

PLANNING COMMITTEE

MINUTES of a meeting held on 4th May, 2006.

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

Also present: Councillor A.J. Readman.

1092 APOLOGIES FOR ABSENCE -

These were received from Councillors R.J. Bertin, Mrs. M.E.J. Birch, F.T. Johnson and G.C. Kemp.

1093 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 5th April, 2006 be approved as a correct record.

1094 DECLARATIONS OF INTEREST -

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

- 2006/00248/REG3;
- 2006/00335/REG3;
- 2006/00341/REG3.

Councillors G.A. Cox, Mrs. A.J. Preston and W.C. Vaughan declared an interest in planning application 2005/01663/FUL in that they were each Members of the Coychurch Crematorium Joint Committee. They had been advised by the Monitoring Officer that they could speak but not vote on the application.

1095 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP -

The following report of a meeting held on 12th April, 2006 was submitted:

Present: Councillor Ms. R.M. Birch (Chairman); Councillor A.D. Dobbinson (Vice-Chairman); Mr. R.S. Burston (St. Nicholas Society); Mrs. P. Goodwin (Pride in Barry); Mr. G.H. Haynes (Cowbridge and District Local History Society); Councillor Mrs. E. Jervis (The Wenvoe History Group); Mr. A.H.

Jones (Barry Preservation Society); Mr. M. Jones (Llantwit Major Local History Society); Councillor H.C. Mustow (St. Nicholas and Bonvilston Community Council); and Mr. R. Simpson (C.P.R.W.).

Officers: *Mr. T. Dunnon, Mr. N. Lloyd and Mr. C. Hope.*

(a) Apologies for absence -

These were received from Mrs. L. Adams (Cowbridge with Llanblethian Town Council); Mrs. J. Darbey (Bonvilston Civic Trust); Mr. D. Matthews (Dinas Powys Community Council); Mr. L. Millar (Cowbridge Chamber of Trade); Mrs. J. Robinson (Llantwit Major Chamber of Trade); and Mrs. J. Williams (The Victorian Society).

(b) Minutes -

AGREED - T H A T the minutes of the meeting held on 16th March, 2006 be agreed as a correct record.

(c) Information feedback -

05/01398/FUL *Proposed alterations and extensions to Pleasant View, The Causeway, Llanblethian. This application was refused on 17th March, 2006.*

(d) Applications in Conservation Areas -

(i) Cowbridge with Llanblethian

Untidy condition of land at Greenfield, Llanblethian: Progress Report

The Group were advised that a Section 215 Notice had been served on 14th June, 2005 requiring steps to be taken to remedy the poor condition of the above building and land, including:

- *removal of any perished, cracked or flaking masonry paintwork;*
- *removal of all exposed timber, pipes, circuitry and wiring attached to the rear elevation of the building;*
- *the repainting of the side elevations of the property with a minimum two coats of exterior masonry paint, the finished colour to be white;*
- *the removal of any smashed or broken window panes and replacement by new;*
- *removal from the land of all piles of miscellaneous rubble and waste.*

The site had been inspected following the expiration of the statutory period but it had been apparent that no visible improvements had been made to the condition of the property.

Accordingly, the Council's Legal Section had been instructed and a summons served on the owner. At a Hearing in the Barry Magistrates' Court on 28th February, the case had been adjourned until 25th April due to the owner being unavailable.

Members noted the contents of the report and

- (i) requested that the Section 215 Notice be amended to include an instruction that remedial action be undertaken to the roof of the property;
- (ii) requested that the Legal Section resist any further requests for further adjournments of the case.

(ii) Dinas Powys

06/00106/CAC Received on 27th January, 2006

06/00256/FUL Received on 22nd February, 2006

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

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

ELM GROVE HOUSE, 12, ELM GROVE ROAD, DINAS POWYS

Demolition of Elm Grove House and construction of two new apartments built to footprint and height of existing building. Construction of two storey extension of two apartments. Construction of 1800mm high boundary wall.

RECOMMENDED - REFUSAL - The Group recognised the contribution that the existing historic building makes to the character of the conservation area and expressed concern at the lack of a condition survey to accompany the present proposal, which would confirm (or otherwise) the state of the repair of the building and its potential for retention, as well as the impact on the adjacent property. The Group also expressed its previous concerns regarding the unsatisfactory form, scale and architectural composition of the proposals.

(ii) St. Nicholas

06/00124/FUL Received on 30th January, 2006

E.R. & D.L. Jenkins, Briar Hall, Llantarnam Gardens, Newport Road, Torfaen.
NP44 3HN

(E.R. & D.L. Jenkins, Briar Hall, Llantarnam Gardens, Newport Road, Torfaen.
NP44 3HN)

HM LAND REGISTRY TITLE NUMBER WA594793, LAND AT TREHILL, ST. NICHOLAS

2 no. detached residences.

RECOMMENDED - REFUSAL - the Group considered that the proposed development of the site would have an adverse effect on the conservation area, being out of keeping with the character of the conservation area.

(iii) Penarth

06/00172/FUL Received on 9th February, 2006

Mr. J.D. Blain, c/o Agent
(Andrew Parker Architect, Studio 1 The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan. CF5 6TR)

CARDIFF & VALE NHS TRUST, 2, STANWELL ROAD, PENARTH

Proposed extension to existing offices to provide additional office accommodation and an enclosed fire escape.

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

(iv) Llantwit Major

06/00260/FUL Received on 23rd February, 2006

Estate of the late Mrs. F.A. Bealing, c/o A. Bealing, 50, Church Road, Baglan, Port Talbot. SA12 8SU
(S.G. Williams & Associates, Lombard House, 64, Mansel Street, Swansea. SA1 5TN)

LAND ADJACENT TO PENNY COTTAGE, DIMLANDS ROAD, LLANTWIT MAJOR

Erection of one detached dwelling.

RECOMMENDED - APPROVAL, - subject to negotiation on design detail.

(v) Bonvilston

06/00300/FUL Received on 2nd March, 2006

Mrs. C. Ingram, Pen Yr Heol House, Bonvilston, Vale of Glamorgan. CF5 6TQ
(Mr. W. Edwards, 49, Timothy Rees Close, Llandaff, Cardiff. CF5 2AU)

PEN YR HEOL HOUSE, BONVILSTON

Proposed two storey extension to create a granny annexe.

RECOMMENDED - REFUSAL - the Group considered that the proposed design of the extension was not in keeping with the conservation area.

(e) Calendar of Meetings -

A draft Calendar of Meetings for the Group for the municipal year 2006/07, which was to be presented to the Planning committee on 4th May, 2006 was considered.

AGREED - T H A T the draft Calendar of Meetings be noted.

RESOLVED - T H A T the report be noted.

1096 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP: PROPOSED TIMETABLE OF MEETINGS FOR 2006/07 (DLRS) -

It had been necessary to revise the timetable as presented to the Conservation Advisory Group slightly in order to avoid clashes with the scheduled timetable of meetings.

RESOLVED - T H A T the following timetable for meetings of the Vale of Glamorgan Conservation Advisory Group for 2006/07 be approved and the Advisory Group notified accordingly:

2006

31st May (Wednesday)
29th June (Thursday)
31st August (Thursday)
13th September (Wednesday)
5th October (Thursday)
1st November (Wednesday)
29th November (Wednesday)

2007

3rd January (Wednesday)
25th January (Thursday)
21st February (Wednesday)
14th March (Wednesday)
11th April (Wednesday).

1097 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.

1098 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)	

05/01083/FUL	A	8, Station Terrace, Peterston Super Ely	Single storey kitchen/utility extension/bathroom
05/01789/FUL	A	80, St. Davids Crescent, Penarth	Loft conversion and kitchen extension
06/00043/FUL	A	14, Plas Pamir, Penarth	Conversion of garage into a dining room/kitchen

06/00071/FUL	A	60, High Street, Cowbridge	Revisions of planning approval 04/00486/FUL - Alteration to garage omitting first floor studio. Omission of conservatory and confirmation of external landscaping
06/00102/FUL	A	15, Redlands Road, Penarth	Rear extension
06/00105/FUL	A	Llandow Touring Caravan Park, Llandow	Deletion of Condition 5 of consent ref: 88/0033 to enable the park to be used for seasonal tourers
06/00148/FUL	A	Rookwood, Ham Lane South, Llantwit Major	Single storey rear extension
06/00154/FUL	R	24, Trem Y Don, Barry	Timber outbuilding for recreational use - retrospective application
06/00169/FUL	A	Cottrell Park Golf Club, Bonvilston	Amendment to approved application 05/00975/FUL to provide continuous bay window to staff accommodation
06/00174/FUL	A	9, Larchwood, Wenvoe	Proposed garage and lobby roof extension
06/00175/ADV	A	Grass verge at Building S213 alongside Sully Moors Road, Sully	Company identification name sign, site entrance sign
06/00179/FUL	A	Rectory Road, St. Athan	Installation of louvre panels within existing window openings to suit cooling requirement of internal equipment
06/00185/FUL	A	23, Cilgant y Meillion, Rhose Point	Garage conversion at ground floor into a study/playroom
06/00187/FUL	A	14, Cae Garw, Dinas Powys	Erect pitched tiled roof over garage and extend porch

