks the views of the Planning Committee and the Economy and Environment Scrutiny Committees on the following recommendations:

(1) T H A T a copy of the draft DA be sent to the identified consultation bodies and UK government departments and a summary be sent to all other consultees for comment. In addition, an electronic copy of the draft DA be placed on the Council's website and at the identified Deposit locations.

(2) T H A T a summary of the comments received together with the amended DA be reported to Cabinet, Planning Committee, Scrutiny Committee (Economy and Environment) and Full Council for approval, prior to its formal submission to the WAG on or before 31st July, 2006.

This matter had been referred to the Planning Committee by Cabinet on 1st March, 2006.

RECOMMENDED - T H A T Cabinet be informed that recommendations (1) and (2) above be supported.

Reason for recommendation

In order to advise Cabinet of the Planning Committee's stance in this matter.

913 DESIGN IN THE LANDSCAPE SUPPLEMENTARY PLANNING GUIDANCE (DEER) (SCRUTINY - ECONOMY AND ENVIRONMENT) (REF) -

Cabinet received a report which sought approval of the attached Design in the Landscape Supplementary Planning Guidance (SPG) prepared by the Planning and Transportation Policy Team for development control purposes.

In January 1999, the Council appointed consultants to undertake a landscape study of the Vale of Glamorgan. The completed study comprised four volumes under the generic title of Landscapes Working for the Vale of Glamorgan. Volume 2 of the study, Design Guidelines, illustrated how the strategy could be implemented to promote local distinctiveness and sustainable development through design and management. Guidelines for different subject areas were put forward and three major development sites were addressed with design briefs.

Volume 2 of the landscapes working for the Vale of Glamorgan study progressed the main strategy, and set out guidelines for development based around a number of design themes e.g. rural settlements or coastal locations. In addition, three design briefs were proposed to address development issues at Atlantic Trading Estate, Pencoedtre and Cardiff Airport Business Park. The intention of the design guidelines was to provide clear, freestanding design

guidance for all those who were involved in the design, development, planning and management of the Vale landscape or those whose proposals affected it.

Whilst the information in the design guidelines had been used on an informal basis, it had yet to be formally adopted by the Council as SPG. With the UDP having been adopted on 18th April, 2005 it was now appropriate to formally progress and adopt information as SPG to address the issues of design in the landscape.

RESOLVED - T H A T the Planning Committee recommend to Cabinet that the Design in the Landscape Supplementary Planning Guidance as guidance supplementary to the Vale of Glamorgan Unitary Development Plan 2005 be endorsed.

914 SUPPLEMENTARY PLANNING GUIDANCE (SPG) - SUSTAINABLE DEVELOPMENT A DEVELOPER'S GUIDE: RESULTS OF THE PUBLIC CONSULTATION EXERCISE ON THE DRAFT SPG (DEER) (REF) -

The draft SPG had been considered by Cabinet on 27th July, 2005, Scrutiny Committee (Economy and Environment) on 5th September, 2005 and Planning Committee on 29th September, 2005. The six week consultation exercise with both statutory and non-statutory consultees was subsequently held on the draft SPG between 30th September, 2005 and 11th November, 2005. The draft document had also been placed on the Council's website in order to reach as wide an audience as possible.

The consultation process accorded with the Welsh Assembly Government guidance on the production of SPG, which advised that SPG might be taken into account as a material consideration where it had been prepared in consultation with the general public and interested parties and it had been the subject of a Council resolution. Responses to the consultation exercise had been received from:

- Barry Town Council
- Michaelston Community Council
- Peterston Super Ely Community Council
- Welsh St. Donats Community Council
- Caerphilly County Borough Council
- The Design Commission for Wales
- The Home Builders Federation.

The original development thresholds for residential development of 10 no. dwellings contained within the consultation draft had now been amended to apply to all new residential developments irrespective of the number of dwellings proposed. This change was proposed to reflect the small scale nature of new housing development in the rural Vale, thus ensuring that sustainable development was considered in all areas of the Vale of Glamorgan.

RESOLVED -

(1) T H A T Planning Committee recommend to Cabinet that the Design in the Landscape Supplementary Planning Guidance as guidance supplementary to the adopted Vale of Glamorgan Unitary Development Plan 2005, be endorsed.

(2) T H A T the Planning Committee support copies of the Supplementary Planning Guidance being made available at a nominal cost of £3.00.

Reason for decision

(1) To provide clear and concise guidance on the Council's policies for encouraging sustainable development in the Vale of Glamorgan.

(2) To cover the reproduction and distribution costs of the Supplementary Planning Guidance.

915 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP -

The following report of a meeting held on 15th February, 2006 was submitted:

Present: Councillor Ms. R.M. Birch (Chairman); Councillor A.D. Dobbinson (Vice-Chairman); Mr. R. Burston (St. Nicholas Society), Councillor D. Crompton (St. Athan Community Council), Ms. P. Goodwin (Pride in Barry), Mr. G. Haynes (Cowbridge and District Local History Society), Mrs. E. Jervis (Wenvoe History Group), Mr. A.H. Jones (Barry Preservation Society), Mr. H.C. Mustow (St. Nicholas and Bonvilston Community Council), Mr. R. Simpson (CPRW), Mrs. J. Williams (Victorian Society).

Officers: Mr. R. Cole, Mrs. J. Crofts and Mrs. K. Bowen.

(a) Apologies for absence -

These were received from Mr. M. Flynn (RTPI), Mr. M.H. Jones (Llantwit Major Local History Society), Mr. L. Millar (Cowbridge Chamber of Trade), Mr. G. Robertson (Penarth Society) and Mrs. S. Taylor (Llancafarn Society).

(b) Minutes -

AGREED - T H A T the minutes of the meeting held on 19th January, 2006 be approved as a correct record subject to it being noted that Ms. P. Goodwin was not a Councillor and that in relation to application number 05/01931/FUL that the minute be amended to read "the group also requested the Council pursue all measures including the necessary legal action in order to restore the original dwelling to its original condition". The Committee requested that an update report in relation to the application be prepared for the next meeting.

(c) Information Feedback -

05/00858/FUL

New house, Plaisted House, Llanmaes. The application was refused on 20th January, 2006.

05/01591/FUL

Dwelling - Land adjoining Wesley House, Church Road, Barry. The application was approved on 10th February, 2006.

(d) Applications in Conservation Areas -

(i) Barry (Marine)

06/00003/FUL

Received on 3rd January, 2006

Mr. J. Spiteri, 1 Ty Windsor, Marconi Avenue, Penarth Marina, Penarth, Vale of Glamorgan, CF64 1 ST
(Mr. J. Spiteri, 1 Ty Windsor, Marconi Avenue, Penarth Marina, Penarth, Vale of Glamorgan, CF64 1 ST)

12 PAGET ROAD, BARRY

Extension and alterations to convert and extend ground floor shop with vacant hotel accommodation on upper floors to ground floor shop with two storey residential apartment on upper floors with basement parking.

RECOMMENDED - REFUSAL - The Group, although not opposed to the development in principle, and wished to encourage investment in the property, considered that the current proposed scale, form and design of the rear extension was not in keeping with the conservation area.

