

PLANNING COMMITTEE

MINUTES of a meeting held on 14th June, 2006.

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

Also present: Councillors A.M. Ernest, G. John, A.J. Readman and A.C. Williams.

85 APOLOGIES FOR ABSENCE -

These were received from Councillors G.A. Cox, E. Hacker and A.G. Powell.

86 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 4th May, 2006 be approved as a correct record.

87 DECLARATIONS OF INTEREST -

The following Members declared interests as indicated below:

Councillor R.J. Bertin	Agenda Item No. 11 (vii) - Clive Road and Clive Place, Barry: Proposed Waiting Restriction Order: Objections received - Employee of one of the consultees. Councillor Bertin vacated the room during the consideration of the matter.
Councillors A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams	Planning applications: <ul style="list-style-type: none"> ▪ 2006/00347/REG3 ▪ 2006/00455/REG3 ▪ 2006/00468/REG3 ▪ 2006/00489/REG3 ▪ 2006/00503/REG3. Each of the aforementioned Councillors vacated the room during the consideration of the above matters.

Councillor M.R. Harvey	Agenda Item No. 11 (iv) - Extension of Steam Railway Line to a site to the rear of Morrisons Supermarket, Barry - Councillor Harvey reminded Members that he had been appointed by the Council as a Director of the Steam Railway Company.
Councillor N.P. Hodges	Agenda Item No. 11 (iv) - Extension of Steam Railway Line to a site to the rear of Morrisons Supermarket, Barry - Member of the Vale of Glamorgan Railway Company. Planning application: 2006/00455/REG3 - Land situated between the main line and the car park serving the Morrisons Store, Barry Waterfront. Councillor Hodges vacated the room during the consideration of both the above matters.
Councillor F.T. Johnson	Agenda Item No. 11 (viii) - Extinguishment of adopted highway at Dunlin Court, Thompson Street Estate, Barry - Councillor Johnson reminded Members that he was a non-voting member of the Board of the Newydd Housing Association. Planning application: 2006/00489/REG3 - Cadoxton Primary School / Victoria Park School, Barry - Councillor Johnson reminded Members that, as a governor of Cadoxton Primary School, he had a dispensation to speak on the above matter but not to vote.
Councillor M.R. Wilson	Agenda Item No. 11 (viii) - Extinguishment of adopted highway at Dunlin Court, Thompson Street Estate, Barry - Councillor Wilson declared an interest as a member of the Board of the Newydd Housing Association and vacated the room during consideration of the above matter.

88 CONSULTATION ON DRAFT REVISED TECHNICAL ADVICE NOTE 5
- NATURE CONSERVATION AND PLANNING (REF - MINUTE NO. C2470) -

Cabinet had, on 24th May, 2006 considered the revised TAN 5 which provided advice on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation, bringing together advice on sources of legislation relevant to various nature conservation topics which could be encountered by local planning authorities. Cabinet had endorsed the officer comment as appended to the report as the Council's response to the WAG (subject to the Director of Environmental and Economic Regeneration specifically identifying plant and animal invasive species), and had referred the matter to this Committee for consideration.

RESOLVED - T H A T the officer's comments as appended to the report be supported and the response of Cabinet endorsed.

89 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP -

The following report of a meeting held on 11th May, 2006 was submitted:

Present: Councillor A.D. Dobbinson (Vice-Chairman); Mr. L. Millar (Cowbridge Chamber of Trade); Mr. G. Robertson (Penarth Society); Councillor Mrs. E. Jervis (The Wenvoe History Group); Mr. A.H. Jones (Barry Preservation Society); and Mrs. P. Goodwin (Pride in Barry).

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

(a) Apologies for absence -

These were received from Councillor Ms. R.M. Birch (Chairman); Mrs. L. Adams (Cowbridge with Llanblethian Town Council); Mr. M. Jones (Llantwit Major Local History Society); Mrs. J. Robinson (Llantwit Major Chamber of Trade); Mr. G.H. Haynes (Cowbridge and District Local History Society); Mrs. J. Darbey (Bonvilston Civic Trust); and Mr. M. Flynn (R.T.P.I.).

(b) Minutes -

AGREED - T H A T the minutes of the meeting held on 12th April 2006 be agreed as a correct record.

Following consideration of the minutes, the Chairman referred to a letter received from Mr. G.J. Haynes of the Cowbridge and District Local History Society in which it was requested that the Local History Society be kept informed as to future developments regarding the land at Greenfield, Llanblethian, and the request was noted.

The Group enquired as to the current position with regard to the land at Greenfield, Llanblethian and were advised that a hearing had taken place at Barry Magistrates' Court on 25th April 2006 at which the defendant had pleaded 'not guilty' on the grounds that the Council's demands were unreasonable. Accordingly, the case had been listed for trial on 14th June 2006.

(c) Information Feedback -

<u>04/01532/FUL:</u>	Proposed conversion of stone barns to residential use on land opposite Great House, Llantwit Major. This application was refused at the Planning Committee meeting held on 4 th May, 2006.
<u>05/01994/FUL:</u>	Construction of a dwellinghouse on land at The Drope, St. Georges Super Ely. This application was refused at the Planning Committee meeting held on 4 th May, 2006.
<u>06/00060/ADV:</u>	Various signs at No. 44 High Street, Cowbridge. This application was approved on 21 st April, 2006.
<u>06/00061/FUL:</u>	New shop front with ATM unit at No. 44 High Street, Cowbridge. This application was approved on 21 st April, 2006.
<u>06/00238/FUL:</u>	Proposed two storey extension and development of roofspace at 1 St. Michael's Close, Michaelston. This application was approved on 28 th April, 2006.

(d) Applications in Conservation Areas -

(i) Llantwit Major

2006/00478/FUL

Received on 4th April 2006

6 Adrian Mews, Chelsea, London SW10 9AE

7 Kemps Covert, St. Donats, Llantwit Major, Vale of Glamorgan CF61 1YZ

PLYMOUTH HOUSE, DIMLANDS ROAD, LLANTWIT MAJOR

Alterations and extension of existing derelict agricultural building to provide new dwelling.

The Chairman read the contents of an e-mail received from Mr. Jones of the Llantwit Major Local History Society in which it was stated that the Society had no objections to the proposed development, and considered it to be in keeping to the area.

The Society did, however, express concern regarding the access to the proposed car port from West Street as this was frequently blocked due to

heavy usage. It was felt that another access point would make matters worse and the Society suggested that access could be made from Dimlands Road through the owner's other land.

The Group noted the comments of the Llantwit Major Local History Society but felt that the suggested access arrangements were not practical.

RECOMMENDED - APPROVAL

(ii) Cowbridge with Llanblethian

2006/00162/OUT Received on 19th April 2006

4(a) Geraints Close, Cowbridge, Vale of Glamorgan
Henywen, Llandough, Nr. Cowbridge, Vale of Glamorgan CF71 7CR

EAST OF 4(a) GERAINTS CLOSE, COWBRIDGE

Erection of retirement bungalow and domestic garage.

RECOMMENDED - REFUSAL - The Group felt that the proposal would not enhance or preserve the character and visual amenity of the conservation area.

(iii) Penarth

2004/01715/FUL Received on 9th March 2006

c/o Agent
The Bonded Warehouse, Atlantic Wharf, Cardiff CF10 4HF

GM2 HOUSE, PLYMOUTH ROAD, PENARTH

Demolition of the existing two storey pitched roof GM2 house. Erection of a residential building of 24 apartments with associated undercroft car park and ground floor with split level residential unit and commercial unit.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the following grounds:

- (1) The design of the proposal was inappropriate for this part of the conservation area.
- (2) The visual impact of the proposal would have a detrimental impact on the character of the conservation area, neither preserving or enhancing the same.

RESOLVED - T H A T the report be noted.

90 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.
- (3) T H A T the proposal to serve Notices under Section 32 of the Building Act 1984, as listed in the report, be noted.

