

PLANNING COMMITTEE

MINUTES of a meeting held on 12th July, 2006.

Present: Councillor A.D. Dobbinson (Chairman); Councillor Ms. R.M. Birch (Vice-Chairman); Councillors Mrs. M.E.J. Birch, G.A. Cox, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, M.R. Harvey, 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 Mrs. J.E. Charles, A.J. Readman and A.C. Williams.

179 APOLOGIES FOR ABSENCE -

These were received from Councillors R.J. Bertin, A.G. Powell and S.T. Wiliam.

180 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 14th June, 2006 be approved as a correct record.

181 DECLARATIONS OF INTEREST -

The following Members declared interests as indicated below:

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| Councillors G.A. Cox, A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams | Planning Applications: <ul style="list-style-type: none"> • 2004/01754/REG3 • 2006/00468/REG3 • 2006/00689/REG3 Each of the above Cabinet Members vacated the room during consideration of the above matters. |
| Councillor Mrs. A.J. Preston | Planning Application No. 2006/00748/FUL - applicant Planning Application No. 2006/00689/REG3 - Chairman of the Glamorgan Heritage Coast Advisory Group. |

182 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP -

The following report of a meeting held on 29th June, 2006 was submitted:

Present: Councillor Ms. R.M. Birch (Chairman), Councillor A.D. Dobbinson (Vice-Chairman), Mrs. J. Williams (The Victorian Society), Mr. M. Jones (Llantwit Major Local History Society), Mr. R. Simpson (Campaign for the Protection of Rural Wales), Councillor C. Mustow (Bonvilston and St. Nicholas Community Council), Mrs. P. Goodwin (Pride in Barry), Mr. R. Burston (St. Nicholas Society), Mr. G.H. Haynes (Cowbridge and District Local History Society) and Mr. G. Robinson (Penarth Society).

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

(a) Apologies for Absence -

These were received from Mrs. J. Darbey (Bonvilston Civic Trust), Mrs. E. Jervis (The Wenvoe History Group), Mrs. J. Robinson (Llantwit Major Chamber of Trade), Mr. L. Millar (Cowbridge Chamber of Trade) and Councillor Mrs. L. Adams (Cowbridge Town Council).

(b) Minutes -

AGREED - T H A T the minutes of the meeting held on 11th May, 2006 be agreed subject as follows:

- The addition of the names of Mrs. J. Williams (The Victorian Society) and Mr. R. Simpson (Campaign for the Protection of Rural Wales) being added to the list of those present at the meeting.*
- That the words "requested that the Local History Society" as contained in paragraph (b) be amended to read "requested that the Conservation Advisory Group".*

(c) Information Feedback -

04/01674/FUL: Single-storey extension to the Llancafarn Community Centre, Llancafarn. This application was refused on 26th May, 2006.

05/00773/FUL: Proposed two-storey extension and detached garage at 24 Albert Road, Penarth. This application was approved on 12th May, 2006.

05/01965/FUL: proposed construction of coach house and indoor swimming pool at Pikel House, St. Nicholas. This application was refused on 23rd June, 2006.

06/00024/FUL: Alterations and extensions plus new access to highway at

Pleasant Cottage, Turkey Street, Llantwit Major. This application was approved on 12th May, 2006.

(d) Applications in Conservation Areas -

(i) Boverton

2006/00525/FUL

Received on 11 April 2006

*Orchard Farm House, Boverton Road, Boverton, Vale of Glamorgan, CF61 1UH
7, Kemps Covert, St. Donats Castle, Llantwit Major, Vale of Glam, CF61 1YZ*

Barn No. 2 of Orchard Farm House, Boverton Park, Boverton

Alterations and refurbishment of existing barn and cart shed to convert to dwelling and garage respectively.

RECOMMENDED - APPROVAL.

2006/00796/FUL

Received on 2 June 2006

*C/o Agent
Rawden House, 65, Cowbridge Road East, Cardiff, CF1 9AE*

Land at Orchard House, Boverton Road, Boverton

Proposed new detached dwelling.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the grounds that the visual impact of the proposal in terms of its size would have a detrimental impact on the character of the conservation area, neither preserving or enhancing the same.

2006/00797/FUL

Received on 2 June 2006

*C/o Agent
Rawden House, 65 Cowbridge Road East, Cardiff, CF1 9AE*

Land at Orchard House, Boverton Road, Boverton

Proposed new detached dwelling.