(ii) Drope

05/01994/FUL

Received on 23rd December, 2005

Lt. Col. R.L. Traherne, Coedarhydyglyn, St. Nicholas, Cardiff, CF5 6SF
(Cooke and Arkwright, Bayer Lodge, Western Avenue, Bridgend Industrial Estate, Bridgend, CF31 3TZ)

LAND AT THE DROPE, THE DROPE

Construction of single dwelling on an existing brownfield site and conversion of an existing building into a garage.

RECOMMENDED - REFUSAL - The Group considered that the principle of further development to the site would have an adverse effect on the conservation area being out of keeping with the rural conservation area. .

(iii) Flemingston

06/00025/FUL

Received on 10th January, 2006

Mr. J. Thomas, Flemingston Court, Flemingston, Vale of Glamorgan.
(Fidmac Limited, Rosevine Cottage, Vistla Road, Penllyn, Vale of Glamorgan, CF71 1RQ)

STONE-BUILT AGRICULTURAL BUILDINGS AND ADJACENT FARMYARD AT FLEMINGSTON COURT FARM, FLEMINGSTON

Conversion of three redundant agricultural buildings to create four dwelling units and the construction of two new garages and five external car parking spaces to serve the new dwellings.

RECOMMENDED - APPROVAL - The Group considered that the proposal respected the character of the conservation area and that in any event, as a listed building application, it would be scrutinised further under listed buildings regulations.

(iv) Llangan

06/00059/FUL

Received on 18th January, 2006

Howard Merrett, Y Bwthyn, Llangan, Vale of Glamorgan, CF35 5DW.
(Howard Merrett, Y Bwthyn, Llangan, Vale of Glamorgan, CF35 5DW.)

Y BWTHYN, LLANGAN

Demolition of existing single skin lean to/extension and construction of new two storey extension.

RECOMMENDED - REFUSAL - The Group recommended that due to the prominent siting of the dwelling the application be refused in that the scale, form and design of the proposal did not enhance the character of the conservation area.

(v) Llantwit Major

06/00024/FUL

Received on 10th January, 2006

Mr. and Mrs. D. Jones, Pleasant Cottage, Turkey Street, Llantwit Major

(Peter Jenkins Architects, 124 High Street, Barry, Vale of Glamorgan, CF62 7DT)

PLEASANT COTTAGE, TURKEY STREET, LLANTWIT MAJOR

Alterations and extension together with new access onto highway.

RECOMMENDED - APPROVAL

(vi) St. Nicholas

05/01965/FUL

Received on 22nd December, 2005

*Mr. and Mrs. Tilsley, Pikel House, St. Nicholas, Vale of Glamorgan
(Philip Wynne Architect, 51 Eastgate, Cowbridge, Vale of Glamorgan, CF71 7EL)*

PIKEL HOUSE, ST. NICHOLAS

Construction of coach house and indoor swimming pool.

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

That the proposal would be an over-development of the site which would be out of character with the property to the detriment of the appearance and character of the conservation area and result in a loss of privacy for neighbours.

(e) Any other business -

The Chairman considered a member's request for further clarity at the next meeting of the Group on why not all applications presented to the Vale of Glamorgan were placed before the Conservation Advisory Group. In particular, two applications were referred to i.e. the change of use of Cowbridge Grammar School for residential purposes and the application by Tesco for a new shopfront in Cowbridge. Officers advised that certain types of applications were not presented to the Group.

AGREED - T H A T *a report detailing the Conservation Advisory Group's remit be presented to a future meeting of the Group.*

RESOLVED - T H A T *the report be noted.*

916 SITE INSPECTIONS (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the sites indicated below on 16th February, 2006 be noted:

Apologies for absence were received from Councillor G.A. Cox, and Councillors R.J. Bertin and A.D. Hampton in respect of the site visit at land opposite Llandow Caravan Site, Llandow.

Land opposite Llandow Caravan Site, Llandow	Councillor A.D. Dobbinson (Chairman); Councillors Mrs. V.M. Hartrey, E. Hacker, Mrs. A.J. Preston, Mrs. M. Randall and WC. Vaughan.
181 Court Road, Barry	Councillor A.D. Dobbinson (Chairman); Councillors R.J. Bertin, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, M.R. Harvey and Mrs. M. Randall.

917 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.

918 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
L - Approved <u>AND</u> refused (LAW)	(HAZ)

P - Permittal (OBS - no objections)
 R - Refused
 O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)

S - Special observations (OBS)
 U - Undetermined
 V - Variation of condition(s) approved

05/01885/FUL	R	The Oaks, Marine Parade, Penarth	Two storey side extension
05/01891/LAW	A	17, Heol y Pentir, Rhose Point	Conservatory
05/01894/FUL	A	Candleston, Corntown Road, Corntown	Demolition of garage and carport and erection of two storey extensions - Amended scheme for previously approved application 05/00553/FUL
05/01908/FUL	A	The Cwm Talwg Public House, Severn Avenue, Barry	Removal of condition 7 of Approval 84/00008/FUL to allow for the use of the premises for public entertainment.
05/01158/FUL	R	Court House, Tair Cross, Ewenny	Granny annex extension
05/01549/FUL	A	14, Glas Y Llwyn, Barry	Erection of first floor and ground floor extensions including erection of garden shed
05/01582/FUL	A	Pembridge House, Swanbridge Road, Sully	Two two storey extensions and conservatory
05/01646/FUL	A	Lereve, Old Port Road, Wenvoe	Demolition of single storey extension and garage, removal of roof structure - construction of new dormer roof to provide first floor accommodation and associated extensions
05/01709/FUL	R	4, Blenheim Close, Barry	Two storey side extension and attic conversion with dormer windows.

05/01800/LAW	A	10, Min Y Mor, Barry	Side dormer to an existing loft conversion
05/01840/FUL	A	Great House, Southerndown	Construction of new garage and conversion (and alteration) of existing garage to domestic accommodation
05/01903/FUL	A	123, Porthkerry Road, Barry	Rear dormer loft conversion
05/01905/FUL	A	Sully Inn, Cog Road, Sully	Alterations to front elevation (moving entrance)
05/01906/FUL	A	Units 34B and 88, Gluepot Road, Llandow Trading Estate, Llandow	Unit 34B as transfer station and unit 88 as storage for empty skips and storage of hardcore and soil for recycling of inert materials
05/01907/FUL	A	Breynton, Twyncyn, Dinas Powys	Replace existing conservatory with new conservatory on existing footprint
05/01909/FUL	A	3, West Acre, Llanmaes	Retention of lean-to extension.
05/01911/FUL	A	Chic Bistro, 2B, Britannia House, Penny Lane, Cowbridge	Change of use of office into kitchen
05/01912/FUL	A	Tudor Lodge, Llysworney	Conversion of integral garage to study/den
05/01914/OBS	S	International Sports Village, Ferry Road, Cardiff.	Erection of a single storey building for a temporary ice rink with associated works
05/01917/FUL	A	37, Monmouth Way, Llantwit Major	Single storey study extension to side of property and porch to the front
05/01918/FUL	A	Land at rear and side of Northcliffe Cottage, Northcliffe Drive, Penarth	3 bedroom detached house with car parking spaces