06/00190/FUL	A	Bryn Bedw, Pendoylan	Rear extension - amendment to 05/01823/FUL
06/00191/FUL	A	18, Norseman Close, Rhoose	Single storey side extension
06/00213/FUL	A	Rhoose Telephone Exchange, Kemeys Road, Rhoose	Installation of louvre panels within existing window openings to suit cooling requirements of internal equipment
06/00276/FUL	A	27, Minehead Avenue, Sully	Replacing existing flat roof with pitched roof
06/00321/OBS	N	Site A, land to the east and west of Leckwith Road, Canton	Modification of Condition 39 of planning consent 02/2679/R as amended by consents 04/1075W, 04/2689W, 04/2690W and 04/2693W to alter the floorspace restrictions in respect of the foodstore and petrol filling station
06/00322/OBS	N	Site A, land to the east and west of Leckwith Road, Canton	Modification of Condition 2 of consent 02/2679/R to permit re-siting of the retail proposals
06/00323/OBS	N	Land adjacent to proposed football stadium, Leckwith Road, Canton	Reserved matters submission to erect foodstore with associated petrol filling station, parking areas, landscaping and engineering works
06/00324/OBS	N	Site A, land to the east and west of Leckwith Road, Canton	Partial reserved matters application pursuant to consent ref 02/2679 for the erection of non-food retail units
06/00157/FUL	R	Fernbank, Aberthin, Cowbridge	Garage and hallway extension to existing dwelling
06/00168/FUL	R	59, Porthkerry Road, Barry	Retention of garden storage areas

05/01807/OUT	R	Rear of 2, Collard Crescent, Barry	Outline application for new dwelling
06/00010/FUL	A	Cnapan, 41, Broadway, Cowbridge	Replacement of garage door with bay window to use integral garage as playroom/guest room
06/00014/FUL	A	Agricultural land adjoining 5, New Barn Holdings, Flemingston	Erect block of four timber framed stables
06/00045/FUL	A	Site adjacent to Highways Depot, The Alps, Wenvoe	2 no. industrial units Class B2 & B8 and associated car parking area
06/00070/FUL	A	New dwelling at Plot 3, land at rear of Red Lion Car Park, Bonvilston	Enlarging of rear garden and construction of new boundary wall. Minor amendments to windows and boundary treatments
06/00080/FUL	A	New dwelling at Plot 2, land at rear of Red Lion Car Park, Bonvilston	Minor amendments to windows and boundary treatments
06/00184/FUL	A	28, Gaen Street, Barry	Rear dormer loft conversion
06/00188/FUL	A	23, Trem Mapgoll, Pencoedtre, Barry	Convert void over existing garage to form new bedroom with dormer
06/00197/FUL	R	20, Denbigh Way, Barry	Dormer loft conversion
06/00210/FUL	A	Bluebell Wood, St. Hilary	Rear extension to existing bedroom and lounge
06/00215/FUL	A	15, Clos Cradog, Penarth	To retain edwardian conservatory to the rear elevation
06/00216/FUL	A	14, Clos Ffawyddden, Ystradowen	Proposed conservatory to rear
06/00221/FUL	A	Penarth ATE, Grove Place, Penarth	Installation of a new AHU and louvre panel to suit cooling requirements

06/00226/FUL	A	17, Pantycelyn Place, St. Athan	Ground floor bedroom and bathroom extension with external ramps for disabled person
06/00227/FUL	A	Ground floor flat, 63, Westbourne Road, Penarth	Erection of white PVCU conservatory to rear elevation
06/00229/FUL	A	24, Vale View Crescent, Llandough	Retention of single storey rear extension
06/00233/FUL	A	Wentworth, Bradford Place, Penarth	Removal of Condition 4 on planning consent 04/01643/FUL to allow the use of the building as a childrens home for not more than four children
06/00235/FUL	R	Land at Glynbridge Close, Barry	Proposed new bungalow
06/00244/FUL	A	22, Clos Yr Wylan, Barry Island	Conservatory at rear of property
06/00249/LBC	A	Lloyds TSB Bank, 1, Windsor Road, Penarth	To stone clean the whole of the front and side elevations
06/00252/FUL	A	70, Eastgate, Cowbridge	Remove Condition 4 from planning permission 04/01831/FUL for take-away sales to continue
06/00273/FUL	A	26B, Heol-y-Fro, Llantwit Major	Conservatory
06/00295/FUL	A	38, Pontypridd Road, Barry	Conservatory
06/00198/FUL	A	17, Readers Way, Rhoose	Dormer loft conversion
06/00200/FUL	A	9, Windyridge, Dinas Powys	Proposed two storey extension to the side, single storey extension to rear and new garage roof

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06/00202/FUL	A	19, Countess Place, Penarth	Single storey rear extension to include kitchen and dining space. New detached garage to rear, and off street parking to front of property
06/00205/FUL	A	16, Greenfield Avenue, Dinas Powys	Erection of a single storey rear extension
06/00206/FUL	A	14, Greenfield Avenue, Dinas Powys	Erection of single storey rear extension
05/01100/FUL	A	Llantrithyd Park, Bonvilston	Extension to existing house, car port and horsedrawn carriage building
05/01877/FUL	A	The Nook, Corntown Road, Ewenny	New dormers to existing roof, modify front garden and increase width of existing drive, insert balcony to side elevation
05/01935/FUL	A	Bay Tree House, Llanbethery	Alterations with extension for garage
06/00084/FUL	A	Wood Cottage, 11, South Road, Sully	Construction of a garage and revised layout of existing drive
06/00090/FUL	A	Pencarreg, Bonvilston	Renewal of application 01/00072/FUL for a replacement dwelling
06/00140/FUL	R	32, Celtic Way, Rhoose	Two storey extension to side and single storey extension to rear
06/00160/FUL	A	8, Lower Farm Court, Rhoose	First floor extension over existing flat roof to form new bedroom to front of property with new pitched roof
06/00189/FUL	A	21, Hastings Avenue, Penarth	Two storey extension to side, new porch to front

06/00196/FUL	R	Land at Chapel View Barn, Pendoylan, Cowbridge	The construction of a hardwood timber pergola to land adjacent to garage
06/00218/FUL	A	43, Raglan Close, Dinas Powys	Extension of dining room at rear of property
06/00224/FUL	A	28, Heol St. Cattwg, Pendoylan	Demolish substandard building. Construct double storey extension to side/rear of existing dwelling
06/00228/FUL	A	The Gas Control Compound, Plymouth Park, Penarth Haven, Penarth Docks	Amendments to electrical control systems and wiring to reflect modern standards. Replacement of two kiosks with new kiosks of same size. Provision of new kiosk
06/00230/FUL	A	120, Cornerswell Road, Penarth	Demolition of an existing conservatory, replaced by single storey extension
06/00234/FUL	A	50C, Holton Road, Barry	Convert existing A3 use empty shop to a coffee shop - basement and ground floors
06/00236/FUL	A	Land at Rhiwau, Old Port Road, Wenvoe	Alteration to Old Port Road, Wenvoe (renewal of application no. 01/00080/FUL)
06/00245/FUL	A	Land formerly part of Cwm Farm, Hensol, Pontyclun	Stable block
06/00251/FUL	A	112, Redlands Road, Penarth	Internal alterations to bathroom and toilet on first floor to include replacement of existing windows with a single window on rear elevation and replace existing conservatory roof with a slate roof and 3 no. Velux windows

06/00254/FUL	A	5, Orchard Lodge, Llantwit Major	Conservatory to rear of property
06/00257/FUL	A	4, Slade Close, Cowbridge	Single storey special needs shower/wc extension together with ramped drive access to relocated front entrance
06/00259/FUL	A	2, Church Road, Wick	Single storey front and rear extensions
06/00284/FUL	A	Cowbridge Telephone Exchange, Westgate, Cowbridge	Installation of louvre panels within existing window openings to suit cooling requirements of internal equipment
06/00299/FUL	A	4, Bowmans Well, Cowbridge	Conservatory
06/00307/FUL	A	7, Cardigan Close, Dinas Powys	First floor side extension (amendment to approval 04/01138/FUL).

1099 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 and in respect of enforcement decisions 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.

1100 ANNUAL REPORT - 2005/06: PLANNING AND ENFORCEMENT APPEALS (DEER) -

Details were contained within the report of the Council's performance in respect of all appeals dealt with in relation to planning and enforcement during the course of the last financial year. It was noted that, although the number of appeals had significantly increased (up 47% in total), the number of Hearings and Inquiries had remained relatively static with the majority of appeals being dealt with by way of written representations. The WAG had a nationally-set Core Indicator for Appeals (Ref. PLA03) which aimed to "measure the quality

of the Local Authority's decision making in relation to both planning applications and enforcement issues". Statistics were presented which indicated that, for the Core Indicators set nationally, the percentage of determined appeals that upheld the Authority's decision was

- 82.6% in respect of planning application decisions, and
- 75% in respect of Enforcement Appeals.

In comparing the last two years, it was notable that the high level of success in both planning and enforcement appeals had been maintained and, given the increase in the number of planning appeals determined during the year, that was considered to be a significant achievement. A further table was included within the report which identified the continued improvement in performance over the course of the last five years. As regards costs, the Council had made one application for an award of costs against appellants which related to the site of the Salt Barn, St. Athan, concerning which a full award of costs was made to the Council. It was noted that no application for costs had been made against the Council during the last financial year.

In conclusion, attention was drawn to the fact that the number of appeals had reached new heights which also, it was recognised, reflected this Council's pro-active approach to enforcement, with some 109 appeals received in total. The impact of such an increase had been particularly marked during the previous six months during which time 71 appeals had been received (65% of the total). It was considered particularly notable that all statements, questionnaires and notifications had been submitted in accordance with the strict procedural requirements and, faced with such a significant workload, the Head of Planning and Transportation Services and his staff were commended on maintaining such a high degree of appeals success.

RECOMMENDED - T H A T the position be noted and that the report be referred to the Scrutiny Committee (Economy and Environment) and to the Community Liaison Committee for information.

1101 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

06/00311/TPO	A	Plot 3, Keepers Cottage, Llandough	Fell one cherry tree
06/00312/TPO	A	2, Clos Llanfair, Wenvoe	Fell one beech tree

06/00346/TPO	A	Gentle Murmers, Clos Llanfair, Wenvoe	Reduce/pollard one willow
06/00356/TCA	A	17, Plymouth Road, Penarth	Fell two leyland cypress.