RECOMMENDED - APPROVAL.

(ii) Cowbridge with Llanblethian

2006/00783/FUL

Received on 30 May 2006

*The Old Post Office, Boverton, Llantwit Major, Vale of Glamorgan, CF61 1UF
39 High Street, Cowbridge, Vale of Glamorgan, CF71 7AE*

Limes Gate Cottage, The Limes, Cowbridge

Bedroom with en-suite and front porch extension.

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.*
- (iii) Penarth*

Mr. G. Robertson declared an interest in this application in that the architect was the President of his Association.

2006/00163/FUL *Received on 7 February 2006*

*68 Huddleston Road, London, N7 0AG
21 Victoria Road, Penarth, Vale of Glamorgan, CF64 3EG*

9 Kymin Terrace, Penarth

Demolition of existing garage and stores to be replaced with new dwelling together with new forecourt and car parking servicing original house.

RECOMMENDED - APPROVAL

The Chairman vacated the meeting and the Vice-Chairman took the Chair.

2006/00746/FUL *Received on 24 May 2006*

*15 Albert Crescent, Penarth, CF64 1DA
15 Albert Crescent, Penarth, CF64 1DA*

15 Albert Crescent, Penarth

Rear two storey extension to include additional play room and baby unit.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the grounds that the scale and design of the proposal would not enhance or preserve the character and visual amenity of the conservation area.

- (iv) St. Nicholas*

2006/00784/FUL *Received on 30 May 2006*

*Maes y Coed, Well Lane, St. Nicholas, Vale of Glamorgan, CF5 6SG
Maes y Coed, Well Lane, St. Nicholas, Vale of Glamorgan, CF5 6SG*

Maes y Coed, Well Lane, St. Nicholas

First floor extension over entire floor area of existing bungalow and replacement detached garage.

RECOMMENDED - APPROVAL.

RESOLVED - T H A T the report be noted.

183 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.

184 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

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| 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) | |

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| 2004/01674/FUL | R | Llancarfan Community Centre, Llancarfan | Single storey extension to accommodate stage store, toilets, toilet for disabled, boiler room and access to first floor and revised access |
| 2004/02069/FUL | R | Little Grange, Wenvoe | Demolish existing house, rebuild new dwelling |
| 2006/00232/LBC | A | Custom House, Dock View Road, Barry | Refurbishment and alterations to office building to provide residential accommodation |
| 2006/00247/FUL | A | Land adjacent to 30, Rhoose Road, Rhoose | Erection of 2 apartments |
| 2006/00297/FUL | R | 5, Cowper Close, Penarth | Two storey side and rear extension |
| 2006/00319/LBC | A | Ye Olde Masons Arms, 66, High Street, Cowbridge | Retrospective application to regularise the original Listed Building Consent (05/0188/LBC) |
| 2006/00332/FUL | R | 5, Station Road, Dinas Powys | Demolition of existing conservatory, construction of new two storey extension and associated works |
| 2006/00377/FUL | A | The Rise, Slaughter Lane, Llysworney | Removal of Condition No. 4 on approval CORD 85/63s18947 |
| 2006/00380/FUL | R | 31, Stallcourt Avenue, Llantwit Major | Front, side and rear two storey extension |
| 2006/00389/LAW | R | Raycroft, Cross Common Road, Dinas Powys | Continue use of land as garden curtilage |
| 2006/00402/LAW | R | Ashlea, Cross Common Road, Dinas Powys | Continued use of land as garden curtilage at Ashlea |

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| 2006/00416/FUL | A | 322, Gladstone Road, Barry | Rear dormer to loft conversion |
| 2006/00431/FUL | A | 83, Lydstep Road, Barry | Garage to side of house |
| 2006/00444/FUL | A | 14, Monkstone Close, Penarth | New tiled pitched roof to replace flat roof |
| 2006/00445/FUL | A | 37, Brenig Close, Barry | Extend kitchen area to rear of property |
| 2006/00448/FUL | A | 23, Illtyd Avenue, Llantwit Major | Single and two storey extensions |
| 2006/00454/FUL | R | 13, Plassey Square, Penarth | Construct a single garage, new room over existing structure at rear of property and loft conversion on rear roof elevation |
| 2006/00456/FUL | A | 194, Port Road East, Barry | Loft conversion and rear dormer |
| 2006/00458/FUL | A | 81, Picton Road, Rhoose | Raise height of brick boundary wall, brick up front, add a door and sloping roof to create a brick shed. Brick front drive and add a boundary wall |
| 2006/00460/FUL | A | 22, Cory Crescent, Peterston-Super-Ely | Single storey ground floor kitchen extension |
| 2006/00464/FUL | A | 16, Eckley Road, Sully | Single storey extension to kitchen and single storey extension to master bedroom |
| 2006/00465/FUL | A | 12, Lon Cefn Mably, Rhoose | Demolish garage and erect single storey rear extension |
| 2006/00467/FUL | R | West Farm Southerndown | Alterations to windows - revision to planning consents nos. 05/00402/FUL and 05/01529/FUL |