05/01922/FUL	A	19, Crossfield Road, Barry	Demolition and construction of detached garage
05/01928/FUL	A	1, Heol Sirhwi, Barry	Construct new garage/drive including new vehicular crossover
05/01936/FUL	A	8b, Vale Business Park, Llandow	Installation of 3 no. additional entrance doors together with 1 no. additional fire door. Construction of dividing wall to comply with fire regulations (B1 Industrial). New internal office accommodation and parking spaces
05/01937/FUL	A	122, Greenacres, Barry	2 storey extension to side - alterations/amendments to Application No. 05/00581/FUL
05/01943/ADV	A	Penarth Road Retail Park, Penarth Road, Cardiff	Free standing double sided illuminated monolith retail park sign
05/01944/ADV	A	The Market Place Restaurant (Ye Olde Masons Arms), 66, High Street, Cowbridge	Signs
05/01945/FUL	A	1, Birch Lane, Penarth	Single storey conservatory
05/01957/FUL	A	52, Sir Ivor Place, Dinas Powys	Single storey front and rear extension to side porch
05/01958/FUL	A	36, Monmouth Way, Llantwit Major	Proposed TV lounge extension to the rear of property
05/01969/FUL	A	21, Clevedon Avenue, Sully	Two storey extension, new roof to single storey and new roofs to dormer windows

05/01985/FUL	A	5, Rookery Close, Sully	Extension over existing garage to provide additional bedroom and bathroom
06/00011/FUL	A	43, Heol Eyr Mor, Barry	Installation of PVCu conservatory
05/01908/FUL	A	The Cwm Talwg Public House, Severn Avenue, Barry	Removal of condition 7 of Approval 84/00008/FUL to allow for the use of the premises for public entertainment.
05/01924/FUL	A	35, Cedar Way, Penarth	Two storey kitchen and bedroom extension. Single storey living room extension
05/01647/LBC	A	The Great Barn, Llanmihangel	Removal of modern ceiling (flat) to boot room, exposing of roof structure, insert conservation rooflight
05/01591/FUL	A	Land adjoining Wesley House (former garden), Church Road, Barry	Erection of two storey dwelling with integral garage
05/01633/FUL	A	10, Cory Crescent, Peterston-Super-Ely	Small extension and garage conversion
05/01684/FUL	R	Maes Isaf, Heol Isaf, Wick	External Kennels and Exercise Area
05/01691/LBC	A	10, Cory Crescent, Peterston-Super-Ely	Small extension and garage conversion
05/01724/FUL	A	Corrwg Fach, Pendoylan, Cowbridge.	Retention of the change of use of farmyard and building to stabling for horses.
05/01785/FUL	A	12, Walston Road, Wenvoe	First floor rear extension
05/01833/FUL	A	3, Leigh Close, Llantwit Major	Proposed front porch and two storey rear extension

05/01872/FUL	A	29, Colcot Road, Barry	Rear and side two storey extension to existing dwellinghouse
05/01879/FUL	R	Prisk Farm, Prisk, Cowbridge	Retain boiler and enclosure
05/01904/FUL	A	92, Dock View Road, Barry	Rear dormer loft conversion
05/01941/FUL	A	Y Berllan Fach, Dimlands, Llantwit Major	Extensions and alterations
05/01942/FUL	A	Land off Merthyr Dyfan Road, Barry	Construction of two detached two-storey houses with detached garages
05/01948/FUL	A	46A, Plymouth Road, Penarth	Satellite dish fitted to side of property
05/01954/FUL	A	8, Ty Draw, Llandow	Rear extension comprising of bedroom with ensuite & dressing room, breakfast room, utility room, shower room & sun lounge
05/01959/FUL	A	36, Georges Row, Dinas Powys	Single storey rear extension for new kitchen and dining room
05/01960/FUL	A	28, Archer Road, Penarth	Change of use and extension of attached clinic to provide additional residential accommodation
05/01967/FUL	A	Manor Cottage, St. Hilary	Single storey extension
05/01968/ADV	A	Vale Business Park, Llandow	Entrance signs to aid navigation for visitors
05/01972/FUL	A	14, Pantycelyn Place, St. Athan	2 storey extension to side of dwelling. New garage /rear porch and kitchen extension to ground floor and bedroom and bathroom extension to first floor

05/01973/FUL	A	The Kymin, 11 Cog Road, Sully	Two storey extension to rear with modifications to existing roof
05/01974/FUL	A	Cardiff International Airport, Rhoose	Temporary Structure for aircraft docking. Two levels to provide access to aircraft at main and upper decks
05/01976/FUL	A	24, Pencoedre Road, Barry	Kitchen extension
05/01979/FUL	A	88, St. Davids Crescent, Penarth	Single storey lean-to kitchen/dining room extension
05/01988/FUL	A	1, Illtyd Avenue, Llantwit Major	Retention of conservatory to rear
05/01990/LAW	A	18, Evenlode Avenue, Penarth	Proposed garden room and store
05/01995/FUL	A	Caercady, Welsh St. Donats	Construction of conservatory
06/00012/FUL	A	1, Castle Court, Llantwit Major	Conservatory
06/00067/OBS	S	Cardiff Yacht Club, Windsor Esplanade, Butetown	Extension to existing pontoon, installation of additional pontoon leg and installation of 16 piles
05/01883/LBC	A	Flanders Barn, Flanders Lane, Llantwit Major	Construction of additional bedroom above existing kitchen, through the insertion of first rfloor to divide existing space
05/01963/FUL	A	98, Main Street, Barry	Change of use from shop to restaurant/takeaway (Use Class A3)
05/01975/FUL	R	The Old Mill, Llansannor	Demolition of existing garage/alterations and extension of existing house

05/01977/FUL	A	22, Smithies Avenue, Sully	Rear single storey pitched roof extension and rear patio
05/01980/FUL	R	16, Clive Place, Barry Island	Proposed conversion to 2 no. residential flats
06/00057/PNA	F	Homri Farm, St. Nicholas	New farm track to connect field STO875 0160 to STO875 4234
05/01966/FUL	A	6, Gibbonsdown Close, Barry	Second storey extension over existing driveway
05/01986/FUL	A	1, Wharton Close, Rhoose	Alter alignment of existing dormer roofs to slight pitch in order to alleviate rainwater ponding and leaking into ceiling
05/00563/LBC	R	Turner House Gallery, 1, Plymouth Road, Penarth	Construction of rear extension to provide a lift for disabled access to first floor and an accessible toilet
05/01394/FUL	A	Trelaun, Parc Newydd, Treoes	Two storey and single storey extensions, re-roof existing rear flat roof extension
05/01640/FUL	R	Fontygary Caravan Park, Fontygary Road, Rhoose	Proposed 40 space car park
05/01676/LAW	A	Brooklands, St. Nicholas	Removal of agricultural tie
05/01699/FUL	A	10 and 11, Broad Street, Barry	1) New shop fronts; 2) Cooking extract ducting; 3) Internal and external alteration and redecoration; 4) Rear extension of No. 10 and No. 11; 5) Change of No. 10 and No. 11 first floors residential flats to A3 restaurant use
05/01765/FUL	A	Breynton, Twyncyn, Dinas Powys	Attic conversion with dormers to front and rear