91 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)	

2005/01614/FUL	A	47, Cosmeston Drive, Penarth	Two storey extension to side of property
2006/00060/ADV	A	44, High Street, Cowbridge	Various signs
2006/00061/FUL	A	44, High Street, Cowbridge	New shopfront with ATM unit and new plant to rear
2006/00241/FUL	A	43, Bedford Rise, Llantwit Major	Porch

2006/00250/FUL	A	65, Plymouth Road, Penarth	New garage to rear and single storey extension to house
2006/00255/FUL	A	300, Gladstone Road, Barry	Single storey extension comprising of kitchen/utility room.
2006/00258/FUL	A	1, Castle Road, Rhoose	Single storey rear extension
2006/00261/FUL	A	Dinas Powys Telephone Exchange, Mill Road, Dinas Powys	Installation of louvre panels within existing window openings to suit cooling requirements of internal equipment
2006/00267/FUL	A	14, Castle Road, Rhoose	Garage - pitched roof
2006/00272/FUL	A	Pendoylan Church in Wales Primary School, Pendoylan	Proposed netball pitch and associated ball retention fence/gates and access footway
2006/00277/FUL	A	119, Lavernock Road, Penarth	Conservatory
2006/00285/FUL	A	Pentwyn, Llanblethian	Conservatory to Granny accommodation
2006/00308/FUL	A	60, Trebeferad, Llantwit Major	Second storey extension over ground floor extension
2006/00409/OBS	B	Rectory Lodge, Llandough	Proposed installation of taller replacement pole
2005/01556/HAZ	A	RWE npower plc., Aberthaw power Station, Aberthaw	Storage of Propane, Anhydrous Ammonia, Hydrazine and Aqueous Ammonia
2005/01869/FUL	A	7, Broadshoard, Cowbridge	Two storey extension
2005/01899/FUL	A	Langdale, Merthyr Dyfan Road, Barry	Conversion and extension of existing bungalow to form a pair of semi- detached bungalows
2006/00085/FUL	A	7, Coldbrook Road West, Barry	Rear conservatory

2006/00170/FUL	A	Ty Garreg, Llangan	Single storey attached extension and conversion and adaptation of existing stone barn for use as elderly annexe
2006/00192/FUL	A	12, Gerddi Margaret, The Waterfront, Barry	Single storey extension to rear of existing property
2006/00238/FUL	A	1, St. Michaels Close, Michaelston	Development of roofspace and two storey side extension
2006/00242/FUL	A	Sportsmans Rest, Peterston Super Ely	Form new openings in existing partition walls. Replace existing lean-to roof with new felt flat roof, to extend over new part kitchen extension. New covered pergola and new entrance porch
2006/00253/FUL	A	5, Marine Parade, Penarth	Proposed refurbishment and replacement of rear extension
2006/00263/FUL	A	38, Wordsworth Avenue, Penarth	First floor extension above existing kitchen/living room. To comprise of extended bathroom and bedroom with stairs access to loft room
2006/00265/FUL	A	19, Church Hill Close, Llanblethian, Cowbridge	Removal of condition relating to glazing on application 05/01781/FUL
2006/00271/OUT	R	Land adjacent to 8, Shakespeare Road, Barry	Outline application for a single detached dwellinghouse
2006/00275/FUL	A	2, Trebeferad, Llantwit Major	Single storey rear extension
2006/00279/FUL	A	262, Barry Road, Barry	Two storey extension
2006/00280/FUL	A	14, Highwalls Road, Dinas Powys	Loft conversion with pitched roof dormer to rear

2006/00282/FUL	A	42, Trebeferad, Llantwit Major	Two storey rear extension
2006/00289/FUL	A	17, Glebe Street, Penarth	Change of use from retail use to Estate Agent
2006/00290/FUL	A	The Old Custom House, Dock View Road, Barry	Conversion to ten flats
2006/00291/FUL	A	228, Holton Road, Barry	Change existing bed-sit into an office suite
2006/00293/FUL	A	Ashtree Cottage, 10, The Vines, Colwinston	Single storey dining room extension
2006/00294/ADV	A	10, Windsor Road, Penarth	Fascia panel
2006/00298/FUL	A	25, Harlech Drive, Dinas Powys	Pitched roof over existing garage
2006/00304/FUL	A	1, Fairfield Crescent, Llantwit Major	Attached garage, utility and W.C. extension
2006/00309/ADV	A	Hayes Point - Sully Hospital, Hayes Road, Sully	Advertisement board mounted on metal legs.
2006/00314/FUL	A	Maes Y Ward Farm, Bonvilston	Retention of wooden chalet for farm office/staff shelter
2006/00315/FUL	A	11, Glastonbury Road, Sully	Single storey dining room extension
2006/00320/FUL	A	Ye Olde Masons Arms, 66, High Street, Cowbridge	Retrospective Application to regularize the original planning consent (05/00238/FUL)
2006/00333/FUL	A	St. Andrews Major Golf Club, Coldbrook Road East, Barry	Renewal of application 01/00319/FUL - Conversion of loft into Stewards accommodation in existing club house
2006/00350/FUL	A	Orchard Cottage, St. Nicholas	Summerhouse in rear garden

2006/00362/FUL	A	6, Friars Road, Barry	Convert to care home facilities linked to adjacent Kenilworth Care Home (Nos. 8, 10 and 12, Friars Road)
2006/00370/FUL	A	5, Whittan Close, Rhose	Single storey extension to side to form larger kitchen, utility room and shower room
2006/00382/FUL	A	Bethesda Chapel, Fair Oaks, Dinas Powys	Demolish existing timber framed wall, extend side of building by approximately 1m and construct a new cavity wall and small store room
2006/00390/FUL	A	23, Cwrt-y-Vil Road, Penarth	Proposed garage and single storey extension to rear
2006/00398/FUL	A	6, Stoney Lane, Corntown	Two storey side extension and new roof over existing garage
2006/00470/FUL	R	34, Hinchsliff Avenue, Barry	Two storey side extension and retention of front boundary wall
2006/00136/FUL	R	Greenway Cottage, Bonvilston	Construction of link dining room with first floor over forming additional bedroom. Link between existing dwelling and utility block
2006/00153/FUL	A	49, Solent Road, Barry	Two storey side extension
2006/00186/FUL	A	38, Teifi Drive, Barry	Two storey side extension
2006/00231/FUL	R	83, Glebe Street, Penarth	Proposed bedroom
2006/00286/FUL	R	Foxwood House, St. Hilary	Demolish existing conservatory and build extension to existing house
2006/00287/LAW	A	41, Tynewydd Road, Barry	Retention of two flats

2006/00305/ CROWN	`	RAF St. Athan	Single storey toilet facilities
2005/00773/FUL	A	24, Albert Road, Penarth	Two storey extension and detached garage
2005/01635/FUL	A	Building adjacent to Holms Farm, Pen Y Turnpike Road, Dinas Powys	Continued use as dwelling
2005/01887/FUL	A	Cowbridge Grammar School and former Council Depot yard, Church Street, Cowbridge	Conversion of existing buildings into 15 residential units with 4 new build residential units on the former Council Depot yard site and 24 parking spaces and amenity space
2005/01940/FUL	A	Croft House, Groesfaen Road, Peterston-Super-Ely	Proposed 2 storey extension to provide 3 no. additional bedroom spaces and new kitchen on site of existing double garage
2006/00024/FUL	A	Pleasant Cottage, Turkey Street, Llantwit Major	Alterations and extension together with new access onto highway
2006/00098/FUL	A	The Red Lion, Bonvilston	New extension to dining area
2006/00117/FUL	A	The Laurels, Twyncyn, Dinas Powys	First floor extension to provide en-suite bathroom to existing master bedroom and extension over garage to provide additional bedroom with en-suite facilities
2006/00151/FUL	A	New Mill Cottage, Monknash	Wooden stable block on concrete base
2006/00181/FUL	A	Beech House, 69, Broadway, Cowbridge	Demolition of garage/conservatory and erection of a side extension
2006/00195/FUL	A	101, Fonmon Park Road, Rhoose	Two storey side extension and bathroom extension