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| 2006/00476/FUL | A | 5, Grassmere Close, Llandough | Single storey rear extension. New front porch and new side window |
| 2006/00479/FUL | A | 19, Senni Close, Barry | Construction of 2 storey extension to side of dwelling |
| 2006/00480/FUL | A | 10, Dunraven Street, Barry | Rear conservatory |
| 2006/00485/FUL | A | 2, The Courtyard, Michaelston-le-Pit | Single storey glazed conservatory |
| 2006/00487/FUL | A | Tir Iarll, Treoes | Extensions to front and side/rear to provide additional living accommodation |
| 2006/00490/FUL | A | 121, Jenner Road, Barry | Lean to conservatory to the rear |
| 2006/00527/FUL | A | 23, Montgomery Road, Barry | Take down existing outbuildings. Construct single storey extension to side of property to provide ground floor facilities suitable for disabled person |
| 2005/01932/FUL | A | Llandough Hospital, Llandough, Penarth | Extensions to existing surface car parking to provide an additional 156 car parking spaces |
| 2006/00270/FUL | A | Hensol Castle, Hensol | Re-lay existing playing pitches on land located below the existing castle including improved drainage |
| 2006/00390/FUL | A | 23, Cwrt-y-Vil Road, Penarth | Proposed garage and single storey extension to rear |
| 2006/00422/FUL | A | Windmill Farm, Llansannor | Amendment to planning permission 98/00339/FUL for careful removal of defective wall with all face stonework numbered to allow correct reinstatement |

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| 2006/00435/FUL | A | 15, Somerset View, Ogmore By Sea | Minor modification to balcony to previously approved application 05/01951/FUL |
| 2006/00452/FUL | A | 1, St. Nicholas Close, Dinas Powys | Proposed two storey side extension, porch and conservatory |
| 2006/00457/FUL | A | 19, Cwlwm Cariad, Pencoedtre, Barry | First floor extension to front |
| 2006/00461/FUL | A | 6, Cherry Close, Penarth | Two single storey extensions, one to side and one to rear |
| 2006/00466/FUL | A | Pant Wilkin Farm, Llanquian Road, Aberthin | Construction of a maximum 800 sq. m. outdoor riding arena with surrounding timber fence for private use only |
| 2006/00486/FUL | A | 34, Westgate, Cowbridge | Existing garage and studio (amendment to application 02/00126/FUL) |
| 2006/00495/FUL | R | 5, Broad Street, Barry | Vary condition 1 of 04/00316/FUL to allow opening hours to be until midnight on Sunday to Thursday and until 2a.m. on Friday and Saturday night |
| 2006/00504/FUL | A | 52, Cornerswell Road, Penarth | Single storey extension to rear of property |
| 2006/00515/FUL | A | 25, Tynewydd Road, Barry | Change of use from commercial to residential |
| 2006/00528/FUL | A | 18, Boverton Court, Llantwit Major | First floor bedroom extension |
| 2006/00533/FUL | A | 17, Pencoedtre Road, Barry | Conservatory |
| 2006/00559/FUL | A | 130, South Road, Sully | Single storey extension and rebuilding of existing garage |