1102 ENFORCEMENT ACTION (DEER) -

(i) 59 Porthkerry Road, Barry: Unauthorised engineering operations and creation of raised garden levels/decking area

Authority was sought to serve an Enforcement Notice in respect of the above which had been undertaken at 59 Porthkerry Road, Barry without the benefit of planning permission. A retrospective planning application had been refused on 6th April due to the impact of the patio/decking on the amenities of the neighbouring property, which was considered contrary to Policy ENV27 of the adopted VOG UDP 1996 - 2011 and the Council's adopted SPG on Amenity Standards.

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 reduction in height of the entire structure by at least 1m.

Reason for decision

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

(ii) Illyd House, 13 Old Port Road, Wenvoe: Unauthorised carport

Authority was sought to serve an Enforcement Notice in respect of the construction of a carport at the above premises without the benefit of planning permission. The owner of the property had been advised in writing that planning permission was required for the carport but that an application to retain the structure was highly unlikely to receive a favourable recommendation due to its appearance and impact on the character of the dwelling and the Wenvoe Conservation Area. Despite the owner of the property having clad sections of the carport with timber, it was considered that the structure remained of an appearance detrimental to the character of the Conservation Area and that, by virtue of its scale, form, design and construction materials, the carport constituted an incongruous feature within the street scene, harmful to the appearance and character of both the host dwelling and the Conservation Area, and was contrary to Policies ENV17, ENV20 and ENV27 of the adopted VOG UDP 1996 - 2011.

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 complete demolition / dismantling of the unauthorised carport and its removal from the site.

Reason for decision

To ensure that the visual amenities of the area and character of the Conservation Area are protected.

(iii) Results of Formal Enforcement Action: Council Year 2005/06: Quarter No. 4

Details were presented of cases where formal enforcement action had been pursued and matters had been subsequently resolved to the satisfaction of the Director of Environmental and Economic Regeneration during the quarter January - March 2006. 27 Enforcement Notices had, for example, been served under Section 172 of the Town and Country Planning Act 1990 (as amended), 3 Enforcement Notices had been complied with - as had 3 Breach of Condition Notices, and 4 Planning Contravention Notices issued.

RESOLVED - T H A T the report be noted.

(iv) Results of Formal Enforcement Action: Year 2005: Annual Report

Attention was drawn to the number of enforcement cases investigated by the Planning Department in the last calendar year and details were presented of cases where formal enforcement action had been pursued, together with their current status. Statistics were presented of the total number of enforcement cases received in 2005 compared with 2004, the total number of notices served in 2005 compared with 2004, and the total number of enforcement appeals received in the same periods. It was noted that there had been a 9.6% increase in the number of enforcement complaints received in the last calendar year as compared with the previous year (which corresponded with the introduction of the 24 hour licensing consultations). It was also noted, that in respect of enforcement appeals, 13 appeals had been received against Enforcement Notices in 2005 and, in addition, of the 30% of appeals determined within the same period, none had been allowed.

RESOLVED -

(1) T H A T the report be noted.

(2) T H A T, in addition to the address in respect of which the enforcement action referred, the ward within which it was located be identified in subsequent reports.

(v) Unauthorised change of use of land to residential gardens at two adjacent sites in Bonvilston (Field Cottage and Stanford Cottage)

Approval was sought to overcome the above breach of planning control where no attempt had been made to regularise the works. In both cases encroached

land continued to be used as residential garden. In addition, in the case of Field Cottage, a UPVC conservatory type extension had been constructed to extend an historic outbuilding and was being used as a greenhouse but which lay outside the accepted residential curtilage. The land being encroached upon and used as residential gardens lay outside the settlement boundary of Bonvilston as defined in the adopted VOG UDP 1996 - 2011 and, as such, there was a strong presumption against any form of residential development (which would include the use of land for residential gardens). It was considered to represent an unjustified encroachment of the open countryside and rural landscape and was a use which, if left unchallenged, could set both a precedent for that type of development elsewhere and allow the erection of additional buildings, further eroding into the rural landscape.

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

- the cessation of the residential garden use;
- the erection of a suitable boundary fence to demarcate the approved and accepted residential curtilages from the encroached land;
- the removal from the encroached land of all residential trappings, structures, ornamental planting and unauthorised buildings.

Reason for decision

To prevent the encroachment of residential use outside the settlement boundary into the open countryside contrary to Policies ENV1 and ENV10 of the adopted VOG UDP 1996 - 2011 where the unauthorised use is considered detrimental to the character and appearance of the open countryside.

(vi) Land adjacent to Treboeth, Beach Road, Swanbridge: Unauthorised use of stables as dog kennels

Consideration of the proposal to authorise the service of an Enforcement Notice in respect of the above had been deferred at the last meeting of this Committee to enable a site visit to be undertaken and a further detailed report to be submitted (Minute No. 1016(ii)).

The site visit had taken place prior to the meeting and, having had regard to the contents of the report and to the late representations received, discussion ensued on the necessity or otherwise of taking enforcement action given the evidence as to current activity levels.

RESOLVED - T H A T consideration of the proposal to take enforcement action be further deferred and the situation monitored indefinitely with, if deemed necessary, the Committee being updated at a future meeting.

(vii) Lyndon Grove, Llanmihangel Road, Llanblethian: Unauthorised extensions to stable buildings, dwelling and laying of a new block paved surface

Authority was sought to serve an Enforcement Notice in respect of unauthorised works to extend existing stable buildings and an associated dwelling at the above address. It was noted that the site was located in the countryside to the south of Llanblethian and had been the subject of previous concerns regarding the unauthorised creation of a ménage and other building works. It was now clear that the existing stables were being substantially extended through the addition of an attic space and windows and the creation of additional floor space. It was also clear that the three formerly separate stables had now been linked together to form one building. Furthermore, a block paved hard surface had been extended to the rear of the stable buildings which further harmed the appearance of the countryside. As such, it was considered that the extension to the stable buildings was contrary to Policies ENV1, ENV9 and ENV27 of the adopted VOG UDP. In respect of the extension to the house, it appeared that that had yet to be completed, but it was noted that, when that replacement dwelling had been originally authorised in 1996, all permitted development rights had been removed by condition. It was also noted that the 1996 approval represented a 130% increase in the floor space available to the occupiers, and it was considered likely that any further extension could be contrary to Policy HOUS7 of the adopted VOG UDP 1996 - 2011.

Subsequent to the report being written, a late representation from the developer had been received requesting that any decision relating to enforcement action be deferred.

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

- the demolition and removal from the land of the extension to the stable buildings;
- the demolition and removal from the land of the extension to the dwelling known as Lyndon Grove;
- the removal from the land of the block paving laid to the rear of the stables;
- the removal from the field to the front of the house of all the builders rubble and waste dumped during construction works.

Reason for decision

To prevent the proliferation of unacceptable development, contrary to Policies ENV1, ENV9, ENV27 and HOUS7 of the adopted VOG UDP 1996 - 2011 and which, in the opinion of the Local Planning Authority, has no justification and is considered to have an unacceptable effect on the character and appearance of the countryside.

1103 GENERAL PLANNING MATTERS (DEER) -

(i) Barry Central Area: Prohibition of Access (Phase 3) Proposed Order 2006

Approval was sought to create a Traffic Regulation Order to facilitate the extension of the Alley Gates project. It was proposed to extend the aforementioned project in the Court Ward of Barry to include the adopted lane at the rear of Gilbert Street which linked Glebe Street with Herbert Street. It was, therefore, necessary to create a Traffic Regulation Order, the effect of which would be to restrict the use of the lane shown on Plan No. T/06/73/JL as appended to the report to all but "authorised persons" as determined by the Order.

Having regard to the remainder of the report, it was

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other representative organisations of road users, public notice be given of the Council's intention to make a Traffic Order under Section 1 of the Road Traffic Regulation Act 1984, the effect of which would be to prohibit access to the lane detailed in Plan No. T/06/73/JL.

(2) T H A T, in the event of no objections being received, the Order be made.

Reasons for decisions

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

(2) To enable the project to commence without further referral to Committee unless objections are received.

(ii) Aubrey Terrace, Cowbridge: Proposed Prohibition of Waiting Order

Approval was sought to introduce an Order to prohibit waiting on a section of Aubrey Terrace, Cowbridge. Aubrey Terrace led from Broadway and ran to the rear of the premises fronting Eastgate. The section of carriageway nearest to Broadway was narrow and had few frontages. However, the rear entrances of the Eastgate properties exited onto Aubrey Terrace. Surveys carried out at the location confirmed that difficulties were caused by parking along the narrow section of carriageway. Since vehicle parking causing obstruction to entrances was contrary to advice given in the Highway Code, it was considered appropriate to prohibit parking on that narrow section of carriageway, opposite the entrances, by extending the existing double yellow

lines for a short distance. Details of the proposed Order were shown on the plan appended to the report.

RESOLVED -

(1) T H A T, subject to the view of the Chief Constable and other statutory consultees, public notice be given of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which would be as shown on the plan as appended to the report.

(2) T H A T, in the event of no objections being received, the Order be made.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

(iii) General Weight Restriction (Consolidation) and Amendment Order

Approval was sought to introduce a Traffic Regulation Order to revoke, amend and consolidate certain of the existing weight restriction Traffic Regulation Orders operating within the Vale of Glamorgan. It was explained that many of the goods vehicle weight restriction Traffic Regulation Orders operating in the Vale had been made by the former County Council of South Glamorgan. Some of those Traffic Regulation Orders had been consolidated into one Order, with the latest Consolidation Order having been made in 1986. Certain other weight restrictions were not included within that Order although the current Consolidation Order comprised 11 schedules, each of which applied to a specific weight of goods vehicle. Not only did 7 of the above schedules refer to streets solely within the control of Cardiff Council, but, since that time, national legislation had amended the definition of a "goods vehicle" and other environmental weight restrictions had since been introduced.