2006/00209/FUL	A	63, Boverton Road, Llantwit Major	Two storey rear and front porch extension
2006/00225/FUL	A	2, Glebe Street, Penarth	Proposed new shopfront
2006/00237/FUL	A	The Bungalow, Cwrt-Yr-Ala Estate, Michaelston-le-Pit	Continued use as bungalow and alterations to existing building fabric together with the re-roofing and a single storey rear extension
2006/00243/LBC	A	The Bungalow, Cwrt-Yr-Ala Estate, Michaelston-le-Pit	Complete renovation of existing building internally and externally and construction of new single storey extension
2006/00266/OUT	A	14, Smithies Avenue, Sully	Demolish garage and build a three bedroom dormer bungalow. Details to be submitted for approval later. New road access to existing bungalow
2006/00268/FUL	A	The Keep, Llandough, Nr. Cowbridge	Perimeter and first floor extensions
2006/00310/FUL	A	Yew Tree Farmhouse, Colwinston	Retention of alterations to stable
2006/00325/FUL	A	Manderley, Llangan	Manege for personal use
2006/00329/FUL	A	27, Eagleswell Road, Llantwit Major	Two storey extension
2006/00331/FUL	A	47, Westbourne Road, Penarth	Loft conversion
2006/00334/FUL	A	25A, Cardiff Road, Dinas Powys	Retention of tool shed and garden furniture store
2006/00337/FUL	A	26, Church Meadow, Boverton, Llantwit Major	Single storey rear extension
2006/00342/FUL	A	67, Shakespeare Avenue, Penarth	Ground floor rear extension to accommodate lobby, bedroom and shower room for disabled person

2006/00343/FUL	A	29, Rhodfa Felin, Cwm Barri, Barry	Proposed front utility room and side lounge extension - single storey
2006/00344/FUL	A	28, Tewdrig Close, Llantwit Major	Single storey extension and alterations
2006/00345/FUL	A	18, Clos Cradog, Penarth	Retention of conservatory
2006/00347/FUL	A	4, Tair Gwaun, Penarth	Retrospective application for existing PVCu conservatory
2006/00349/FUL	A	27, Sycamore Crescent, Barry	Single storey extension comprising of a bedroom, bathroom, w.c. and utility
2006/00352/ADV	A	Greenlands, 19, New Barn, St Athan	Signs
2006/00353/FUL	R	Lower Barn, The Southra, Dinas Powys	Single storey breakfast room extension, double garage and creation of guest bedroom
2006/00358/FUL	A	3, Augusta Crescent, Penarth	Construction of new extension to kitchen and utility room and new garage roof
2006/00360/FUL	A	239, Barry Road, Barry	Single storey side extension to enlarge existing kitchen
2006/00361/FUL	A	2, Church Road, Penarth	Conversion of ground and first floor flats into a single dwelling, offroad parking. Removal of porch, canopy and access stairway
2006/00363/FUL	A	Chase Farm, Frampton, Llantwit Major	Double garage and conservatory
2006/00365/FUL	A	Anwyl Fan, Rectory Close, St. Nicholas	Garage
2006/00371/FUL	A	141, Fontygary Road, Rhoose	Dormer roof extension to rear

2006/00373/FUL	A	7, Nailsea Court, Sully	Ancillary accommodation timber cabin structure in rear garden
2006/00375/FUL	A	Brooklands, Brook Lane, St. Nicholas	Removal of Condition 1 from approval CR/395 dated 10th October, 1949
2006/00376/FUL	R	Brooklands, Brook Lane, St. Nicholas	East wing extensions to dining room and bedroom
2006/00378/FUL	A	167, Gladstone Road, Barry	Loft conversion incorporating a rear facing dormer
2006/00379/FUL	A	13, Arcot Street, Penarth	Change of use of former coach house and store to one bedroom dwelling
2006/00381/FUL	A	32, Gibbonsdown Rise, Barry	Two storey side extension
2006/00383/FUL	A	Cwm Ciddy Farm Cottage, Porthkerry Park, Barry	Proposed extension to existing stable block to form hay storage area
2006/00385/FUL	A	2, Millbrook Close, Dinas Powys	Single storey side extension
2006/00387/FUL	A	7, Forrest Road, Penarth	Demolish existing garage and build new garage plus conservatory
2006/00395/FUL	A	11, Marine Drive, Ogmore By Sea	External vertical wheelchair lift installation
2006/00399/FUL	A	3, Andrews Buildings, Stanwell Road, Penarth	Art gallery for the exhibiting and sale of art by Welsh artists
2006/00408/FUL	A	92, Millfield Drive, Cowbridge	Single and two storey extensions
2006/00418/FUL	A	Site adjacent to Glade View, St. Mary Church	External design and material finishes to new offices - alteration to previous approval 05/00735/FUL

2006/00469/OBS	S	Land off Felindre Road, Pencoed, Bridgend (Pencoed Technology Park)	Variation of condition to require permanent stopping up of highways prior the first occupation of the first building on the site; not prior to works commencing on site (as required by condition 11 imposed on outline planning permission 02/01850, dated 26th March 2004)
2006/00491/FUL	A	97A, Glebe Street, Penarth	Change of use of two bedroom first floor apartment to offices
2006/00496/OBS	P	Pencoed Technology Park, Felindre Road, Pencoed (Project Horizon Plot. Phase 1)	Medical devices manufacture plant - facility will comprise of environmentally controlled production suites with materials storage and associated warehousing, with plant room over, and a three storey office block, with associated works and landscaping
2005/01623/FUL	A	Little Acre, Corntown	Regularise construction of 4 no. dwellings (previous application 05/00331/FUL)
2005/01933/FUL	A	Land within Glamorganshire Golf Club, Lavernock Road, Penarth	New greenkeeper's building and alterations to compound
2006/00041/FUL	R	3, Charter Avenue, Barry	Two storey side extension and loft conversion with side and rear dormer
2006/00094/FUL	R	80, Cog Road, Sully	Two storey side extension
2006/00167/FUL	A	8, & 10, Redlands Road, Penarth	Joint single storey rear extensions to adjoining properties

2006/00182/FUL	A	Aberthaw Power Station, Aberthaw	Alter condition 8 (iv) of the electricity act 1989 section 36 consent for the provision of flue gas desulpherisation works (FGD) at Aberthaw Power Station to permit the submission of artificial lighting details after the commencement of the main development
2006/00193/FUL	A	15, Maillards Haven, Penarth	First floor extension and new conservatory to rear
2006/00203/FUL	A	Green Isha Farm, Wick	Alteration, extension and refurbishment of existing dwelling and conversion of existing stable and dovecote to living accommodation
2006/00212/FUL	A	Ty Gerrig, Heol-y-Cawl, Llysworney	Replacement of single storey garage with coach house style (one and a half storey) garage with workshop and home office/hobby room.
2006/00262/FUL	A	Poundfield Precinct, Le Pouliguen Way, Llantwit Major	Proposed retail units
2006/00303/FUL	A	37, Voss Park Drive, Llantwit Major	Two storey extension and extension to existing garage, porch
2006/00330/FUL	A	4, Camms Corner, Dinas Powys	Change of use from shop to office
2006/00348/FUL	A	11, Clos Cradog, Penarth	Retrospective planning application for existing conservatory
2006/00374/LAW	A	12, Maes yr Ysgol, Barry	Special needs extension
2006/00384/FUL	A	Kynance, Mount Road, Dinas Powys	Alter existing drive access to provide 2 no. parking bays and build new outbuilding for storage

2006/00388/FUL	A	Cole Farm 9, Cold Knap Way, Barry	Replace main thatched roof with new thatch and lower roofs with Welsh slate and rade 2 replacment of painted softwood windows
2006/00394/FUL	A	13, Bittern Way, Penarth	Two storey side extension
2006/00396/FUL	A	6, St. Johns Place, Rhoose	Single storey extension and garage
2006/00397/FUL	A	Plasnewydd, Bonvilston	Proposed greenhouse
2006/00401/FUL	R	Limes Cottage, The Limes, Cowbridge	Rear extension (part single/part double)
2006/00405/FUL	A	81, Cardiff Road, Dinas Powys	Single storey rear dining room extension
2006/00413/ADV	A	13-14, Broad Street, Barry, South Glamorgan.	Shop sign
2006/00414/FUL	A	35, Hinchsliff Avenue, Barry	Proposed single storey extension to side and rear of property and proposed porch to front
2006/00415/FUL	A	1, Upper Cosmeston Farm, Penarth	Erection of conservatory at rear of house
2006/00417/FUL	A	11, Clos Mancheldowne, The Waterfront, Barry	Single storey kitchen and dining room extension
2006/00426/FUL	A	9, Paget Road, Penarth	Proposed workshop
2006/00430/FUL	A	33, Beaufort Way, Rhoose	Single storey ground floor WC extension
2006/00434/FUL	A	33, Glyn y Gog, Rhoose Point, Rhoose	Retention of rear conservatory
2006/00447/FUL	A	6, Cae Rex, Llanblethian	Lounge, utility, garage and first floor extensions
2006/00459/FUL	A	20, Llys Dwynwen, Llantwit Major	Single storey conservatory

2006/00579/OBS P Land at Pant y Wal, North Proposed wind farm.
west of Gilfach Goch
centred on NGR SS 965
908

92 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 2006 to March 2007 be noted.