05/01818/FUL	A	Morawelon, Llantrithyd Road, St.Hilary	Alterations and extension to existing property with a two storey rear extension to side sun room. New garage with workshop in roof space
05/01835/LBC	A	P. H. 71 Haircrew Ltd, 71, Eastgate, Cowbridge	Fireproof ceilings to local authority specification, dryline plasterboard walls having removed plywood (fire risk), remove unstable (partly demolished) fireplace and re-instate to doorway to provide working light to salon
05/01868/PNQ	A	Ewenny Quarry, Ewenny	Minor amendments to recently permitted layout of concrete plant
05/01919/FUL	A	Style Gardens, Port Road, Wenvoe	Change of use of part of the garden centre to Countrywide Farmers retailing.
05/01992/FUL	A	48, Marine Drive, Barry	First floor balcony to front
06/00004/FUL	A	6, Somerset Road West, Barry	Side dormer loft conversion
06/00017/FUL	A	5, Guthrie Street, Barry	Kitchen extension
06/00019/FUL	A	16, Philadelphia Close, Barry	Two storey extension
06/00020/FUL	A	28, White House Barry	Enclosure of undercroft parking space to playroom and rear conservatory
06/00022/ADV	A	Area of Plymouth Park opposite Nos. 20 and 21, Penarth Portway, Penarth	Erect one noticeboard on behalf of the Marina and Haven Residents' Association for public notices and information

06/00040/FUL	A	Mount Sorrel Hotel, Porthkerry Road, Barry	Retrospective planning permission for omitted first floor window, plant room on ground floor and lift overrun (roof level)
05/01182/FUL	A	37, South Road, Sully	Construction of two storey extension with integral garage
05/01297/RES	A	Highlight Farm, Highlight Lane, Barry	Detached dwelling and garage
05/01305/FUL	R	Court House, Flemingston, St.Athan	Proposed first floor extensions over existing kitchen/breakfast, utility room and double garage
05/01524/FUL	R	Land at New Barn Farm, Flemingston	Construction of portal frame agricultural building for storage of fodder machinery
05/01636/FUL	R	Area S3 and S4, Cogan Hall Farm, Penarth	Proposed 23 houses (1, 2 and 3 bedroom) together with associated parking and landscaping - Replan of approved scheme 04/01054/RES
05/01653/LBC	A	Great House, Llandow	Conversion of redundant stable into guest annexe
05/01690/FUL	A	Wayside Cattery, Dyffryn	Proposed 10 additional cat units
05/01730/FUL	A	The Runway Club, Rhoose Road, Rhoose	Proposed conversion to nursery
05/01794/FUL	A	The Pantiles, 5, Craig Yr Eos Road, Ogmere By Sea	Pitched roof extension and roof dormers
05/01856/FUL	R	32, Caer Odyn, Southra Park, Dinas Powys	Two storey side and rear extensions and new front porch

05/01923/FUL	R	Primrose View, St. Quentins Close, Cowbridge	Demolition of existing bungalow and erection of 2 no. semi-detached dwellings
05/01961/LBC	A	Cowbridge Physic Garden, Church Street, Cowbridge	Restoration/repair/reroofing /new windows and doors
05/01981/FUL	A	11, Sycamore Avenue, St. Athan	Erection of a PVCU conservatory to the rear
05/01983/FUL	A	3, Church Avenue, Penarth	Demolition of single storey rear extension, erection of single storey extension in approximately same position, associated site works
05/01984/FUL	A	2, St. Martins Close, Penarth	Two storey extension to side, single storey extension to rear and new dormer to rear roof
06/00001/FUL	A	Llantonian Hall, Boverton Road, Llantwit Major	Extend existing hall by 5.5m and build a small changing room in connection with adjacent tennis courts
06/00005/FUL	A	86, Cornerswell Road, Penarth	Attic conversion with rear and new dormer
06/00039/FUL	A	First Floor, Times House, 57, Arcot Street, Penarth	Change of use of former printers to weight loss and health clinic
06/00054/FUL	A	24, Plas Pamir, Penarth	Proposed replacement of windows
06/00058/FUL	A	7, Main Road, Ogmere By Sea	Loft conversion including new roof and detached garage
06/00073/FUL	A	8, Llys Steffan, Llantwit Major	Erection of single storey rear conservatory

919 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 enquiries be noted.

920 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

06/00078/TCA	A	Plymouth House, Dimlands Road, Llantwit Major	Fell one ash, fell one sycamore, fell one conifer and fell a line of cypress
06/00079/TPO	A	Plymouth House, Dimlands Road, Llantwit Major	Fell one ash
06/00099/TPO	A	Manor House Hotel, Sully Road, Penarth	Fell two Corsican pines

921 GENERAL PLANNING MATTERS (DEER) -

(i) Gilbert Lane East, Barry (Part) Proposed Prohibition of Driving of Motor Vehicles Order (DEER) -

Approval was sought to introduce an order to prohibit the driving of motor vehicles over part of Gilbert Lane (East), Barry from a point 160 metres north east of its junction with Barry Docks Link Road for a distance of approximately 420 meters, generally north east.

Over a number of years complaints had been made by local residents concerning the increasing use of Gilbert Lane by motorists, especially since the opening of the Barry Docks Link Road and the development of the Pencoedtre

Housing Estate. A recent assessment found that 678 vehicles used the lane in 24 hour period. The major length of Gilbert Lane (East) was single track with passing places and high hedgerows on either side. Two severe bends afforded very restricted forward vision for both drivers and pedestrians. During periods of heavy rain, surface water ran from the adjoining fields onto the carriage way in places and vehicles being driven onto adjacent banks and verges, to accommodate oncoming vehicles often made the road surface muddy. Sections of the lane could be described as sub-standard and generally it was not a suitable route for the number of vehicles using it. It was considered that the nature of the lane was not conducive to supporting increased volumes of traffic when a more suitable alternative route existed via Argae Lane, on which, diverted vehicles could readily be carried.

It was considered appropriate to encourage the use of the lane for recreational activities such as walking, cycling and horse riding whilst at the same time improving the local environment. This could be achieved by making a Traffic Regulation Order to prohibit the driving of motor vehicles along the lane complemented by a physical closure such as lockable gates or bollards incorporating pedestrian, cycle and horse riding passing facilities.

RESOLVED -

(1) T H A T subject to the views of the Chief Constable and other statutory consultees Members resolve to give public notice of the Vale of Glamorgan's intention to make a Traffic Regulation Order, the effect of which will be as shown below:

Proposed Prohibition of Driving of Motor Vehicles Order

No person shall cause or permit a motor vehicle to proceed on Gilbert Lane East from a point approximately 160 metres north east of its junction with Barry Docks Link Road for a distance of 420 metres generally north east.

The restriction is shown on the accompanying Plan No. T/06/48/CEP.

(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 allow the necessary works to be undertaken.