It was considered, therefore, appropriate to assess the existing environmental weight restrictions throughout the Vale, to revoke those no longer required and to recreate others to meet current requirements and legislation. The restrictions would then be formalised into one Consolidation Order which could be amended as required in the future and would also enable the removal of defunct posts and signs from the highway with a consequent reduction in clutter and future maintenance costs. The existing schedules together with the proposed amendments were appended to the report.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other statutory consultees, public notice be given of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which would be as shown in the appendix to the report.

(2) T H A T, in the event of no objections being received, the Order be made.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

(iv) College Street (Part), Llantwit Major: Proposed Prohibition of Waiting Order

Approval was sought to introduce a Traffic Regulation Order to prohibit waiting on a section of College Street, Llantwit Major. Given the narrowness of the carriageway in places and the concerns expressed, it was considered appropriate to prohibit parking on the narrow section of carriageway by extending the double yellow lines along the south western side of College Street, between College Gardens and Burial Lane (north), as shown on the map appended to the report.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other statutory consultees, public notice be given of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which would be as shown on the map appended to the report.

(2) T H A T, in the event of no objections being received, the Order be made.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

(v) Frampton Road (Part), Llantwit Major: Proposed Prohibition of Driving (Road Closure) Order

Approval was sought to introduce a Traffic Regulation Order to prohibit the driving of motor vehicles over part of Frampton Road from its junction with Cowbridge Road, Llantwit Major to its termination with the B4265. It was noted that the section of Frampton Road in question had been turned into a cul-de-sac when construction of the B4265 Llantwit Major by-pass traversed its former route but no formal Order had been made to prohibit its use by motor vehicles. The road was single track and no motor vehicles used the lane apart from maintenance vehicles. It was considered, therefore, appropriate to make a Traffic Regulation Order to formalise the prohibition of

the driving of unauthorised motor vehicles whilst allowing its use by pedestrians, horse riders and pedal cycles.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other statutory consultees, public notice be given of the Vale of Glamorgan Council's intention to make a Traffic Regulation Order, the effect of which would be as shown on the map appended to the report.

(2) T H A T, in the event of no objections being received, the Order be made.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984.

(2) To allow the necessary works to be undertaken.

(vi) Penarth Town Centre (Phase One), Penarth: Proposed Traffic Regulation Order with Consolidation and Revocation of certain existing Traffic Regulation Orders

Approval was sought to introduce a Traffic Regulation Order to regulate traffic flow and on-street parking provision in the area of Penarth town centre bounded by Windsor road, Arcot Street, Plassey Street and Albert Road. The proposal was intended to provide additional controlled parking for both residents and shoppers, together with bus stop facilities, goods vehicle loading bays and disabled drivers' parking places. It was noted that new "One-Way" systems would be implemented in parts of Arcot Street and Glebe Street, and that the existing "One-Way" systems operating in Ludlow Street and Ludlow Lane would be retained. Revised details of the proposed Traffic Regulation Orders in respect of Proposed Prohibition of Waiting and Proposed Limited Waiting were circulated at the meeting with drawings illustrating the same. Large scale plans were displayed at the meeting to show the locations of existing and proposed Traffic Regulation Orders covering the central area of Penarth as whole. All Disabled Parking Bays in the vicinity of the scheme together with all Goods Vehicle Parking Places would also be consolidated into a single Traffic Regulation Order.

As a consequence of all of the above, a number of existing Traffic Regulation Orders would require revocation or amendment, revised details of which were also circulated at the meeting. The proposals were warmly welcomed by local Members and an assurance given that formal consultations would now take place with Penarth Town Council.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other representative organisations of road users, public notice be given of the

Council's intention to make Traffic Regulation Orders using powers provided by the Road Traffic Regulation Act 1984, the effect of which would be as shown on Drawing Nos. T/06/79/SG, T/06/80/SG, T/06/81/SG, T/06/82/SG, T/06/83/SG, T/06/84/SG, T/06/85/SG, and as described in the revised appendices to the report.

(2) T H A T, in the event of no objections being received, the Orders be made or introduced in part, with those parts affected by any objection(s) to be reported back to Committee.

Reasons for decisions

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

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

1104 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:

2004/01532/FUL

Received on 17 September 2004

P.127

Executors of D.T. Jones, C/o.Herbert R. Thomas, , 59, High Street ,
Cowbridge, Vale of Glamorgan. , CF71 7YL

S. G. Williams & Associates, Lombard House, 64, Mansel Street, Swansea. ,
SA1 5TN

Barns opposite Great House, Llantwit Major

Conversion of stone barns to residential and associated commercial/homeworker use

REFUSED (written representations)

1. The proposed residential and commercial conversion of the two barns would not retain the rural character of the barns and their wider landscape setting while the provision of residential curtilage to the rear of the barns on undeveloped agricultural land, would result in an unjustified and insensitive incursion into the rural landscape. This would be highly visible from the High Street and would be detrimental to the gateway entrance into the historic town, and would neither preserving or enhancing the special character and setting of this part of

the Conservation Area and the nearby Grade 2* Listed Great House. The proposal is therefore contrary to Policies ENV17 (Protection of Built and Historic Environment); ENV20 (Development in Conservation Areas); ENV24 (Conservation and Enhancement of Open Space); ENV27 (Design of New Developments) and Policy ENV8 (Small Scale Rural Conversions) contained in the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the approved Conversion of Rural Buildings Supplementary Planning Guidance.

2005/00087/FUL

Received on 18 January 2005

P.134

J H Leeke & Sons Ltd, Mwyndy Business Park, , Pontyclun, , CF72 8PN. , RPS, Park House, Greyfrairs Road, Cardiff, CF10 3AF.

Hensol Castle, Miskin, Pontyclun

Comprehensive mixed-use redevelopment including conversion and extension of castle as hotel, conversion of ward blocks to residential use, development of holiday accommodation, new 2 storey staff accommodation and restoration of walled garden.

That subject to the applicants first entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) - the full details and terms of which to be reported back to this Committee for approval prior to the despatch of the final Decision Notice - in relation to:

- The provision of a financial contribution for the provision of Affordable Housing in lieu of provision on site;
- The provision of a financial contribution for the provision of Educational facilities;
- A whole site Management Plan for Ecology on the site;
- A whole site Management Plan for maintenance of the Parkland and Lake;
- A Management Plan for the Holiday Accommodation and staff Accommodation, including reference to tenancy agreement/leases for these properties;
- The entering into agreement under Section 278 of the Highways Act to undertake works to the highway for the provision of Highway Safety Measures, Street Lighting and Signage.

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.

Reason:

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

2. The development shall be carried out in strict accordance with the terms of the Environmental Impact Assessment studies, the approved plans and details unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To safeguard the character and setting of the Listed Buildings on the site, the character and setting of the Historic Park and in the interests of the amenities of the Special Landscape Area within which the site is located.

3. This consent shall relate to the drawings as detailed on the attached Drawing Schedule.

Reason:

For the avoidance of doubt as to the approved plans.

4. Prior to the first beneficial occupation of any part of the development hereby approved, the extent of curtilage allocated to the respective uses shall be detailed on a Site Master Plan which shall be submitted to and approved in writing by the Local Planning Authority and the curtilage allocation shall thereafter be so maintained at all times to serve the respective uses.

Reason:

To ensure that the character and setting of the Listed Buildings and Parkland are safeguarded and to ensure an acceptable allocation of curtilage to serve the respective uses.

5. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

To safeguard local visual amenities.

6. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order howsoever no gate, fence, wall or other

means of enclosure shall be erected, placed, constructed or altered other than as approved under Condition 5 above, without the prior written consent of the Local Planning Authority.

Reason:

To ensure that the character and setting of the Listed Buildings and Parklands are safeguarded.

7. The holiday accommodation, detailed on Drawing No. G1986(05)S1004A shall not be used as a person's sole or main residence at any time.

Reason:

The development as unrestricted residential accommodation would not be acceptable in this rural area.

8. The holiday accommodation referred to in Condition No. 7 above shall not be occupied by any persons or group of persons for a period in excess of 6 weeks during any calendar year.

Reason:

The development as unrestricted residential accommodation would not be acceptable in this rural area.

9. The developer or any subsequent owner shall make available for inspection by the Local Planning Authority a register of the names and main residential addresses of all the occupants of the holiday accommodation and their periods of occupancy within two weeks of the Local Planning Authority making such a request in writing.

Reason:

To enable the Local Planning Authority to monitor the holiday accommodation in accordance with Condition Nos. 7 and 8 above.

10. Prior to the erection of any of the holiday accommodation units referred to in Condition No. 7 a schedule detailing the management of the site in relation to car parking and vehicular access shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be managed in accordance with the agreed details unless the Local Planning Authority gives written consent to any variation.

Reason:

To enable the Local Planning Authority to monitor the holiday accommodation in accordance with Condition Nos. 7 and 8 above.

11. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order howsoever, the holiday accommodation units referred to in Condition No. 7 above shall not be physically altered in anyway without prior written consent of the Local Planning Authority.

Reason:

The development is approved as restricted accommodation and to enable the Local Planning Authority to maintain control over the scale and nature of the development in this rural location.

12. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order no development under Part 1, Schedule 2 Class E of that Order shall take place without the prior consent of the Local Planning Authority.

Reason:

The development is approved as restricted accommodation and to enable the Local Planning Authority to maintain control over the scale and nature of the development in this rural location.

13. Prior to the commencement of any development on site other than the demolition of buildings as approved by this consent a phasing programme for the development of the site including details of the phasing of the provision of car parking and access to serve each element of the development as identified in the Phasing Programme and for the restoration of the Walled Garden and the Hensol Castle, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved Phasing Programme.