(3) T H A T the list of forthcoming Hearings and Public Inquiries be noted.

93 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

2006/00471/TPO	A	3, Clos Llanfair, Wenvoe	Removal of one tree and trim overhanging branches from another
2006/00472/TCA	A	7, Constitution Hill, Cowbridge	Pollard Sycamore tree
2006/00473/TCA	A	7, Constitution Hill, Cowbridge	Cut back branches of an Atlas Blue Cedar
2006/00547/TCA	A	10, The Mount, Dinas Powys	Fell one Cedar tree.

94 ENFORCEMENT ACTION (DEER) -

(i) Quorn (formerly Kingslea), Craig Yr Eos Road, Ogmore-By-Sea: New window inserted -

Authority was sought to undertake enforcement action in respect of an unauthorised development at the above site involving the construction of a larger rear extension and a dormer at the rear of the property in contravention of planning permission 05/00646/FUL granted on 12th January, 2006 for a loft conversion and garage extensions. It was considered that the insertion of the dormer window on the rear elevation would severely affect the amenities of properties to the rear. It was further considered that the unauthorised development was contrary to Policy ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011. Notwithstanding the fact that a retrospective planning application had been very recently submitted, it was

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990 to ensure the removal of the unauthorised dormer window from the rear of the property known as Quorn.

Reason for decision

To prevent an unacceptable detrimental effect on neighbouring dwellings by virtue of overbearing impact and overlooking.

(ii) Nos. 113/114 High Street, Barry: Unauthorised construction of an outbuilding / structure and first floor porch extension -

Authority was sought for enforcement action to be taken in response to the aforementioned unauthorised development at the above site which was considered contrary to the aims and objectives of Policy ENV27 of the VOG Adopted UDP 1996-2011 which related to the design of new developments in that it had a detrimental effect on the street scene and neighbouring properties. It was therefore considered that enforcement action should be authorised which would require the removal of the unauthorised structure at the rear of the property and also ensure that the porch erected over the fire escape was removed.

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

- the demolition and removal from the land of the structure constructed to the rear of nos. 113/114 High Street next to the rear lane, and
- the demolition and removal from the land of the first floor porch constructed over an existing fire escape to nos. 113/114 High Street.

Reason for decision

The development has an unacceptable detrimental impact on the appearance of the street scene and on neighbouring properties and is therefore contrary to the objectives of Policy ENV27 of the VOG Adopted UDP 1996-2011.

(iii) Breach of Agricultural Occupancy Condition at The Hawthorns, Argoed, Llansannor -

Authority was sought to take enforcement action to overcome a breach of planning control in that the property was currently being occupied in breach of the agricultural occupancy condition imposed on the approvals for the dwelling under application nos. 74/0960 (Outline) and 76/1479 (Reserved Matters). It was noted that the property had been occupied in such non-compliance since December 1996.

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 of the Town and Country Planning Act 1990, to ensure the cessation of the occupation of the property by a person or persons who did not comply with the terms of the Condition No. 1 of planning permissions 74/0960 and 76/1479.

Reason for decision

Condition No. 1 of the above planning permissions require the occupation of the dwelling to be limited to persons employed, or last employed, locally in agriculture as defined in Section 209 of the Town and Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him but including a widow or widower of such a person and the dwelling is currently being occupied by a person or persons who do not comply with this condition.

(iv) The Old Mill, Llanmihangel: Unauthorised creation of access track -

Authority was sought to take enforcement action in respect of the above. The site fell within the Llanmihangel Conservation Area which comprised an historic group of buildings set within a secluded valley, embracing both the natural landscape created by the wooded valley as well as man made features. Details were contained within the report of the relevant policies and guidance used in the assessment of the unauthorised work and it was considered that the construction of such a track in that location represented an unacceptable form of development in the countryside adversely affecting the character and appearance of the countryside and the conservation area, and detracting from the setting of the neighbouring listed church and dwelling.

RESOLVED -

(1) T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 and Section 183 of the Town and Country Planning Act 1990 (as amended) to ensure:

- the cessation of the construction of a track across the land in question;
- the removal from the land of any hardcore material and fill which had been used to create the track;
- the reinstatement of the land to a level and condition commensurate with surrounding land.

(2) T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including a Stop Notice, to prevent any further damage should the owner attempt to continue with the works.

(3) T H A T, in the event of an appeal being lodged, the written representation procedure be adopted.

Reason for decisions

To prevent an unjustified intrusion into the rural landscape which will detract from the character of the countryside and the setting of listed buildings and the conservation area, contrary to Policies within the VOG Adopted UDP 1996-2011 and national policies contained in Planning Policy Wales (March 2002).

(v) Tinkinswood, St. Nicholas: Unauthorised construction of a 4 metre wide track -

Authority was sought to take enforcement action in respect of the above which had been undertaken without the requisite planning permission. It was considered that the construction of a track-way across open agricultural land which was not necessary for any form of agricultural activity represented an unacceptable intrusion into a rural area, which would detract from the character of the countryside and the setting of an Ancient Monument, and was also contrary to Policies within the VOG Adopted UDP 1996-2011.

RESOLVED -

(1) T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 and Section 183 of the Town and Country Planning Act 1990 (as amended) to ensure:

- the cessation of the construction of a track across the land in question;
- the removal from the land of any hardcore material and fill which had been used to create the track;
- the reinstatement of the land to a level and condition commensurate with surrounding land.

(2) T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including a Stop Notice, to prevent any further damage should the owner attempt to continue with the works.

(3) T H A T, in the event of any appeal being lodged, the written representation procedure be adopted.

Reason for decisions

To prevent an unjustified intrusion into the rural landscape which would detract from the character of the countryside and the setting of an Ancient Monument, contrary to Policies in the VOG Adopted UDP 1996-2011 and national policies contained in Planning Policy Wales (March 2002).

(vi) Land at Corrwg Fach, Pendoylan: Unauthorised tipping of material to widen access track -

Authority was sought to take enforcement action in respect of the unauthorised tipping of material and engineering operations to widen the access track to Corrwg Fach stables which, it was considered, constituted an inappropriate and unjustified form of development in the countryside that adversely affected the visual amenity and character of the area. It was further considered that the works were contrary to Policies ENV1 and ENV10 of the VOG Adopted UDP 1996-2011.

RESOLVED -

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

- the removal of all tipped materials from the land;
- the re-soiling and seeding of the land to restore it to its former level and condition.

(2) T H A T, in the event of an appeal being lodged, the written representation procedure be adopted.

Reason for decisions

In order to protect the countryside from inappropriate forms of development.

(vii) Land North of Crossways, Bonvilston: Unauthorised tipping of material to form a tarmac hard surface -

Authority was sought to take enforcement action in respect of the unauthorised tipping and the construction of a tarmac based hard surface / yard in a field which was considered to constitute an inappropriate and unacceptable form of development detrimental to the amenity and character of the open countryside which was not justified in the interests of agriculture. As such, the development was considered to be contrary to Policies ENV1 and ENV10 of the VOG Adopted UDP 1996-2011.