(ii) Clive Road and Clive Place (Part), Barry: Proposed Prohibition of Waiting Order (DEER -

Approval was sought to introduce an Order to prohibit waiting on sections of Clive Road and Clive Place, Barry Island. Clive Road and Clive Place formed

part of the bus route carrying services run by Cardiff Bus. The junction of Clive Road with Clive Place formed a right angle and difficulties had been encountered by bus drivers negotiating this corner caused by vehicles parked against the inside kerb line. A local resident had complained of the obstruction to the bus service and this had been supported by Cardiff Bus who highlighted the difficulty in operating a safe service along the route.

Residences at this location occupied only the southern side of Clive Road and the eastern side of Clive Place, consequently there was ample parking space in the immediate area for parking, without resorting to obstructing the corner. Such parking was contrary to advice given in the Highway Code and should be prevented. It was appropriate to prevent parking on the inside kerb line of the corner for a short distance along Clive Road and Clive Place and also along an additional short section on the northern side of Clive Road to allow sufficient space for the bus to negotiate the turn correctly.

Parking availability fronting the residences in Clive Place and most of the houses in Clive Road would be unaffected by this proposal.

RESOLVED -

(1) T H A T subject to the views of the Chief Constable and other statutory consultees, Members resolved to give public notice of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which will be as shown on the schedule below:

Proposed Prohibition of Waiting Order

No waiting at any time.

Clive Road

On its south side from its junction with Clive Place for a distance of 10 metres west and on its side from its junction with Clive Place for a distance of 20 metres west.

Clive Place

On its west side from its junction with Clive Road for a distance of 10 metres south.

The restriction was shown on the accompanying Plan No. T/06/51/CEP.

(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 allow the necessary works to be undertaken.

(iii) Southey Street, Barry (Part): Proposed Prohibition of Waiting Order (DEER) -

Approval was sought to introduce an Order to prohibit waiting on a section of Southey Street, Barry. Southey Street formed part of a bus route carrying services run by Cardiff Bus. Currently, the bus turned right into Southey Street from Gladstone Road and this turn was often difficult because of vehicles parked on either side of Southey Street near the junction. The new bus timetable to be introduced shortly, involved the bus turning left into Southey Street from Gladstone Road, making the turn even more acute and at times it would be impossible for this manoeuvre to be carried out. Cardiff Bus had requested that consideration be given to implementing waiting restrictions in Southey Street to prevent parking and to thus allow the scheduled bus movement.

Parking near to the junction was contrary to advice given in the Highway Code and should be prevented. It would be appropriate to prevent parking on both sides for a short distance to allow sufficient space for the bus to negotiate the turn correctly. Displaced vehicles could park further along Southey Street.

RESOLVED -

- (1) T H A T subject to the views of the Chief Constable and other statutory consultees, Members resolved to give public notice of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which will be as shown on the schedule below:

Proposed Prohibition of Waiting Order

No waiting at anytime.

Southey Street

On both sides from its junction with Gladstone Road for a distance of 15 metres north west.

The restriction is shown on the accompanying Plan No. T/06/53/CEP.

- (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 allow the necessary works to be undertaken.

(iv) Extinguishment of Adopted Highway Verge at the Croft, St. Nicholas (DEER) -

Approval was sought for the extinguishment of adopted highway verge at the front of the property known as The Croft on the A48 in St. Nicholas. An application by the house owner to register a parcel of land was refused by the Land Registry by reason of this Council's written submission of 11th June, 2002 that the area formed part of the adopted highway in accordance with the Council's adopted highway records.

In accordance with Section 117 of the Highways Act 1980 the house owner has requested the Council as Highway Authority to progress extinguishment under Section 116 of the Highways Act 1980. The area of adopted highway verge in question was considered to be surplus to highway requirements and extinguishment would release the Council from maintenance liabilities and associated costs. Staff from the Council's Legal Services Division and Engineering Design Division would implement the proposal if approved. All costs associated with the extinguishment would be met by the applicant.

RESOLVED - T H A T the Director of Legal and Regulatory Services be requested to progress the extinguishment of the adopted highway verge as indicated on the plan attached to the report in accordance with Section 116 of the Highways Act 1980.

Reason for recommendation

The area of adopted highway verge in question was considered surplus to highway requirements and extinguishment would relinquish the Council of all future maintenance obligations.

(v) Extinguishment of Highway Adjoining The Star Inn, Ewenny Road, Wick (DEER) -

Approval was sought for the extinguishment of an area of adopted highway in Wick. On 5th March, 2003 approval was granted to planning application ref: 03/00714/FUL for the retention of a new dwelling, new vehicular and pedestrian access from St. Brides Road. An area of land contained within the application site required to satisfy the planning condition for on-site parking currently formed part of the adopted highway and therefore the extinguishment of highway rights over this area of land was required. Members were advised that as development had been carried out on the land in question, the developer was unable to request extinguishment via the Welsh Assembly Government in accordance with Section 247 of the Town and Country Planning Act 1990. The developer had therefore requested that the Council as Highway Authority progress the extinguishment of highway rights within the area identified under Section 117 of the Highways Act 1980. The proposals would utilise resources from both the Legal Services Division and the Highway Development Group (Visible Services). The applicant would be required, prior to progressing the

extinguishment to deposit with the authority a cheque for £2000 to cover the anticipated costs incurred by the Council and would be liable for all other costs associated with the process.

RESOLVED - T H A T the Director of Legal and Regulatory Services be requested on receipt of monies to progress the requested extinguishment in accordance with Section 116 of the Highways Act 1980 of the area of land indicated on the plan which accompanied the report.

Reason for recommendation

To comply with condition number 4 of the planning consent.

(vi) Stirling Road, Barry (Part): Proposed Waiting Restrictions Order and Bus Stop Protection Measures (DEER) -

Approval was sought to introduce a Traffic Regulation Order, over part of Stirling Road, Barry prohibiting the waiting and loading of vehicles and also the stopping of vehicles, except those undertaking a local bus service. (Protection of the bus stop did not require a separate Traffic Order).

Stirling Road was the principal feeder route and bus route for the Highlight Park housing area. The road was winding with a number of bends which restricted forward visibility. It was also the only vehicle entrance for customers and goods vehicles for the busy Tesco supermarket where the entrance had the facility of a dedicated right turn lane. The bus stop (lay-by) was located in close proximity to the entrance to Tesco and also the Highlight Park Community Centre, which incorporated a nursery school. There was evidence that parents and customers of Tesco were parking in the lay-by and around the bend to its north. The parked vehicles were forcing drivers onto the incorrect side of Stirling Road into the path of oncoming traffic and the dedicated right turn lane. Both Tesco and the community centre had off-road car parking facilities and the number of displaced vehicles could be accommodated within these facilities. To obviate the matter, it was proposed to introduce a Traffic Regulation Order prohibiting waiting and loading/unloading around the bend and at the entrance to Tesco and the stopping of vehicles, except buses operating a local service, over the length of road as defined in the accompanying schedule appended at Appendix A to the report and Plan No. T/06/24/AT.

RESOLVED -

(1) T H A T Member resolve to give public notice of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which will be as shown below:

Proposed Prohibition of Stopping Order

No stopping (except local buses)

Stirling Road, Barry

On its east side from the point approximately 10 metres south of the centre of the junction of Whitmore Park Drive, Barry, northwards for a distance of approximately 51 metres.