Reason:

To ensure that the development of the site is undertaken in an ordered way to ensure an acceptable form of development in this historic park and in relation to securing the long term future of the Listed Building.

14. Prior to the first beneficial occupation of any part of the site and in accordance with the Phasing Programme referred to in Condition No. 13 above, details of car parking and bicycle parking layouts, including parking for the disabled, shall be submitted to an approved in writing by the Local Planning Authority and the parking areas shall be provided in accordance with the approved details prior to the first beneficial occupation of that part of the development to which they relate and shall thereafter be so maintained at all times to serve that development.

Reason:

To ensure that adequate parking is provided to serve the development in a manner and form that safeguards the setting of the Listed Buildings and the historic parkland.

15. The occupation of the residential development referred to as staff accommodation and detailed on drawing Nos. G1986(05)NW01-09 inclusive, and G1986(05)SA001-4 inclusive, shall be limited to a person solely or mainly employed in the business of the Hotel and Spa hereby approved unless the Local Planning Authority gives prior written consent to any variation.

Reason:

The development in this rural location is approved solely as staff accommodation to support the Hotel and Spa as detailed in the Environmental Impact Assessment Addendum supporting the application.

16. The staff accommodation referred to in Condition No. 15 above shall not be physically altered or extended in anyway without the prior written consent of the Local Planning Authority.

Reason:

The development in this rural location is approved solely as staff accommodation to support the Hotel and Spa as detailed in the Environmental Impact Assessment Addendum supporting the application.

17. Prior to the first beneficial occupation of the site and in accordance with the Phasing Programme required by Condition No. 13 above, details of the alignment, materials of construction, lighting and marking of all internal access roads, footpaths/pedestrian links and cycle routes shall be submitted to and approved in writing by the Local Planning Authority and the details as approved shall be implemented in accordance with the agreed Phasing Programme.

Reason:

To ensure safe access to the development.

18. Notwithstanding the detail in the Environmental Impact Assessment Addendum details of current and proposed usage of and the capacity of the existing Sewage Treatment Works and details of any upgrading works required following assessment of the capacity shall be submitted to and approved in writing by the Local Planning Authority and all approved upgrading works shall be undertaken prior to the first beneficial occupation of any part of the development hereby approved unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure that the development is properly serviced in relation to foul water in the interests of the environment generally.

19. Prior to the commencement of any part of the development as approved in the Phasing Programme required under Condition No. 13 above, details of the means of surface water drainage, restricting flows to Greenfield flows and providing for oil interceptors to accommodate surface water drainage from parking areas, hardstandings and roads 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 prior to the first beneficial use of that part of the development which it serves.

Reason:

To safeguard the water environment from pollution and to protect against flooding in the area.

20. Prior to any work on existing culverts, spillways or land drains details of the work and details of any new bridges and culverts shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect against flooding in the area.

21. Prior to the commencement of any work on site other than the demolition of buildings as hereby approved, a scheme of landscaping for the site detailing the measures for protection of all trees to be retained on the site, all new tree and shrub planting, detailing location, species, size and density of planting shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the visual amenities of the Historic Parkland and site in general are protected and enhanced.

22. 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.

Reason:

To ensure satisfactory maintenance of the landscaped area.

23. The approved scheme of tree protection shall be undertaken on site prior to the commencement of any works within 20 metres of the trees to be protected and shall be so retained on site for the duration of all works in relation to the development hereby approved, including storage of materials in relation to the development, unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To safeguard trees which are to be retained from damage during development in the interests of the visual amenities of the area.

24. Prior to the commencement of any excavation works, plans detailing the areas, including finished levels in relation to existing levels, for the disposal of excavated material on the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that any excavated material is properly disposed of or re-used on site.

25. The lake and its island, embankments and surrounds shall only be used for purposes to be identified in a scheme, including details of any structure or platforms to be erected, built or placed in or around the lake, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of all works in relation to these uses at the Lake in accordance with the approved Phasing Programme and for no other purpose whatsoever without the prior written consent of the Local Planning Authority.

Reason:

To ensure that the ecological value of the lake is not adversely affected.

26. No work on site shall take place other than outside the nesting season (March – September inclusive) unless a survey has first been undertaken to confirm that no nesting birds are present on that part/parts of the site on which development is to take place.

Reason:

To ensure that the ecological value of the lake is not adversely affected.

27. No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason:

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

28. No site works shall be undertaken until the implementation of a programme of building recording and analysis has been submitted to and agreed in writing by the Local Planning Authority in accordance with an agreed brief and specification.

Reason:

As the building is of architectural and cultural significance the specified records are required to mitigate impact.

29. Prior to the commencement of any work on site, including any demolition works, details of the access route(s) to and within the site for all construction vehicles, other than cars, and details of all areas on site for parking of contractors vehicles including cars, and signing of such access and parking shall be submitted to and approved in writing by the Local Planning Authority. The access and parking for contractors shall thereafter be carried out in accordance with these agreed details for the duration of the works relating to the development hereby approved.

Reason:

To ensure satisfactory access and parking to serve the contractors and to ensure that the Listed Building is not adversely affected by the development.

30. Prior to the commencement of development details of measures for wheel washing and dust suppression shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be fully implemented on site prior to the commencement of any works and shall thereafter be so retained for the duration of the development unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected.

31. Prior to their use on site samples of the materials to be used in the erection of the Spa, the new build staff accommodation and the Holiday Accommodation, or in the case of stonework a sample panel, shall be submitted to or made available on site for inspection by and the written approval of the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that the development does not detract from the character and setting of the Listed Bridge or the general environment of the Special Landscape Area.

32. Prior to any construction works for the restoration of the Walled Garden details of any enclosure, structures, glasshouses or buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

Insufficient details of any development in the Walled Garden have been submitted.

33. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order howsoever, access to the site shall be as detailed in the approved drawings and as approved under Conditions 13 and 17 and no additional or alternative means of access to the public highway shall be created without the formal consent of the Local Planning Authority.

Reason:

To ensure a satisfactory form of access is provided to serve the development as a whole in the interests of highway safety.

34. Prior to the renewal of any oil tank, clinical waste store, petrol filling station or any other waste identified in Part 31 of the Technical Appendices of the Environmental Impact Assessment a scheme of mitigation for the presence of contaminants shall be submitted to and approved in writing by the Local Planning Authority and any approved mitigation scheme shall be fully implemented with the agreed scheme prior to the first beneficial use of that part of the site to which the scheme relates.

Reason:

To control and remediate any pollution on site.

2005/00088/LBC Received on 18 January 2005

P.159

J H Leeke & Sons Ltd, Mwyndy Business Estate, , Pontyclun, , CF62 8PN. ,
RPS, Park House, Greyfrairs Road, Cardiff, CF10 3AF.

Hensol Castle, Pendoylan, Cowbridge

The conversion of a grade I listed castle and associated service courtyards to a spa hotel and construction of additional serviced accommodation for the spa hotel by the addition of an extension to the immediate North of the castle building.

Subject to the approval of Cadw, Listed Building 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:

To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The Local Planning Authority* shall be notified in writing by the developer or his agent of the proposed commencement date of the works hereby granted consent. The notification shall be provided not less than 14 days prior to the commencement of work on site.

Reason:

To ensure that all conditions relating to this consent are discharged appropriately, and to ensure for the preservation of the special character of this building in this respect.

3. This Consent shall relate to the following schedule of drawings and documents.

01A, 02A, 03A, 10A, 12A, 13A
101A, 102A, 103A, 104A, 110A, 111A, 112A, 113A, 114A, 115A, 116A,
117A
201B, 202B, 203B, 211C, 213B, 214C, 216B, 217B, 220B, 221C,
223C, 224A,
250A, 252A, 253A
800B, 801B, 810A, 811A, 812B, 813A, 814A, 815A, 816A, 817A

Conservation Statement for Hensol Castle, Pendoylan (October, 2005)
Addendum to Environmental Statement (October, 2005)

Reason:

In order to confirm the schedule of drawings and documents which form part of this consent.

4. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason:

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

Note:

The following conditions shall relate to Hensol Castle, the inner and outer Courtyard Ranges:

5. Prior to the commencement of development, details (to include plans, sections and elevations) to scales 1:1, 1:10, 1:20, 1:50 (as appropriate) of the following elements of new construction shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) The proposed liftshaft, lift and staircase to be provided between rooms G.15, F24, S1/22, including the proposed extension to the roof, and lift pit.
 - (b) The proposed liftshaft, lift and staircase to be provided between rooms G25, G26A, G27 and F37, F38.
 - (c) The proposed restoration of the double height space between rooms G09, F17 and F18.
 - (d) The restaurant and covered walkway to the inner courtyard.
 - (e) The reception building, link, covered walkways and water feature to the outer courtyard.
 - (f) The bathroom mezzanines proposed to bedrooms 22 – 25 (outer courtyard).

Thereafter, the proposed new construction shall be carried out in accordance with the approved details.

Reason:

To allow further consideration of these details and their impact on the historic fabric of the building, when more comprehensive information is available.

6. Prior to the commencement of development, a schedule of internal/external doors and windows shall be submitted to and approved in writing by the Local Planning Authority. The schedules shall describe:
- (a) A record of the type and condition of repair to windows and doors to be retained.
 - (b) Proposed new and replacement doors/windows, to include details (1:1, 1:10, 1:20, as appropriate), the method of fixing to the structure and final decoration.
 - (c) A specification describing the repair and decoration of existing units.
 - (d) A specification describing an ironmongery schedule in the case of each scheduled item, including the provision for the recording, retention, maintenance and repair of all historic ironmongery.