RESOLVED -

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

- the removal of all tipped stone, hardcore and tarmac from the land;
- the re-soiling and seeding of the land to restore it to its former condition.

(2) T H A T, in the event of an appeal being lodged, the written representation procedure be adopted.

Reason for decisions

In order to protect the countryside from inappropriate forms of development.

95 GENERAL PLANNING MATTERS (DEER) -

(i) Application No. 06/00077/FUL: Sealawns Hotel, Ogmore-By-Sea: Appeal against non-determination -

Consideration was given to the report which sought a resolution from the Committee as to how the application in respect of the Sealawns Hotel, Ogmore-By-Sea (application no. 2006/00077/FUL) would have been determined by the Authority in the event that an appeal against non-determination had not been submitted. The application, for the demolition of the existing buildings on site and construction of 24 flats, parking on existing car park and disabled parking at high level together with hard and soft landscape, had resulted in an extremely large number of representations having been received - including 140 individual letters of objection together with 3 late representations also against the application. Further details relating to the representations received - both for and against the proposal - were contained in the report together with the views of officers. Those views had been prepared having regard to Policies within the VOG Adopted UDP 1996-2011 and related advice contained in Planning Policy Wales (March 2002) and TAN12 Design, and concluded that the main issues in the case were, firstly, the scale and design of the proposed replacement buildings, given the setting of the site within the Glamorgan Heritage Coast and, secondly, the loss of a community facility which had been clearly identified as a significant issue by many of the objectors.

Having had regard to all of the above, it was unanimously

RESOLVED - T H A T, had the Council been in a position to determine the application, the application would have been refused for the following reasons:

1. The proposal for the redevelopment of the site would result in the permanent removal of the existing hotel and associated restaurant,

public house and function room facilities and would therefore represent the unacceptable loss of an important community and tourism facility within the rural village of Ogmores-By-Sea; the proposal would therefore be detrimental to the community life and fabric of Ogmores-By-Sea and, accordingly, would be contrary to the provisions of Policy COMM5 of the VOG Adopted UDP 1996-2011 and also advice contained within Planning Policy Wales (March 2002).

2. Notwithstanding the above reason for refusal, the size, scale, design and appearance of the proposed apartment blocks would significantly and materially increase the impact of built development in this sensitive rural location. As such, the proposal would fail to conserve or enhance the special environmental qualities of the Glamorgan Heritage Coast within which the development site was located, as well as the rural character of the development within the village of Ogmores-By-Sea. Accordingly, the proposal would be contrary to Policy ENV5 and also to criteria contained within Policies ENV27 and HOUS8 of the VOG Adopted UDP 1996-2011 and also to general advice and design principles contained within Planning Policy Wales and Technical Advice Note 12: Design (2002).

(ii) Vale of Glamorgan Local Development Plan (LDP) - Results of the Draft Delivery Agreement (DA) Consultation -

The results of the consultation exercise on the draft Delivery Agreement had been appended to the report, and endorsement was sought of the responses and proposed changes to the draft Delivery Agreement as a consequence of that consultation exercise. Authority was sought to authorise the submission of the final DA to the WAG for agreement on or before 31st July, 2006. Cabinet had, on 7th June, 2006, endorsed the amended DA as referred to above and had authorised the Cabinet Member for Planning and Transportation in consultation with the Head of Planning and Transportation to make further minor amendments to the DA if required by the WAG following submission of the final document to them on or before 31st July, 2006. Cabinet had sought the views of the Scrutiny Committee (Economy and Environment) and this Committee on the above decisions. The Scrutiny Committee had already considered the matter and had endorsed the proposals.

RESOLVED - T H A T, having considered the amended report and appendices to that report, Cabinet be notified that resolutions (1),(2),(3) and (4) of Cabinet minute no. C2489 be accepted.

Reason for decision

To advise Cabinet of the Planning Committee's stance in this matter.

(iii) Proposed Developments at Aberthaw Quarry and Aberthaw Power Station -

Details were received of three current interlinked planning applications for major developments at Aberthaw Quarry and Aberthaw Power Station. The

first application, for the disposal of pulverised fuel ash (pfa) from the power station involved the creation of a new protected right turn facility off the Rhoose by-pass, a new vehicular crossing off Castle Road, and the infill of 41.7 hectares of the 20 metre deep quarry with pfa. The second application related to highway visibility improvements to the west of the main power station access onto the B4265 at the Four Cross junction. The third application, which had yet to be received, related to a potential 15 metre increase in height over 37 hectares of the existing pfa mound situated between the River Thaw and East Aberthaw to a maximum height of approximately 67 metres above Ordnance datum.

It was considered that the three proposals would have significant potential and interlinked implications and that it would be advantageous for Members to acquaint themselves on site with the details of the proposals.

RESOLVED - T H A T a site inspection be arranged at a convenient date prior to the next meeting of this Committee to inspect the proposals described in the report and future detailed reports on the applications.

Reason for decision

To enable Members to appreciate the significant issues arising from these applications prior to their formal consideration.

(iv) Extension of steam railway line to a site to the rear of Morrisons Supermarket, Barry: Details of steam locomotive operation -

Consideration was given to a scheme for the operation of steam locomotives on the section of the Vale of Glamorgan Railway Company's track to be constructed between Hood Road and a site to the rear of Morrisons Supermarket submitted in discharge of Condition No. 6 of planning permission ref: 01/00579/REG3 granted in February 2002.

Having had regard to the scheme as submitted for consideration, it was

RESOLVED - T H A T the details of steam locomotive operation set out in the Method Statement and Operating Notes submitted on 2nd March, 2006 be approved in discharge of Condition No. 6 of planning permission ref: 01/00579/REG3.

Reason for decision

The proposals set out in the submitted documents are considered acceptable in addressing the issues of fumes and particulate emissions from steam locomotives using the relevant section of line.

(v) Un-named Lane (Part), The Herberts, Cowbridge: Proposed 30 m.p.h. Speed Restriction Order -

Approval was sought to introduce a Traffic Regulation Order to create a speed restriction of 30 m.p.h. along part of the route of the un-named lane which ran

from The Herberts, St. Mary Church in a southwest direction and as indicated on the map appended to the report in the interest of the safety of the highway user.

RESOLVED -

(1) T H A T public notice be given of the Council's intention to make an Order under Sections 81, 82, 83 and 84 of the Road Traffic Regulation Act 1984, as set out in Appendix A to the report.

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

Reasons for decisions

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

(2) To permit the speed restriction to be introduced.

(vi) Paget Road, Barry Island (Part), Barry: Proposed Solo Motor Cycle Parking Place -

Approval was sought to introduce a Traffic Regulation Order making permanent the Vale of Glamorgan Council (Motor Cycle Parking Bay, Paget Road, Barry Island) Temporary Traffic Regulation Order 2005 which had been introduced to alleviate conflict between pedestrians and motor cyclists on the esplanade area of Barry Island.

RESOLVED -

(1) T H A T public notice be given of the Council's intention to make an Order under Section 1 of the Road Traffic Regulation Act 1984, the effect of which would be as shown at Appendix A to the report.

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

Reasons for decisions

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

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

(vii) Clive Road and Clive Place, Barry Island: Proposed Waiting Restriction Order: Objections received -

Details were presented of the objections received to a proposal to prohibit waiting on short sections of carriageway at Clive Road and Clive Place, Barry Island. The proposal had been promoted following a request from the service

bus operator and sought to prevent parking on the inside kerb-line of the corner of Clive Road and Clive Place in order to allow sufficient space for the service bus to negotiate the turn.

Having had regard to the letter of objection received (which had been signed by sixteen residents of the area), the responses prepared to those objections by officers and to the matters raised at the meeting itself, it was

RESOLVED -

(1) T H A T the objections be not acceded to and the Order made as proposed.

(2) T H A T the objector whose name headed the petition be notified accordingly.

Reasons for decisions

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

(1) To clarify the Council's position.