(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 allow the necessary works to be undertaken.

(vii) (Barry Central Area) (Prohibition of Access) (No. 5) Proposed Order 2006 (DEER) -

Approval was sought to create a Traffic Regulation Order to facilitate the extension of the Alley Gates Project.

The Alley Gates Project was a crime prevention scheme, which had led to the "sealing off" of numerous back lanes across areas of Barry. The Alley Gates Project had earned a prestigious national award. It was named as "Best Community Initiative" at the annual Association of Public Service Excellence (APSE) awards. Alley gating entailed the installation of security gates in rear lanes in order to prevent burglaries, vandalism and other anti-social activities. The local authority and the police acted together in partnership on this project. In the Vale of Glamorgan Phases 1 - 4 of such a scheme were being completed as already operating successfully, protecting more than 2000 properties.

It was now proposed to extend the Alley Gates into other areas. Implementation very much depended on the agreement of residents and occupiers of premises in the area. Members were advised that these were private access ways albeit owned by the Vale Of Glamorgan Council (vested in the Housing Service). Gates would only be installed following consultation with all of the adjoining owners/residents and the receipt of signed consent forms/agreements from the owners/residents directly affected by the installation of the security/alley gate. It was therefore proposed to create a Traffic Regulation Order, the effect of which would be to restrict the use of the lane shown to all but "authorised persons" as determined by the Order. Authorised persons would be in possession of pass keys, issued and controlled by the appointed officer, and would include members of the emergency services and public utilities.

RESOLVED -

(1) T H A T subject to the views of the Chief Constable and other representative organisations of road users, Members resolved to give public

notice of the Council's intention to make a Traffic Order under Section 1 of the Road Traffic Regulation Act 1984, the effect of which will be to prohibit access to those lanes detailed in Plan No. T/06/47/JL attached to the report.

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

Reasons for recommendations

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

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

922 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:

05/01051/FUL

Received on 5th August, 2005

(P129)

Tesco Stores Limited, C/o Agent.

(Development Planning Partners. 14, Windsor Place, Cardiff. CF10 3BY)

TESCO STORE, CULVERHOUSE CROSS

Replacement Class A1 retail store with car parking alterations, replacement planting and ancillary works

It is recommended that:

1. A Tree Preservation Order be authorised for those trees retained on site and for those to be planted as shown on drawings reference ASP4, 5 and 6 Rev. F and that the Director of Legal and Regulatory Services be authorised to issue such an Order.
2. The applicant first enter into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended) to require:
 - (i) the installation of three CCTV cameras, two VMS signs and one rotating plank sign in the adjacent Highway Network controlled by the Authorities of the Welsh Assembly Government, the Vale

of Glamorgan Council and Cardiff County Council and that the sum of £290,000 be paid to facilitate this provision;

that subject to the above Section 106 Legal Agreement being signed, conditional planning consent be granted, subject to the conditions listed below.

APPROVED subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The scheme of landscaping shall be as detailed in the drawings reference ASP 4, 5 and 6 - Revision F, received by the Local Planning Authority on 24th January, 2006.
3. 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.
4. Prior to the commencement of any thinning of trees on site the details of this thinning shall be agreed in writing by the Local Planning Authority and only those trees as agreed in writing shall be thinned.
5. Prior to the commencement of any works for development of the site the trees to be retained on site shall be protected in accordance with BS 5837 and such protection works shall be retained on site for the duration of the works hereby approved.
6. Prior to the commencement of the construction of the store hereby approved details of a scheme for surface water drainage of the site, including details of flow calculations, and details of how flows will be maintained within the culverted watercourse shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
7. The developer shall submit a Traffic Management Plan and Phasing Plan for the management of on-site parking and for the advertising of the store closure and temporary store commencement and closure to the Local Planning Authority for their approval in writing prior to the erection of the temporary store, the closure of the existing store or of any demolition or site clearance works. The approved Traffic Management Plan and Phasing Plan shall be followed for the course of

the development hereby approved unless the Local Planning Authority gives prior written consent to any variation.

8. The approved scheme of parking for the proposed new store shall be fully provided on site in accordance with the terms of Condition No. 7 above and the car parking layout as detailed on the approved drawings shall thereafter be so provided at all times to serve the development hereby approved.
9. Prior to the commencement of development details of the construction of the new internal access road and modifications to the approaches on the roundabout, including provision of a pedestrian refuge, and details of lighting shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in full accordance with the approved details and the access road and refuge shall be completed prior to the new store hereby approved opening to the public unless the Local Planning Authority gives written consent to any variation.
10. Details of the construction periods for the development, which shall avoid the peak Christmas trading period, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the development shall thereafter be carried out in accordance with the approved details.
11. Deliveries of materials for the construction of the development hereby approved or for the removal of demolition materials from the site shall not take place between 07.30 hrs. and 09.30 hrs. or between 15.30 hrs. and 18.30 hrs. Monday to Friday unless the Local Planning Authority gives prior written consent to any variation.
12. Prior to the commencement of any development or site clearance, details of the method of wheel washing and dust suppression shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be fully implemented on site prior to the commencement of any site clearance or development and shall thereafter be so maintained for the duration of the works on site.
13. Prior to the construction of the replacement store hereby approved details of the capacity of the existing foul drainage system and its capacity to cater for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.
14. The development shall be carried out in accordance with the 'Noise Reduction Measures' as detailed in part 5 of the 'Construction Noise Assessment of Tesco Culverhouse Cross Site Vale of Glamorgan' submitted with the planning application 05/01051/FUL and noise generating activities shall only take place outside the terms of that assessment with the prior written approval of the Local Planning Authority.

15. The development referred to as a temporary store shall be removed from the site within two months of the replacement store hereby approved being first brought into beneficial use unless the Local Planning Authority gives written consent to any variation.
16. This consent shall not relate to the indicative roof plant referred to on Drawing No. F/EXT/1060-PO3.
17. No more than 50% of net sales area of the proposed new build, replacement store hereby approved shall be used for the sale of comparison goods.
18. The recycling facilities as detailed on the approved drawings shall be provided on site prior to the new store hereby approved being brought into beneficial use and shall thereafter be so maintained unless the Local Planning Authority gives written consent to any variation.
19. Prior to the commencement of any tree felling on site full details of any retaining walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of the visual amenities of this gateway location.
3. To ensure satisfactory maintenance of the landscaped area.
4. In the interests of the visual amenities of this gateway location.
5. In the interests of the visual amenities of this gateway location.
6. To ensure that the development does not cause or exacerbate flooding in the area.
7. To ensure that satisfactory on-site parking is provided and that the development does not adversely affect the safety and free flow of traffic on the adjoining highway network.
8. To ensure that satisfactory on-site parking is provided and that the development does not adversely affect the safety and free flow of traffic on the adjoining highway network.
9. To ensure a safe access to the development for vehicles and pedestrians.