Reason:

To ensure that the renovation and repair of these elements is undertaken appropriately in terms of the special interest of the building and, where appropriate, can be replaced with minimal interference to the existing stonework.

7. Prior to the commencement of development, method statements to include full details (location/nature of fixed equipment, routing of supply systems) of the following elements relating to:

- (a) Existing mechanical and electrical installations.
- (b) The provision of new supply.

shall be submitted to and approved in writing by the Local Planning Authority. The details to be provided shall include:

- (a) Pipework required for hot and cold water distribution and equipment relating to its storage and distribution.
- (b) Electrical circuits for small power and lighting, including cabling, socket outlets and light fittings.
- (c) Equipment and pipework required in connection with sanitary accommodation (bathrooms/W.C.'s).
- (d) Pipework, radiators and plant required for heating emission and control.
- (e) Cabling and outlets in respect of IT, data supply and telephones.

- (f) Means of fire detection, alarm, emergency escape lighting, and other fire protection measures.
- (g) All means of mechanical ventilation, including a supply/extract ductwork and chimneys/flues.
- (h) Foul and rainwater drainage.
- (i) Other control and security systems.
- (j) Lightning protection.

Thereafter, the installation of new services shall be carried out strictly in accordance with the approved details.

Reason:

To allow further consideration of these details and their impact on the historic fabric of the building, when more comprehensive information is available.

8. The Method Statement referred to in connection Condition No. 6 shall include a specification supporting the lifting, storage and re-fixing or renewal of historic floor-boarding, the notching, cutting or drilling of structural timber for the purposes of routing services, and the cutting, chasing and filling of wall/ceiling finishes.

Reason:

To ensure a minimum of intervention in the fabric of the building.

9. Prior to the commencement of development, a photographic inventory of the principal rooms of the Castle shall be submitted to and approved in writing by the Local Planning Authority. The survey shall apply to the following schedule of rooms.

G01 to G12 inclusive and G16 (ground floor).

F01 to F11 inclusive, F11A, F12 – F20 inclusive, F20A, F21, F23 and F25 (first floor).

The inventory shall include each wall, ceiling and floor and shall illustrate an audit of principal architectural features (cornices, picture rails, wall surfaces, dado rails, wainscoting, skirting, windows, window reveals, doors, door cases, door surrounds, cupboards, fireplaces, fire surrounds, grates and mantelpieces).

Reason:

In order to provide a record of period architectural detail to key rooms in the Castle, as a basis for appropriate details of conservation and decoration.

10. Prior to the commencement of development, a method statement describing the conservation and decoration of the interiors of the principal rooms (as defined in Condition No. 8), to include an architectural paint analysis and a schedule of paints, colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the conservation of the finishes of these rooms shall be carried out in accordance with the method statement.

Reason:

In order to secure the appropriate conservation of keys rooms of the Castle.

11. Prior to the commencement of development, a schedule of all room finishes, to include ceilings, walls, floors and applied joinery shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the rooms shall be finished in accordance with the approved schedule.

Reason:

To allow further consideration of these details and their impact on the historic fabric of the building, when more comprehensive information is available.

12. Prior to the commencement of development, a specification of the proposed lime render to be applied to the west elevation and courtyard walls shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the render shall be carried out in accordance with the approved specification.

Reason:

In order to ensure the provision of new render of an appropriate technology and finish.

13. A 2m² panel of the render referred to in Condition No. 11 shall be provided on site for the approval of the Local Planning Authority prior to rendering. The agreed panel shall provide a basis for all render so agreed by this Condition.

Reason:

In order to ensure the provision of new render of an appropriate technology and finish.

14. Prior to the commencement of development, details of fire compartmentation, sound and thermal insulation to be provided in floors, walls and roof shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these elements shall be provided in accordance with the approved details.

Note

The following conditions shall relate to the proposed spa extension.

Reason:

To allow further consideration of these details and their impact on the historic fabric of the building, when more comprehensive information is available.

15. Prior to the commencement of development details (to scales of 1:1, 1:10, 1:20 or as appropriate) of the following areas of new construction shall be submitted to and approved in writing by the Local Planning Authority.
 - (a) Roof and roof finishes.
 - (b) External walls, to include copings, stone cladding, string courses, window surrounds and balconies.

Thereafter these elements shall be provided in accordance with the approved details.

Reason:

To obtain further detailed information on the construction of these elements and to ensure their appropriateness in terms of the composition of the extension, and in the context of the listed building.

16. Prior to the commencement of development details of external windows and doors (to scales of 1:1, 1:10, 1:20, as appropriate) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these elements shall be provided in accordance with the approved details.

Reason:

To allow further consideration of these details and their impact on the historic fabric of the building, when more comprehensive information is available.

17. Prior to the commencement of development samples of the proposed roof finish, external wall cladding, copings and string courses shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be constructed in accordance with the approved samples.

Reason:

To allow further consideration of these details and their impact on the historic fabric of the building, when more comprehensive information is available.

18. Prior to commencement of development, a 6m² panel of facing stonework illustrating the proposed external wall finish shall be constructed and approved in writing by the Local Planning Authority. Thereafter the panel so provided shall provide a standard in terms of the visual appearance of the external ashlar stonework to be constructed to the façades of the building.

Reason:

The successful composition of the spa extension is dependent upon the provision of appropriate ashlar stone facings, and is required to reflect the character of the adjacent Castle. The Local Planning Authority is, therefore, anxious to ensure that the cladding is appropriate in coursing, texture and colour.

2005/00297/LBC

Received on 23 February 2005

P.180

J H Leeke & Sons Ltd, Mwyndy Business Park, , Pontyclun, , CF72 8PN.
RPS, Park House, Greyfriars Road, Cardiff, CF10 3AF

Hensol Castle, Pendoylan, Cowbridge

Conversion of 6 ward blocks and concert hall to residential use

Subject to the approval of Cadw, Listed Building 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:

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

2. The Local Planning Authority* shall be notified in writing by the developer or his agent of the proposed commencement date of the works hereby granted consent. The notification shall be provided not less than fourteen days prior to the commencement of works on site.

Reason:

To ensure that all conditions relating to this consent are discharged appropriately, and to ensure for the preservation of the special interest of the building in this respect.

3. The consent shall relate to the following schedule of drawings and documents: JCC 3304:03; JWR 1030:20E; G1986(05) S:001, 002A, 003A; G1986(05) SW:002A, 003, 004, 005, 006, 008, 013A, 014A, 015A, 016A, 017A, 018A, 019A, 020A, 021A, 022A, 023A, 024A, 025A, 026A, 027A, 031A, 032A, 033A, 037A, 038; G1986(05)CH: 001, 002, 003A, 004, 005, 006, 007, 008; 04/441(WB):01, 02, 03, 04;

Method Statement for the proposed repair works to the external envelope of the nine ward blocks and concert hall (Alwyn Jones, Architects, July, 2005).

Reason:

In order to confirm the schedule of drawings and documents which form part of this consent.

4. Prior to the commencement of development full elevational and sectional details (to scales 1:1, 1:5, 1:10, 1:20, as appropriate), of the proposed openings to external walls required to gain access to the conservatories and balconies, to include details of dressing of the openings, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To allow further consideration of these details and their impact on the historic buildings, when more information is available.

5. Prior to the commencement of development, samples of the proposed roofing slate and ridge tiles shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to ensure the provision of roofing finishes which are appropriate to the special architectural/historic interest of the building.

6. Vapour permeable felt shall be provided in the construction of roof finishes, and no ventilators shall be provided in slope.

Reason:

In order to avoid the provision of visible in-slope roof ventilation.

7. Prior to the commencement of development, details of all venting, flues and terminals required in connection with internal heating, hot water

supply and ventilation shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to consider the impact of these details on the character of the historic building.

8. To the ward blocks, the top light of the proposed sash windows shall be adjustable and provided with lockable ironmongery to secure the window for ventilation purposes. The windows shall not be provided with trickle ventilators.

Reason:

To retain traditional window detailing, and to secure ventilation.

9. Prior to the commencement of development, details of external doors to the ward blocks (to scale of 1:1, 1:5, 1:10, 1:20, as appropriate) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the provision of traditional panelled door, frame and overlight details.

10. Prior to the commencement of development, a full schedule, including details (to scales 1:1, 1:5, 1:10, 1:20, as appropriate), of all external windows and doors to be provided in accordance with the proposed refurbishment of the concert hall, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To consider the form of replacement doors and windows to the concert hall when this information is made available, and to ensure such details are compatible with the special interest of the building.

11. Prior to the commencement of development, within the communal entrance hall of the concert hall, details of internal finishes to floors, walls, ceilings, balconies, balcony balustrades and staircases shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To allow further consideration of these details and their impact on the historic fabric of the building, when more comprehensive information is available.

12. All works shall be undertaken in accordance with the details and

samples approved under Condition Nos. 4, 5, 6, 7, 8, 9, 10, 11 without variation.

Reason:

To ensure that the special interest of the building is not compromised.

2005/00875/FUL

Received on 1 June 2005

P.188

Fitz Project Management, Coftons UK Ltd., , C/o William Sturgess & Co.,
Alliance House, 12, Caxton St., London. SW1H 0QY
Fitz and Company, The Bonded Warehouse, Atlantic Wharf, Cardiff. , CF10
4HF

former Open Cast Site, Llanilid

Proposed highway interchange and associated works on M4 motorway for
proposed film studios and associated development

Subject to the applicants first entering into a Section 106 Legal Agreement to:

- (i). Provide Road Traffic Orders in the vicinity of the site.

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.

Reason:

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

2. No development shall commence unless and until an agreement has
been entered into with the National Assembly for Wales for the carrying
out of the highway works referred to in this consent.

Reason:

To ensure the free flow and safety of traffic on the M4 motorway.