(viii) Extinguishment of adopted highway at Dunlin Court, Thompson Street Estate, Barry -

Approval was sought for the extinguishment of three areas of adopted highway along Dunlin Court, Barry which had been requested by the applicant (Newydd Housing Association Ltd.) in order to enable the placement of two refuse bin enclosures and the regularisation of a garden boundary.

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

Reason for decision

To enable the placement of the refuse bin enclosures and the regularisation of the garden boundary.

(ix) Holton Road (Part) and Thompson Street (Part), Barry: Proposed One-Way Traffic Order and amendments to existing Traffic Regulations Orders -

Authority was sought to give public notice of the introduction of a one-way system on part of Thompson Street and to vary and create restrictions affecting various categories of parking in Thompson Street, Barry, the details of which were contained within the report. In the interest of clarity, a revision was also required to the wording of a previous Planning Committee resolution.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and representative groups of road users, public notice be given of the Council's intention to make a Traffic Regulation Order, the effect of which would be to make Thompson Street, Barry, between its junctions with Holton Road and Greenwood Street, one-way for vehicular traffic in the direction from north to south, and to vary and create restrictions affecting various categories of parking in Thompson Street, Barry as detailed in the Appendix to the report.

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

(3) T H A T Minute No. 277 of the Planning Committee on 27th July, 2005 be revised as follows:

Resolutions no. (1) and (2) be deleted and replaced with the following:

“(1) T H A T, subject to the views of the Chief Constable, a Traffic Regulation Order be made, the effect of which would be to make part of Holton Road, Barry, between its junctions with Tynewydd Road and Greenwood Street, one-way for vehicular traffic in the direction from east to west and vary and create restrictions affecting various categories of parking in Holton Road as detailed in the Appendix to the report and as shown on Plan No. T-05-97-DB.

(2) T H A T in the event of no objection being received from the Chief Constable, 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.

(3) To rectify the previously issued minute and regularise the public record.

(x) B4267 Sully Moors Road, South Road and Hayes Road, Sully: Proposed changes to speed restrictions -

Authority was sought to introduce a Traffic Regulation Order to amend the existing speed limit on sections of the above roads from 30 m.p.h. to 40 m.p.h. in the interests of road safety. Having regard to the detail of the proposal as shown on the plan and the schedules appended to the report, it was

RESOLVED -

(1) T H A T public notice be given of the Council's intention to make a Traffic Regulation Order, the effect of which would be as shown on 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 enable the proposed Order to proceed.

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

(xi) Penarth Town Centre Phase 1: Proposed Traffic Regulation Orders - Objections received -

Report withdrawn.

(xii) Telecommunications: Planning issues -

Details were presented of the current situation relating to the consideration of proposals for new telecommunications development and the Committee informed of a request that the Head of Planning and Transportation be involved in a forthcoming WAG consideration of issues relating to telecommunication matters, given his role as a Planning Adviser to the WLGA. The WLGA had recently notified this Council that the WAG would be considering the planning aspects of electronic communications apparatus and had indicated that they (the WLGA) intended to raise issues covered in the Planning Committee report of 8th June, 2005. Members remarked that that report had, inter alia, drawn attention to the need for greater guidance and clarity in the role of local planning authorities in the determination of applications for telecommunications development, and the need for a separate regulating process to consider the health impacts (Minute No. 122).

RESOLVED -

(1) T H A T the position be noted and the attendance of the Head of Planning and Transportation at the Environment Planning and Countryside Committee of the WAG on 28th June, 2006 endorsed to facilitate the giving of evidence by the WLGA.

(2) T H A T the Head of Planning and Transportation report the outcome of the above meeting to a future meeting of this Committee.

Reasons for decisions

(1) To endorse attendance and involvement in the WLGA consideration of the planning aspects of telecommunications.

(2) To receive feedback.

96 DEFINITIVE MAP: SECTION 53 WILDLIFE AND COUNTRYSIDE ACT 1981 - APPLICATION TO ADD TWO PATHS TO THE DEFINITIVE MAP (DEER) -

Consideration was given to the fact that an application had been made under Section 53 of the Wildlife and Countryside Act 1981 (as shown on the map appended to the report) by the Secretary of the Llantwit Major Action Group which sought to add:

- a footpath running from Point A at Samson Street near to its junction with Heol-y-Fro for approximately 45 metres south eastwards to the existing Public Footpath No. 37 Llantwit Major at the edge of the playing field (Point B); and
- another path, also commencing on Samson Street at Point C approximately 20 metres further south than the previous path and running for approximately 20 metres eastwards to meet that path at Point D.

Since it was normal procedure for such applications to be dealt with by a sub-committee established for the purpose, it was

RESOLVED - T H A T a Definitive Map Modification Order Applications Sub-Committee be established to deal with all such applications with a membership of 7 and terms of reference as agreed under Minute No. 773 (2001/02) - names to be submitted as soon as possible to the Chief Executive, and that the first meeting thereof be held at a date to be arranged after August 2006 in order to consider the current application.

Reason for decision

To enable the application to be fully considered in accordance with the Wildlife and Countryside Act 1981, and to formally commence the procedure before the expiry of twelve months from the date of the application.

97 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:

2004/01715/FUL

Received on 9 March 2006

P.340

Holder Mathias Architects, The Bonded Warehouse, Atlantic Wharf, Cardiff. , CF10 4HF
Insight, C/o Agent.

GM2 House, Plymouth Road, Penarth

Demolition of the existing two storey pitched roof GM2 house. Erection of a residential building of 25 apartments with associated undercroft car park and ground floor with split level residential unit and commercial unit

DEFERRED for a site inspection.

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

2005/01023/OUT

Received on 27 June 2005

P.348

David Darby, ARICS, Henywen, Llandough, Nr. Cowbridge, Vale of Glam. , CF71 7CR
Mr and Mrs J. Nurse, Forest Lyn, Llanblethian, Cowbridge. , CF71 7JU

Forest Lyn, Llanblethian, Cowbridge

Proposed building plot

APPROVED subject to the following conditions(s):

1. Approval of siting, design, external appearance and landscaping (hereinafter called `the reserved matters`) shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (a) The expiration of five years from the date of this permission.
 - (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. The approval hereby granted shall relate to a single storey bungalow only and no other form of dwelling.

Reason:

In the interests of visual amenity and to preserve the character of the adjacent Conservation Area.

5. Plans and particulars of the reserved matters referred to in condition C1 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

6. The Reserved Matters application shall be supported by a comprehensive tree and land survey in full accordance with the Council's adopted Trees and Development Supplementary Planning Guidance.

Reason:

In order to enable the Local Planning Authority to fully consider the impact on the protected and unprotected trees and other landscape features within the site.

7. Notwithstanding the submitted plans of the proposed access, further plans of the access to a scale of 1:100 indicating the detailed design of access and driveway to serve the existing dwelling of Forest Lyn,

where the line of the driveway shall have full regard to the existence of protected trees on the site and the works for the driveway and access shall not fall within the canopy of the protected trees.

Reason:

To safeguard the protected trees.

8. No development shall take place in relation of the proposed new dwelling until the new vehicular access to serve Forest Lyn submitted under Condition 7 is fully implemented and completed and the proposed new dwelling shall only be accessed via the existing vehicular access from Stallcourt Close.

Reason:

In the interests of highway safety.

9. The detailed scheme shall be designed so that parking provision and garden areas for the proposed dwelling and the existing dwelling are designed to meet the Local Planning Authority's adopted Amenity Standards Supplementary Planning Guidance and the adopted Parking Guidelines.

Reason:

To ensure that the proposed development provides adequate car parking and amenity space for the existing and proposed dwelling.

10. The proposed dwelling shall be designed so that no main windows of habitable windows shall directly overlook the main windows of habitable rooms of other dwellings at a distance of less than 21.3 metres.

Reason:

To maintain the privacy of adjacent residential occupiers.

11. The detailed scheme shall have full regard to the existence of protected trees on the site Tree Preservation Order (No. 7) 1973 and the siting and layout of the dwelling, driveway and parking areas shall be designed so as not to fall within the canopy of the protected trees. The development shall have full regard to the guidance contained within the Trees and Development Supplementary Planning Guidance.