10. To ensure that the development does not adversely affect the safety and free flow of traffic on the adjoining public highway network.
11. To ensure that the development does not adversely affect the safety and free flow of traffic on the adjoining public highway network.
12. To ensure that the amenities of the area and highway safety are safeguarded during the development works.
13. To ensure that an acceptable foul drainage system serves the development.
14. To ensure that amenities of nearby occupiers are not adversely affected during development.
15. The retention of the store on a permanent basis would not be acceptable in planning terms.
16. No details of the plant have been submitted.
17. To ensure that the Local Planning Authority maintains control over the scale and nature of retailing at the site to safeguard the vitality and viability of the established retail centres.
18. To ensure the provision of recycling facilities.
19. In the interests of the visual amenities of the area.

05/01726/FUL
(P138)

Received on 3rd November, 2005

Matrix Realty Holdings Ltd., c/o Agent
(Boyer Planning Limited, 33-35, Cathedral Road, Cardiff. CF11 9HB)

LAND OFF LAKIN DRIVE/ STIRLING ROAD, BARRY.

Proposed Medical Centre

RESOLVED - T H A T, subject to the applicant first entering into a Section 106 Legal Agreement to provide for financial contributions to improve and expand the playground facility adjacent to the Community Centre, the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The permission hereby granted shall relate to the amended plans, reference L(0)F01 Rev. D received by the Local Planning Authority on 28th February, 2006.

3. The development hereby approved shall be carried out entirely in accordance with the approved plans and specifications.
4. The vehicle parking area Medical Centre shall be laid out and surfaced 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 D1.
5. Prior to the commencement on site, final details of the proposed vehicular access to the Medical Centre shall be submitted to and approved in writing by the Local Planning Authority and the access as approved shall be laid out strictly in accordance with the approved plans and completed prior to the beneficial use of the Medical Centre.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Before the commencement of the development hereby permitted, a scheme showing the means by which foul sewage and surface water run-off are to be catered for shall be submitted to and approved in writing by the Local Planning Authority. No part of the development

hereby permitted shall be put to beneficial use until the drainage works have been completed in full accordance with the approved details.

12. No works affecting the trees and scrub 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.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure the satisfactory implementation of the development.
4. To ensure adequate off-street parking.
5. To ensure that a satisfactory access is maintained in connection with the proposed development in the interests of the safety and free flow of traffic on the adjoining highway.
6. To safeguard local visual amenities.
7. To ensure satisfactory maintenance of the landscaped area.
8. To safeguard local visual amenities.
9. To safeguard local visual amenities.
10. To ensure a satisfactory form of development.
11. To ensure satisfactory drainage of the site.
12. To comply with the Wildlife and Countryside Act 1981.

05/01774/FUL

Received on 15th November, 2005

(P151)

Dr. C. and Mrs. B. Morgan, Belgrave House, Factory Road, Llanblethian, 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

REFUSED (written representations)

Reason(s):

1. In the opinion of the Local Planning Authority, the proposal represents a cramped, overdevelopment of the site, that detracts from the setting of Belgrave House along with the wider area, which is characterised by high standards of privacy and spaciousness and is identified as an important open space/waterway within a key area of the Cowbridge with Llanblethian Conservation Area. The proposal would therefore neither preserve nor enhance the character and appearance of the Cowbridge with Llanblethian Conservation Area, and would detract from general residential amenities contrary to Policies ENV18, ENV25, HOUS2, HOUS9 and HOUS12 of the adopted Vale of Glamorgan Unitary Development Plan 2005; Supplementary Planning Guidance on 'Amenity Standards'; the Cowbridge with Llanblethian Conservation Area Appraisal, and national guidance contained in Planning Policy Wales March 2002 and TAN12 - Design.

05/01864/FUL

Received on 1st December, 2005

(P158)

Mr. and Mrs. Williams, Nash Manor, Nash, Nr. Cowbridge, Vale of Glamorgan. CF71 7NS

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

PHEASANT HOUSE, NASH

New two storey dwelling between the Pheasant House and The Dovecote. Change of use of Pheasant House and Dovecote to residential and incorporation into new dwelling

APPROVED subject to the following condition(s):

1. The approved residential curtilage of the dwelling hereby approved shall be as outlined in green on drawing ref: site plan attached to this consent.
2. This consent shall relate to the drawings ref: site plan registered on 1st December, 2005 and Drawing Refs: AD01A, 02B, 03A, AL01B, 02B, 03A and 04 received on 17th January, 2006.

Reason(s):

1. For the avoidance of doubt as to the extent of this consent.
2. For the avoidance of doubt as to the approved plans.

05/01897/FUL

Received on 8th December, 2005

(P161)

Mr. and Mrs. R. Summers, Coed Emlyn House, St. Hilary, Cowbridge, Vale of Glamorgan. CF71 7DP

(Mr. Jonathan Williams, Robertson Francis Partnership, 5-7, Museum Place, Cardiff. CF10 3BD)

THE CARAVAN HOSPITAL, ST. HILARY

Redevelopment of site from existing caravan/motorhome repair business to five detached 5 bedroom dwellinghouses with integral double garages

REFUSED (written representations)

Reason(s):

1. The proposal, by reason of its location would represent an unacceptable form of development in the countryside outside an identified settlement that cannot be justified in the interests of agriculture and forestry and would cause demonstrable harm to the established rural character of the locality, contrary to Policies ENV1, HOUS3 and ENV9 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and Planning Policy Wales (2002).
2. This proposal for five new dwellings would constitute an isolated and unsustainable form of residential development in the open countryside and, as such, would be contrary to the aims and objectives of Strategic Policy 2 and Policies ENV1 and HOUS3 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and Planning Policy Wales (2002).
3. The proposal would result in the unjustified loss of an established rural employment site, contrary to the objectives of Policy EMP5 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and advice contained within Planning Policy Wales (2002).

05/01929/FUL

Received on 15th December, 2005

(P170)

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

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 car parking spaces and turning areas shall be provided in accordance with the revised plans, reference 05/0199/FUL dated 20th January, 2006, hereby approved. The car parking and turning areas shall be so maintained at all times within the curtilage of the site for the parking of motor vehicles associated with the residential use of the flats hereby approved.
3. Notwithstanding the submitted plans, prior to the beneficial occupation of the flats hereby approved, the amenity space shall be laid out and be so maintained at all times thereafter in accordance with full details which shall have first been submitted to and agreed in writing by the Local Planning Authority.
4. 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.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of highway safety.
3. To ensure an orderly form of development.
4. To safeguard local visual amenities.

05/01930/FUL

Received on 15th December, 2005

(P175)

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

REFUSED (written representations)

No car parking spaces and insufficient amenity space would be provided to serve the proposed development and, as such, the proposal would represent a sub-standard form of development which would be contrary to Policy ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005.

05/01956/FUL

Received on 20th December, 2005

(P179)

T. & S. Karim, C/o Agent.

(Lewis Webb (Architect), 24, Mill Road, Llanishen, Cardiff. CF14 0XB)

THE BEECHES, ST. NICHOLAS

Proposed stables and garages to replace existing ruins

REFUSED (written representations)

Reason(s):

1. The proposal represents an unjustified extension and consolidation of the existing sporadic residential development into the countryside that would adversely affect the character and appearance of the unspoilt, undeveloped rural landscape of the Dyffryn Basin and Ridge Slopes Special Landscape Area, contrary to Policies ENV1, ENV8, ENV25, ENVXXX - Special Landscape Areas, of the Vale of Glamorgan Unitary Development Plan 2005; and national guidance contained in Planning Policy Wales March 2002.