3. Prior to the commencement of development details of the proposed
scheme of surface water drainage shall be submitted to and approved
in writing by the Local Planning Authority and the scheme of surface
water drainage shall be fully completed prior to the development
hereby approved being brought into beneficial use.

Reason:

To ensure a satisfactory form of drainage to prevent flooding.

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 by the Local Planning Authority prior to their erection on site and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

To safeguard local visual amenities.

5. No development shall take place within the site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

6. Prior to the commencement of development full details of the proposed construction programme for the development, including full details of the access routes to be used by construction traffic, the location of the construction compound, hours of working and proposals for noise control and mitigation during construction works, shall be submitted to and approved in writing by the Local Planning Authority and the construction works shall thereafter be undertaken in strict accordance with the approved scheme.

Reason:

In the interests of the amenities of users and in the interests of highway safety.

7. Prior to the commencement of development, full details of the proposed measures for dust suppression and wheel washing facilities and associated drainage facilities of the site shall be submitted to and approved in writing by the Local Planning Authority and the approved facilities and measures shall thereafter be implemented on site prior to the commencement of works on site and shall thereafter be so retained for the duration of the works.

Reason:

To prevent dust in the interest of the amenities of users of the adjoining area and in the interests of highway safety.

8. A comprehensive scheme for the re-use of all soils and excavated materials on site shall be submitted to the Local Planning Authority and approved by them in writing prior to the commencement of construction. This scheme shall seek to retain all soils and excavated material within the site, and also to minimise transport distances within the site, with materials being used as close to its source as possible.

Reason:

To protect and enhance the natural habitat of the site and to minimise traffic movements on the adjacent highway system.

9. No work shall commence for the culverting, infilling or replacement of any ditches and watercourses within the site until a scheme of such works has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason:

To ensure that land drainage capacity and important land drainage features are replaced in the interest of efficient land drainage and flood prevention.

10. The development shall not commence until a scheme for the recording of background noise levels (to establish a baseline for the purpose of monitoring noise levels emitted by the proposed development) has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall provide details of the recording procedure and monitoring points and shall include overall 'A' weighted noise levels, together with background 1/3 octave frequency spectra.

Reason:

To ensure that an agreed baseline is established for the purpose of monitoring noise output of the development, in the interests of protecting the amenities of residents who live near the development.

11. Development shall not commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to British Standard 5228 and be fully implemented in accordance with the approved details and shall include:

- details of plant and equipment;
- methods and types of ground compaction;
- lighting of site access points and routes for construction vehicles.

Reason:

To ensure that the amenities of residents near to the site are not unduly disturbed during the carrying out of the development.

12. No development shall commence on site until details and acoustic specifications of any required noise bunds and barriers are submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented fully in accordance with the details as approved prior to the first beneficial use of the development hereby approved.

Reason:

In the interests of residential amenity.

13. No development shall commence until a report, together with any necessary mitigation measures, prepared in accordance with the Calculation of Road Traffic Noise Memorandum 1988, in order to predict noise levels arising from the development at the nearest residential facade has been submitted to and approved in writing by the Local Planning Authority, and the development shall then be implemented fully in accordance with the details as approved.

Reason:

In the interests of residential amenity.

14. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank/storage body plus an additional 10 percent of that capacity. Filling points, vents, gauges and sight glasses shall be located within the bund and the drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. Filling points and tank overflow pipe outlets shall be designed so as to discharge downwards into the bund.

Reason:

To prevent pollution.

15. External illumination shall be installed in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter no alteration or addition shall be made to the lighting apparatus or to the direction or intensity of illumination unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure satisfactory provision of lighting throughout the site in a manner which does not prejudice highway safety or residential amenity.

16. No development approved by this permission shall be commenced until a detailed Method Statement describing the works to be undertaken and details of any necessary pollution prevention measures during the construction phase are submitted, agreed and implemented as approved by the Local Planning Authority.

Reason:

To prevent pollution of the water environment.

17. Prior to any development commencing, details shall be submitted to and agreed in writing by the Local Planning Authority of the mitigation measures for protected species and the timescale/periods for their implementation and the measures as approved shall be fully implemented as detailed in the scheme.

Reason:

In the interests of ecology and nature conservation importance of the site.

18. 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.

Reason:

To ensure satisfactory maintenance of the landscaped area.

2005/01033/FUL

Received on 9 March 2006

P.196

Methodist Church Barry Circuit, C/o Agent.

Liddell & Associates, Stuart House, The Back, Chepstow, Monmouthshire. ,
NP16 5HH

St. Athan Methodist Church, Gileston Road, St. Athan

New houses with associated works

Subject to the applicants first entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to ensure that the approved dwellings shall be affordable social housing, the application be approved subject to the following conditions.

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.

Reason:

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

2. The permission hereby granted shall relate to the amended plans, reference 1727/21, 22, 23 and 24 received by the Local Planning Authority on 9th March, 2006.

Reason:

For the avoidance of doubt.

3. Prior to the commencement of any works for the construction of the dwellings hereby approved, a scheme showing the landscaping of the site, all trees and hedgerows to be retained and measures for their protection for the duration of the works on site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the visual amenities of the area are safeguarded.

4. The scheme of tree and hedgerow protection as agreed under Condition No. 3 above shall be fully implemented on site prior to any works in connection with the development hereby approved, other than the demolition of the existing church, taking place and shall be so retained on site for the duration of the works for the development hereby approved.

Reason:

To ensure that the visual amenities of the area are safeguarded.

5. The access, footpaths and car parking layout as detailed on Drawing No. 1727/24, shall be fully laid out on site prior to the first beneficial occupation of any unit hereby approved unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure acceptable vehicular and pedestrian access and parking is provided to serve the development in the interests of highway and pedestrian safety.

6. Details of the materials and colour of the external finishes of the proposed dwellings shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason:

To safeguard local visual amenities.

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.

Reason:

To safeguard the local visual amenities.

8. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order, no development permitted under Schedule 2, Part 1 Class E of that Order shall be undertaken without the prior consent of the Local Planning Authority.

Reason:

To ensure that the visual amenities of the area are safeguarded.

9. Prior to the first beneficial occupation of the development hereby approved, details of bin store provision shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the first beneficial occupation of the development hereby approved.

Reason:

To ensure the provision of acceptable refuse storage on site.

10. No part of the site shall be occupied until such time as a replacement Bus Stop for that existing outside the site has been provided.

Reason:

To ensure that the Bus Stop is provided to facilitate safe access to public transport.

2005/01663/FUL

Received on 25 October 2005

P.201

Crematoria Management Ltd., Weavers House, Gardens Road, Ivedon,
Bristol, BS21 7QQ

RPSPark House, Greyfriars Road, Cardiff. CF10 3AF

Field 0069, junction of A48/Coedarhydaglyn, St. Nicholas

Proposed crematorium, cemetery, car parking, gardens and remembrance book chapel

REFUSED (written representations)

1. The application site is located within the Ely Valley and Ridge Slopes Special Landscape Area and it is considered that the proposed development would adversely affect the rural character and landscape quality of the Special Landscape Area and, accordingly, the proposals are contrary to Policy 14, Policies ENV4 and ENV10 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.
2. The application site is located on land which is designated as part of the Essential Setting of the Historic Park of Coedarhydyglyn, which is included on the Cadw/COMOS Register of Parks and Gardens of Special Interest in Wales as Grade II*. The proposed development would be of a character which would be alien to the rural farmland setting of the Park and would therefore cause damage to the historic and visual character of the farmland which forms the Essential Setting of the Historic Park. Accordingly, the proposal is considered to be contrary to Policy ENV17 of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and guidance contained within Planning Policy Wales and Welsh Office Circular 61/96.
3. The proposal would result in the irreversible loss of over 3 hectares of Grade 3A agricultural land which is considered to represent the best and most versatile land quality. In the absence of sufficient evidence to demonstrate that there are no other suitable sites on land of a lower quality, the proposal is considered to fail to protect such land from development. Accordingly, the proposal would be contrary to Strategic Policy 14 and Policies ENV2 and COMM9 of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and also advice contained within Paragraph 2.8.1 of Planning Policy Wales (March 2002).
4. Notwithstanding the submitted planning statement, it is considered that insufficient evidence of a rigorous and structured search methodology of the Vale of Glamorgan has been provided to demonstrate that the application site is the best or only site for such a facility, and to overcome the otherwise fundamental policy objection on grounds of adverse visual impact, historic impact and loss of Grade 3a agricultural land as identified in reasons 1 to 3 above.

2005/01994/FUL

Received on 23 December 2005

P.216

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

REFUSED (written representations)

1. The proposal represents unjustified residential development in this rural Conservation Area and Special Landscape Area, which would detract from the character of the Special Landscape Area and the Conservation Area. The proposal is therefore contrary to Policies ENV1, HOUS3, ENV4, ENV17, ENV20 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, to the approved Supplementary Planning Guidance 'Conservation Areas in the Rural Vale', and guidance contained in Planning Policy Wales 2002 and TAN12 Design.

2006/00032/FUL

Received on 13 January 2006

P.221

John Guy, Llantwit Major A.F.C., , 9, Fairfield Close, , Llantwit Major, Vale of
Glam. , CF61 2XL

John Guy, Llantwit Major A.F.C., 9, Fairfield Close, Llantwit Major, Vale of
Glam. , CF61 2XL

Windmill Lane Playing Fields, Windmill Lane, Llantwit Major

Perimeter fencing and stand

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.

Reason:

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

2. The planning permission hereby granted shall relate to the amended plan reference LM 001 A, received by the Local Planning Authority on 21st February, 2006.

Reason:

For the avoidance of doubt.

3. Notwithstanding the submitted plans, further details of the proposed materials involved in the construction of the stand shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of the construction of the stand.

Reason:

In the interests of visual amenities.