Reason:

To safeguard the protected trees.

12. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all

existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities.

13. 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.

14. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority shall be informed in writing at least two weeks prior to the commencement of development on site of the name and address of the said archaeologist.

Reason:

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

15. Details of the proposed finished floor levels of the dwelling in relation to the existing ground levels and finished levels of the site, including cross-sections shall be submitted to and agreed in writing by the Local Planning Authority before commencement of development and the development shall thereafter be constructed in full accordance with the agreed levels. The proposed levels shall pay particular regard to the residential amenities of neighbouring occupiers and the cross-sections shall clearly indicate the context and relationship of the development with regards to the adjacent dwelling including sensitivity to design and height in relation to the adjacent dwellings.

Reason:

To safeguard the amenities of neighbouring occupiers and ensure the development is sensitive to the surrounding area.

16. Any soils or similar material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation to be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Reason:

To ensure that the safety of future occupiers is not prejudiced.

2005/01293/FUL
P.358

Received on 12 August 2005

Mr. Colin Davies, Swallows Rest, Nant Bran Farm, Dyffryn, Vale of Glamorgan. , CF5 6SU

Mr. Colin Davies, Swallows Rest, Nant Bran Farm, Dyffryn, Vale of Glamorgan. , CF5 6SU

Swallows Rest, Nant Bran Farm, Dyffryn

Engineering works to create garden to rear of property

Subject to no representations being received before 21st June, 2006 the application be APPROVED subject to the following condition(s):

1. Notwithstanding the submitted plans this consent does not convey or grant any consent for the extension of the residential garden curtilage other than outlined in red on the plan attached to this Decision Notice.

Reason:

For the avoidance of doubt and in the interests of visual amenity in this rural location.

2. The boundary defining part of the approved residential curtilage identified on the attached plan in green shall be marked on site by means of a post and rail fence (which shall not exceed a height of 1.5m) within 2 months from the date of this consent and shall be inter-planted with plants of approximately 90cms size at planting, planted in a double staggered row comprised of hawthorn, hazel and field maple, planted at 30cm centres which shall be carried out in the next planting season. Any plants which within a period of 5 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 a similar size and species, unless otherwise agreed in

writing by the Local Planning Authority.

Reason:

In the interests of visual amenity in this rural location.

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

Reason:

To ensure satisfactory maintenance of the landscaped area.

2005/01601/FUL

Received on 13 October 2005

P.362

Electricity Supply Nominees c/o F&C Property Asset Mgmt., PLC, Park Lodge, London Road, Dorking. , RH4 1QP
Nathaniel Lichfield & Parts., 1st floor, Westville House, Fitzalan Court, Cardiff, CF24 OEL

Land at Valegate Retail Park, Culverhouse Cross, Cardiff

Erection of a class A3 - Drive-through fast food restaurant

REFUSED (written representations)

1. The proposed drive-through restaurant unit, by reason of its siting and design, would result in a highly prominent new building at a strategic 'Gateway' into the Vale of Glamorgan causing demonstrable harm to the visual amenities of the site and surrounding area. The development thus fails to pay regard to the need for new development to respect the context of its local environment, contrary to the aims and objectives of Policy ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, advice in TAN12 Design (2002) and the Council's landscape study 'Landscapes Working for the Vale'.

2005/01712/FUL

Received on 1 November 2005

P.369

Mr. Paul Llewellyn, Old Beaupre Farm, St. Hilary, Vale of Glamorgan. , CF71 7LT

Mr. Paul Llewellyn, Old Beaupre Farm, St. Hilary, Vale of Glamorgan , CF71 7LT

Land formerly part of Rectory Farm, Llandough

Proposed agricultural dwelling/four bedroom house with conservatory and double garage

REFUSED (written representations)

1. There is no agricultural justification for a second dwelling on the agricultural holding and therefore the proposal represents unjustified residential development in the countryside which would both in principle and due to its size, siting and excessive curtilage, cause serious harm to this Area of Special Landscape value. As such, the proposal is considered to be development contrary to Policies ENV1, ENV2, ENV4, ENV10, HOUS2, HOUS3 and HOUS5 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and advice contained in Planning Policy Wales 2002.

2005/01739/FUL

Received on 7 November 2005

P.373

Mr. T. James, C/o 365, Barry Road, Barry, Vale of Glamorgan.

Mr. T. James, C/o 365, Barry Road, Barry, Vale of Glamorgan.

365, Barry Road, Barry

Reconstruction of existing rear extension, new balcony and new dormer

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. This consent shall only relate to the amended plans reference M100/1/2 Rev B received on 25th April, 2006 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. The window in the side dormer shall be fitted with obscure glazing at the time of the construction of the development hereby approved and prior to the first beneficial use of loft and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded.

2006/00007/FUL

Received on 4 January 2006

P.377

St. Nicholas Trading Company T/A Trader Yachts Wales, Penarth Marina,
Vale of Glamorgan
Andrew Parker Architect, Studio 1 , The Great Barn, Lillypot, Bonvilston, Vale
of Glam. CF5 6TR

Penarth Marina Car Park, Penarth

Proposed new 3 storey offices and car park

DEFERRED for a site inspection.

2006/00046/FUL

Received on 16 January 2006

P.383

Mr. and Mrs. D. Lubin, C/o Agent
G. Powys Jones The Maltings, East Tyndall Street, Cardiff Bay, Cardiff. CF1
5EA

Ty Groes Farm, Bonvilston

Retention of works involved in creation of granny annexe, including
replacement of garage doors with windows and erection of porch

APPROVED subject to the following condition(s):

1. The extended annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Ty Groes Farm, Bonvilston.

Reason:

To avoid the creation of a separate unit of residential accommodation.

2006/00162/OUT

Received on 19 April 2006

P.387

A.G. Williams, 4a, Geraints Close, Cowbridge, Vale of Glamorgan. ,
David Darby, ARICS, Henywen, Llandough, Nr. Cowbridge, Vale of
Glamorgan. , CF71 7CR

East of 4a, Geraints Close, Cowbridge

Erection of retirement bungalow and domestic garage

DEFERRED for a site inspection.

2006/00171/FUL

Received on 9 February 2006

P.395

Malcolm McKenzie, Atlantic College, St, Donats, Llantwit Major, Vale of
Glamorgan, CF61 1WF.

Lattidue Architect & Designer, 13.2.2 The Leathermarket, West Street,
London, SE1 3ER.

Atlantic College, St. Donats, Llantwit Major

Demolition of existing switchroom enclosure and construction of new student
home, associated houseparents house and landscaping.

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. This consent shall only relate to the amended plans reference P002
Rev A, P003 Rev A, P004 Rev A, P005 Rev A, P006 Rev A, P007 Rev
A, P008 Rev A, P009 Rev A and P010 Rev A, received on 26th May,
2006 and the development shall be carried out strictly in accordance
with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of
doubt as to the approved plans.

3. Prior to the commencement of development details of the finished
levels of the site in relation to existing ground levels and finished
ground levels shall be submitted to and approved in writing by the
Local Planning Authority and the development shall be carried out in

full accordance with the approved details.

Reason

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

4. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities.

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

Reason:

To ensure satisfactory maintenance of the landscaped area.

6. 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 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.

7. Full details of a scheme for foul sewage and surface water run-off shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details prior to the beneficial occupation of the development hereby approved.

Reason:

To ensure for the satisfactory drainage of the site.

8. Samples of the materials to be used in the construction of the proposed student accommodation block and house parent's unit shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of development.

Reason:

To safeguard local visual amenities.

9. No works affecting the trees and scrub within the site shall be carried out during the nesting season between March and September unless a survey is first conducted and submitted to the Local Planning Authority which ascertains the absence of nesting birds.

Reason:

To comply with the Wildlife and Countryside Act 1981.

10. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area, so that an archaeological watching can be conducted. The archaeological watching brief will be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name and address of the said archaeologist.

Reason:

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

11. The occupation of the residential accommodation hereby approved shall be restricted to students at Atlantic College or to teaching staff or other persons employed by the College.