05/01989/FUL

Received on 23rd December, 2005

(P182)

K. Batten, C/o. Agent

(Morgan Thomas Richey, Branton House, 1A, Gower Street, Cardiff. CF24 4PA)

THE CITY INN, CITY, LLANSANNOR

Refurbishment, extension and regeneration of former public house and land to 5 no. cottage dwellings

REFUSED (written representations)

Reason(s):

1. In the absence of any supporting evidence to the contrary, it is the opinion of the Local Planning Authority that the proposal will result in the unjustified loss of an established community facility which would neither safeguard nor enhance the quality, character or sense of community within the village and locality. Accordingly, the proposal is contrary to Policy COMM XXX - Retention of Community Facilities of the adopted Vale of Glamorgan Unitary Development Plan 2005 and national guidance contained in Planning Policy Wales 2002.
2. In the opinion of the Local Planning Authority the proposal represents the introduction of unjustified new dwellings in the countryside which would also increase the impact of the built development on the surrounding countryside and adversely affect the rural landscape setting of the Upper Thaw Valley Special Landscape Area contrary to Policies ENV1, ENV7, ENV25, ENVXXX (Special Landscape Areas) and HOUS3 of the adopted Vale of Glamorgan Unitary Development Plan 2005, the Council's adopted Supplementary Planning Guidance Notes on the Conversion of Rural Buildings (2005) and Planning Policy Wales 2002.
3. The proposal, 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 dwelling 'Haulfryn'. It also fails to provide useable and private outdoor amenity space for future occupiers of the units, all contrary to Policy ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the approved Amenity Standards Supplementary Planning Guidance Note (1999).

06/00081/OUT
(P191)

Received on 23rd January, 2006

Mr. and Mrs. H. Anstee, 38, Smithies Avenue, Sully, Vale of Glamorgan.
(Mr. and Mrs. H. Anstee, 38, Smithies Avenue, Sully, Vale of Glamorgan.)

REAR GARDEN OF 38, SMITHIES AVENUE, SULLY

Pair of detached three bedroom bungalows in rear garden

REFUSED (written representations)

Reason(s):

1. The proposal amounts to a cramped and contrived form of infill development that would be out of character with the locality. It would also constitute an over-development of the site that would provide a poor living environment for future occupiers, adversely impact upon the amenities of neighbouring residents and would have a detrimental impact on the visual amenities and character of the surrounding area. The proposal would therefore be contrary to Policies HOUS2, HOUS9, HOUS12 and ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's adopted Amenity Standards Supplementary Planning Guidance.
2. The proposal amounts to a tandem form of development with substandard access, parking and manoeuvring arrangements that would have an adverse impact on highway safety. The proposal would therefore be contrary to Policies HOUS2, HOUS9, TRAN9 and ENV25 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and the Council's approved Parking Guidelines.

06/00092/FUL

Received on 24th January, 2006

(P195)

Hamlett Enterprises Limited, Ystrad Court, Ystradowen, Vale of Glamorgan.

CF71 7TN

(Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff. CF4 5GG)

LAND ADJOINING THE FORMER GOLDEN HIND PUBLIC HOUSE AND BAY CARAVAN PARK, LAVERNOCK

Change of use involving formal incorporation of land into Bay Caravan Park and provision of site access road and concrete bases

REFUSED (written representations)Reason(s):

1. The development would be contrary to Policy TOUR4 of the Unitary Development Plan since the proposal represents the further development/expansion of a static caravan site within the coastal zone, which the policy states will not be permitted within the coastal zone due to the harmful effect of such development on the appearance of the coastline.
2. The development will have a harmful effect on the character and appearance of this open coastal location and as such is contrary to Policy ENV1 of the adopted Vale of Glamorgan Unitary Development Plan 2005 and also Planning Policy Wales, both of which seek to

protect the countryside against inappropriate development and would also fail to accord with Policy ENV5 which only permits development in the undeveloped coastal zone if a coastal location is necessary for the development and it does not cause unacceptable environmental effects.

05/01996/REG3

Received on 23rd December, 2005

(P200)

Mrs. G. Cottrell, c/o St. Nicholas Primary Sch., St. Nicholas, Vale of Glamorgan. CF5 6SG

(Mark Haynes, Learning & Dev. Directorate, Civic Offices, Barry, Vale of Glamorgan. CF63 4RU)

ST. NICHOLAS PRIMARY SCHOOL, ST. NICHOLAS

Metal storage container (6.00 x 2.4m) to store outdoor PE equipment on playing field to rear of St. Nicholas Primary School

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

1. This permission shall be for a temporary period only and the container shall be removed from the site on or before 1st March, 2008.

Reason(s):

1. In the interests of the visual amenities of the area.

(Note: Councillor Cox withdrew from the room prior to consideration of this item).

06/00015/REG3

Received on 9th January, 2006

(P202)

Director of Learning and Development, Civic Offices, Holton Road, Barry. CF63 4RU

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

LLANGAN PRIMARY SCHOOL, LLANGAN

Major extension consisting of assembly hall, three classrooms, integral nursery unit, children's toilets, link corridor, head teacher's office, as well as nursery play area and removal of three demountable units (existing) from site

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 car parking layout indicated on Drawing No. AL(00) 04 REVB shall be fully implemented before the first beneficial use of the extension hereby permitted and shall thereafter be retained and maintained within the site for the purposes of car parking in association with the school premises.
3. Before the commencement of development a Method Statement detailing access, on-site parking and timing of construction works shall be submitted to and agreed in writing with the Local Planning Authority. The construction works shall be undertaken in accordance with the agreed scheme.
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. The landscaping details referred to above shall pay particular regard to the incorporation of significant tree planting, bearing in mind the needs of protected species and screening of the new building.
7. 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.
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.
9. No works involved in the development hereby permitted shall be carried out during the bird nesting season between March and September, unless it can be demonstrated that nesting birds are

absent and this is agreed in writing with the Local Planning Authority prior to such works taking place.

10. The sycamore tree indicated for removal should be removed following the best practice methods as outlined in Appendix No. 4 of the bat survey report, and if any known nesting sites are to be removed as a result of the proposal then details of alternative provision for nesting birds shall be submitted to and agreed in writing with the Local Planning Authority.
11. Details of the materials and colour of the external finishes of the proposed extension shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason(s):

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure satisfactory on-site parking provision in the interests of highway safety.
3. In the interests of highway safety.
4. To safeguard local visual amenities.
5. To ensure satisfactory maintenance of the landscaped area.
6. In the interests of visual amenities and biodiversity.
7. In order to avoid damage to trees on or adjoining the site which are of amenity value to the area.
8. To ensure satisfactory drainage of the site.
9. In the interest of wildlife protection.
10. In the interests of wildlife protection.
11. To safeguard local visual amenities.

(Note: Councillor Vaughan withdrew from the room prior to consideration of this item).