4. Prior to the beneficial use of the stand hereby approved, the stand shall be secured with locked, open weave, (not solid) roller shutters to the side and front elevations at all times when the playing field is not being used by Llantwit Major AFC or for any other organised football event. Full details of the proposed locked, open weave, roller shutters shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason:

In order to secure the building and to prevent the potential for crime and anti-social behaviour.

5. The gated access points indicated on plan reference LM 001 A, shall remain open and free of obstruction to enable access to the playing field to members of the public at all times.

Reason:

For the avoidance of doubt and to ensure that the playing field remains accessible to the general public.

2006/00038/FUL

Received on 15 March 2006

P.226

Derek Richardson, 45, Salop Street, , Penarth, , Vale of Glamorgan. , CF64

1HH

Derek Richardson, 45, Salop Street, Penarth, Vale of Glamorgan. , CF64 1HH

45, Salop Street, Penarth

Renovation and partial rebuild of outhouse to be used in conjunction with main dwelling

That, in the event of Committee agreeing to the recommendation to refuse the planning application, the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990 (as amended) to ensure:

- (i) The demolition and removal from the land of the unauthorised and unacceptable outbuilding.

REFUSED (written representations)

1. The outbuilding by reason of its substantial size, depth and height, in close proximity to the joint boundary and neighbouring dwellings, would adversely affect the amenity of the occupants of the neighbouring dwellings. This development is therefore contrary to the objectives of Policy ENV27 - Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and to guidance in the 'Amenity Standards' Supplementary Planning Guidance.

2006/00127/FUL

Received on 31 January 2006

P.229

Guy Jones Esq., C/o Cooke and Arkwright, , Bayer Lodge, , Western Avenue, Bridgend. , CF31 3TZ

Cooke and Arkwright, Bayer Lodge, Western Avenue, Bridgend. , CF31 3TZ

Farm buildings at Great House Farm, Llandough, Cowbridge

Convert existing stone barns into three bedroom dwelling including two extensions to the front and rear

REFUSED (written representations)

1. In the opinion of the Local Planning Authority the proposal amounts to the substantial reconstruction and extension of an existing rural building, whose form and domestication of the building and site would also cause harm to the surrounding countryside. Accordingly, the proposal amounts to the construction of a new dwelling in the countryside, unjustified for agriculture or forestry purposes, which would significantly detract from the rural character of the building and its setting within the Lower Thaw Valley Special Landscape Area contrary to Policies ENV1, HOUS3, ENV8, ENV4, ENV27 and Strategic Policies 2 and 8 of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011; Supplementary Planning Guidance on the Conversion of Rural Buildings; and national guidance contained within Planning Policy Wales (March 2002).

2006/00219/FUL

Received on 9 March 2006

P.235

Abdul Alim, The Big Windsor, Flat 1, Stuart Street, Cardiff Bay, Cardiff. CF10 5BW

Abdul Alim, The Big Windsor, Flat 1, Stuart Street, Cardiff Bay, Cardiff. CF10 5BW

The Westbourne Hotel, 8, Victoria Road, Penarth

Conversion from guest house to private residence

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.

Reason:

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

2. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order, no development permitted under Classes A, B, C, D, E, F and H of Schedule 2 Part 1 of that Order shall be undertaken without the prior consent of the Local Planning Authority.

Reason:

The site is situated in a prominent position within the Penarth Conservation Area and the Local Planning Authority seeks to control residential permitted development to maintain the character of that area.

3. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order, no development permitted under Schedule 2, Part 2 Minor Operations Class A shall be undertaken without the prior written consent of the Local Planning Authority.

Reason:

The site is situated in a prominent position within the Penarth Conservation Area and the Local Planning Authority seeks to control residential permitted development to maintain the character of that area.

2006/00222/FUL
P.237

Received on 16 February 2006

Mr. Mark Edwards, No. 1, New Barn, Flemingston, Vale of Glamorgan. CF62 4QL

Anderson and Associates, 39, High Street, Cowbridge, South Glamorgan. CF71 7AE

Field Parcel 8133 to rear of 3, New Barn, Flemingston, St. Athan

Change of use to caravan storage including access track from existing gate

APPLICATION WITHDRAWN

2006/00223/FUL

Received on 16 February 2006

P.241

Kerrie O'Carroll, 7, York Place, Barry, Vale of Glamorgan. CF62 7ED

Kerrie O'Carroll, 7, York Place, Barry, Vale of Glamorgan. CF62 7ED

4, High Street, Barry

Change from retail shop to american ice cream parlour/coffee shop

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.

Reason:

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

2. These premises shall not be open and no customers shall be permitted on the premises outside the following hours:

10:00 a.m. to 18:00 p.m. Monday to Sunday.

Reason:

To safeguard the amenities of the surrounding residents.

3. The proposed A3 - Ice Cream Parlour/Coffee Shop shall be used only for the purpose(s) specified in the application and for no other purpose, whatsoever, including any other purpose in Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason:

To control the precise nature of the use of the site.

4. Notwithstanding the submitted plans, details of the odour and ventilation system shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved schemes of odour control shall be constructed in full accordance with the details as agreed prior to the first beneficial use of the development hereby approved and shall thereafter be so maintained at all times.

Reason:

To safeguard the surrounding residential amenity.

2006/00292/FUL

Received on 2 March 2006

P.245

Meltray Limited, C/o Home Farm, Michaelston-Le-Pit, Vale of Glamorgan.
CF64 4HE

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

66, Victoria Road, Penarth

Demolition of existing house and garage block. Construction of new two/three storey apartment block with basement, associated landscaping and car parking

REFUSED (written representations)

1. In the opinion of the Local Planning Authority, the proposed development represents an unacceptable quality of design that seeks to replace an existing building which contributes to the established character of the area, with a new building the size, scale, massing and form of which would appear as an intrusive and incongruous feature within the street scene and detract from the residential amenities of neighbouring occupiers. The proposal is therefore contrary to Strategic Policy 2 and Policies ENV17; ENV27; HOUS2; HOUS8 and HOUS11 of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011; Supplementary Planning Guidance on Amenity Standards and national guidance contained within Planning Policy Wales March, 2002 and TAN12: Design.

2006/00386/OUT

Received on 20 March 2006

P.252

R. Morgan & A. Summers, Treetops, Nash, Vale of Glamorgan. CF71 7NS
R. Morgan & A. Summers, Treetops, Nash, Vale of Glamorgan. CF71 7NS

Treetops, farmyard, Nash

Removal of dutch barns and construction of two, two storey detached family houses

APPLICATION WITHDRAWN

2006/00404/OUT

Received on 22 March 2006

P.256

Mr. W. T. Edwards, 17, Oak Street, Aberkenfig, Bridgend, Mid Glamorgan.
Mr. W. T. Edwards, 17, Oak Street, Aberkenfig, Bridgend, Mid Glamorgan.

Old Frampton Service Reservoir, Llantwit Major

Erection of 1 no. dwelling

REFUSED (written representations)

1. In the opinion of the Local Planning Authority the proposal represents an unjustified and unsustainable new dwelling in the countryside that will detract from the rural character of the area contrary to Strategic Policies 2 and 8 and Policies HOUS3, ENV1 and ENV11 of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011; Supplementary Planning Guidance on Trees and Development and national guidance contained in Planning Policy Wales 2002.
2. The proposal represents highly vulnerable development which should not be considered within an identified flood risk Zone C2 and is therefore contrary to Policy ENV7 of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and national guidance contained in TAN15 - Development and Flood Risk (July 2004).

2006/00248/REG3

Received on 22 February 2006

P.260

Director of Community Services, Dock Office, Barry, Vale of Glamorgan.
CF63 4RT

Property Division, Vale of Glamorgan Council, 2nd floor, Civic Offices, Holton Road, Barry. CF63 4RU

29, Holton Road, Barry

Internal alterations to existing shop to create a drug intervention centre
(Minute No. 1979, May 2002)

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:

To comply with the requirements of Section 91 of the Town and Country Planning Act.
2. These premises shall not be open and no clients shall be permitted on the premises outside the following hours:

09:00 hours to 17:00 hours Monday to Sunday.

Reason:

To safeguard the amenities of the surrounding residents.

2006/00335/REG3

Received on 10 March 2006

P.263

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

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

Rhoose Community Centre, Stewart Road/Station Road, Rhoose

Variation to approval 05/01652/REG3

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:

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

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

Reason:

To safeguard local visual amenities.

3. The permission hereby granted shall relate to the amended plans, reference AL(00)03 C and AL(00)06 A received by the Local Planning Authority on 22nd March, 2006.

Reason:

For the avoidance of doubt.

2006/00341/REG3

Received on 10 March 2006

P.267

Vale of Glamorgan Council, (for John Dent), Dock Office, Barry Docks, Barry. CF63 4RT

PB Limited, (Dr. Daniel Griffith), 29, Cathedral Road, Cardiff. CF11 9HA

North abutment railway embankment adjacent to Thompson Street/Dock View Road, south abutment ST 1193, 6782, ST 1197 6781, ST 1197 6777, ST 1193 6777, north east corner adjacent to Redrow Holton Reach Site

Cable-stayed steel footbridge, 2 spans with reinforced concrete ramp structure at north embankment and landscaped spiral ramp embankment at south abutment

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:

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

2. Notwithstanding the submitted plans, no works whatsoever shall commence on site until full engineering details including the bridge, retaining structures, embankments, fencing, drainage (inclusive of land drainage), lighting, planting and any connecting footway/cycle ways etc. have been submitted to and approved by the Local Planning Authority.

Reason:

In the interests of highway safety.

3. Details of the materials and colour of the external finishes of the proposed boundary and retaining walls shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason:

To safeguard local visual amenities.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure a satisfactory maintenance of the landscaped area.