Reason:

As the site is located within the open countryside, planning permission would not normally be granted for new residential accommodation unless restricted to the use as specified above.

2006/00173/FUL

Received on 9 February 2006

P.405

Mr & Mrs Sciubba, 37, Hillside Drive, Cowbridge, Vale of Glamorgan, CF71 7EA.

Lloyd Britton Architect, 111-117 Woodville Road, Cardiff, CF24 4DY

Land adjoining Church Farm, Ystradowen, Cowbridge

Erection of a dwelling house complete with a detached garage/store.

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. This consent shall only relate to the amended plans reference 0215-P01 Rev A, P02 Rev B and P03 Rev B received on 22nd May 2006 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for the purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected or placed within the curtilage of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no additional windows shall be inserted in the

eastern elevation of the dwelling hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To safeguard the privacy of adjoining occupiers.

6. The first floor windows serving the bathroom and en-suite in the eastern side elevation of the dwelling hereby permitted shall be fitted with obscure glazing at the time of the construction of the development hereby approved and prior to the first beneficial use of the dwelling and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded.

7. Full details of a scheme for surface and foul water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details prior to the beneficial occupation of the dwelling hereby approved

Reason:

To ensure an orderly form of development.

8. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on the plans hereby approved and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety.

9. 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 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.

10. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the beneficial occupation of the dwellings hereby permitted which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities.

11. 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.

12. A scheme providing for the fencing of the trees to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. No development shall be commenced on site until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area.

13. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority shall be informed in writing at least two weeks prior to the commencement of development on site of the name and address of the said archaeologist.

Reason:

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

2006/00217/FUL

Received on 15 February 2006

P.411

Principles Ltd, Holts Building, No. 1 Dock, Barry, Vale of Glamorgan, CF62 5QS.

Principles Ltd, Holts Building, No. 1 Dock, Barry, Vale of Glamorgan, CF62 5QS.

The Old Coal Yard, Gaen Street, Barry

Change of use to A1 retail florist shop unit.

APPROVED subject to the following condition(s):

1. The building shall be used only for the purpose(s) specified in the application and for no other purpose whatsoever, including any other purpose in Class A1 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 amending, revoking or re-enacting that Order.

Reason:

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

2. No storage or display or any products shall be permitted outside of the building unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and to control the nature and intensity of the use of the site.

3. The hours of opening of the Use Class A1 shop unit hereby approved shall be confined to between 08:00 hours and 19:00 hours on Mondays to Saturdays and between 10:00 hours and 18:00 hours on Sundays.

Reasons:

To safeguard local residential amenities.

2006/00240/FUL

Received on 21 February 2006

P.415

Mark Aston, Duffryn Lloff Barn, Tre-Dodridge, Cowbridge, Vale of Glamorgan,
CF71 7UL

Planabuild Limited, 56, Cardiff Road, Penygawsi, Llantrisant, CF72 8DH

Pencyrn Barns, Ystradowen

Conversion of two barns into single dwelling and alteration of access to
highway

REFUSED (written representations)

1. In the opinion of the Local Planning Authority, and notwithstanding the fact that insufficient information has been submitted to assess the application on wildlife and highway safety, the proposal would amount to the substandard reconstruction and extension of the barn, and unacceptable incursion of development into the countryside. Accordingly, it would represent the construction of a new dwelling in the countryside, unjustified for agriculture or forestry purposes, which would significantly detract from the rural character and appearance of both the buildings themselves and their setting within the Upper Thaw Valley Special Landscape Area. The proposal is therefore contrary to Policies ENV1, ENV4, ENV8, ENV11, ENV16, 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 in Planning Policy Wales (March 2002).

2006/00278/FUL

Received on 28 February 2006

P.422

Mr. J. Edmunds, Greenyard Farm, Coldbrook Road East, Argae Lane, Barry. ,
CF63 1BC

Osborne V Webb Partnership, 19, Castle Street, Cardiff, CF1 2BT

Greenyard Farm, Coldbrook Road East, Argae Lane, Barry

Proposed conversion of redundant farm buildings into 10 no. two person one
bedroom self-catering holiday accommodation units

APPLICATION WITHDRAWN

2006/00306/FUL

Received on 3 March 2006

P.430

Mr. A. Mantell, 29, Llwyn Y Gog, Rhoose Point, Rhoose, Vale of Glamorgan. ,
CF62 3LS

C. J. Morgan, 13, Merthyr Street, Barry, Vale of Glamorgan. , CF63 4LA

29, Llwyn y Gog, Rhoose Point, Rhoose

Retention of decking

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:

- (a) The demolition and removal of the decked area from the property.

REFUSED (written representations)

1. By reason of its size, elevated position and close relationship with nearby dwellings, the proposal represents an unacceptable and inappropriate form of development which has an adverse affect on the amenity of adjoining properties and the appearance of the property when viewed from public space to the rear. The proposal would therefore be contrary to Policy ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and Policy 3 of Supplementary Planning Guidance on Amenity Standards.

2006/00372/FUL

Received on 16 March 2006

P.433

Mr. Adrian Rowe, Maytrees, Cross Common Road, Dinas Powys, Vale of Glamorgan.

The Design Group Three, 53, Corporation Road, Grangetown, Cardiff. , CF11 7AI

Maytrees, Cross Common Road, Dinas Powys

Two storey side extension, alteration to roof and construction of roof dormers

DEFERRED for a site inspection.

2006/00357/REG3

Received on 14 March 2006

P.436

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

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

45/47, Holton Road, Barry

Conversion of existing furniture/charity shop to office accommodation and sale of community safety equipment

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.

2006/00455/REG3

Received on 30 March 2006

P.438

Vale of Glamorgan Council, The Dock Office, Barry Docks, Barry, Vale of Glamorgan. , CF63 4RT

John Dent, Major Projects Manager, Docks Office, Barry Docks, Barry. , CF63 4RT

Land situated between main line and the car park serving the Morrisons store, Barry Waterfront

Provision of pre-fabricated platform and associated loop and ramp to serve the Barry Steam Railway Line at this location in support of planning approval 01/00579/REG3 (Minute No. 1117)

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, further details of the precise siting of the platform and pedestrian access to the Morrisons' site shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. The development shall be implemented thereafter in accordance with the agreed scheme.

Reason:

To ensure the optimum pedestrian access to the platform is achieved in the interest of highway safety.

2006/00468/REG3

Received on 3 April 2006

P.444

Vale of Glamorgan Council, Dock Office, Barry Docks, Barry, Vale of Glamorgan , CF63 4RT

Emma Harvey, Vale of Glamorgan Council, D.E.E.R., Dock Office, Barry Docks, Barry, Vale of Glamorgan. CF63 4RT

Land adjacent to Rhoose Transport Interchange, Rhoose Point

Construction of new footpath

DEFERRED for a site inspection.

2006/00489/REG3

Received on 4 April 2006

P.449

Vale of Glamorgan Council, (Education & Property), Civic Office, Holton Road, Barry. , CF63 2JS

James & Nicholas LLP, Grove House, Grove Place, Port Talbot. , SA13 1XA

Cadoxton Primary Junior School/Victoria Park School, Cadoxton, Barry

Provision of a link building between the Infants and Juniors incorporating a staff room and toilets

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, the proposed materials shall match those already existing on the building, and shall remain thereafter at all times.

Reason:

To ensure the visual amenity of the area is protected.

2006/00503/REG3

Received on 10 April 2006

P.452

Mr. D. Griffiths, c/o Peterston S Ely Primary, Peterston Super Ely, Vale of Glamorgan. , CF5 6LP

Mark Haynes, Learning & Development Dir., Civic Offices, Barry, Vale of Glamorgan , CF63 4RU

Peterston Super Ely Church in Wales School, Heol Llanbedr, Peterston Super Ely

Metal storage container on the car park (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 1990.

2. This permission shall be granted for a temporary period only, expiring three years from the date of this consent and the unit shall be completely removed on or before that date unless a formal consent for its retention has been granted by the Local Planning Authority.

Reason:

To enable the Local Planning Authority to assess the impact of the proposed industrial container on the visual amenities of the site proposal.