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| 2005/01760/FUL | A | Unit 1A, Palmers Vale Business Centre, Palmerston Road, Barry | Change of use from B1 (office) to D1 (church) for a period of 10 years |
| 2005/01822/FUL | A | Arwelfa, Llampha | Conversion of barn to new dwellinghouse with basement accommodation |
| 2005/01846/FUL | A | Land adjacent to 4, Cosmeston Cottages, Lavernock Road, Penarth | Construction of new four bedroom house |
| 2006/00003/FUL | R | 12, Paget Road, Barry | Extension and alterations to convert and extend ground floor shop with vacant hotel accommodation on upper floors to ground floor shop with two storey residential apartment on upper floors with basement parking |
| 2006/00101/FUL | A | Flat 2, Bron-y-Glyn, Marine Parade, Penarth | Timber framed conservatory |
| 2006/00135/FUL | A | The Blacksmiths Arms, Llanmaes | Modification of front elevation to form new door opening in addition to external seating area and internal alterations |
| 2006/00146/FUL | A | The Croft, Parc Newydd, Treoes | Stable block, turning circle and drive extension |
| 2006/00156/FUL | A | Hazelcourt Ponds, Llysworney, Cowbridge | Additional pond (No. 7) for angling purposes, increase in rods from 20 to 30 and 6 extra car parking spaces including 2 disabled spaces |
| 2006/00220/FUL | A | Land off Lavernock Road, Cosmeston, Penarth | Timber framed horse stables incorporating 3 no. stables, a barn and manure bunker |
| 2006/00302/FUL | A | 41, Buttrills Road, Barry | Two storey rear extension |

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| 2006/00318/FUL | A | Brynhyfryd, Bonvilston | First floor and side additions, detached replacement garage and internal alterations |
| 2006/00328/FUL | R | 56, Wenvoe Terrace, Barry | Minor alterations and construction of rear balcony, demolition of WC, store and concrete staircase |
| 2006/00339/FUL | A | Welsh Water Treatment Works, West Aberthaw | Construction of new waste water treatment process plant and an electrical equipment control room |
| 2006/00340/CRO WN | A | RAF, St. Athan | New modular office building at West Camp, St. Athan |
| 2006/00355/FUL | A | Vale Business Park, Llandow Industrial Estate, Llandow | Single storey portal frame shed comprising of 3 no. units |
| 2006/00366/FUL | A | 21, New Barn, Flemingston, St Athan | To restore/create access to stables |
| 2006/00368/FUL | R | Flat No. 49A, Plymouth Road, Penarth | Demolition of existing bathroom and erection of a new bathroom and single bedroom |
| 2006/00369/FUL | A | 90, Westward Rise, Barry | Proposed side and rear extension |
| 2006/00392/FUL | A | 108-110, Little Main Street, Barry | Conversion of existing four bedroom flat, shop units and bakery into 4 no. flats |
| 2006/00410/FUL | R | 3, Chapel Row, Dinas Powys | Two storey extension and conservatory |
| 2006/00420/FUL | A | 1-3, Washington Buildings, Stanwell Road, Penarth | New disabled ramp |
| 2006/00442/FUL | A | The Market Theatre, The Butts, Cowbridge | Extend the theatre to add a rehearsal/general purpose room |

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| 2006/00449/FUL | A | 8, Nant Canna, Treoes | Two storey domestic extension |
| 2006/00453/ADV | A | 1, Royal Buildings, Stanwell Road, Penarth | Swan neck lighting X 4 - illuminated shop front and white illuminated projecting sign |
| 2006/00475/FUL | R | 29, Porthkerry Road, Rhoose | Kerb lowering and part removal of existing wall to make access to front garden for one car. Existing area converted to decorative gravel |
| 2006/00483/FUL | A | 4, Fonmon Park Road, Rhoose | Extension to front of adjoining garage to bring into line with front of house and partial conversion to rear of garage into kitchen annex from main building |
| 2006/00498/FUL | A | Plot 1, Boverton Mill Barns, Boverton, Llantwit Major | Conversion of existing barn to dwelling |
| 2006/00499/FUL | A | Plot 2, Boverton Mill Barns, Boverton, Llantwit Major | Conversion of existing barn to dwelling |
| 2006/00500/FUL | A | Plot 3, Boverton Mill Barns, Boverton, Llantwit Major | Conversion of existing barn to dwelling |
| 2006/00509/FUL | A | Woodlands, Porthkerry | Completion of porch to main door, small conservatory to rear door and conservatory to front |
| 2006/00512/ADV | A | The Captains Wife, Beach Road, Swanbridge | 1 X wall mounted promotional display unit |
| 2006/00514/FUL | R | 138, Windsor Road, Penarth | Conversion of existing dwelling into 2 no. flats |
| 2006/00517/FUL | A | Digwell House (formerly Cwm Ciddy Lodge), Port Road West, Barry | Removal of condition 4 of approval 78/01270 - restrictive occupancy condition |
| 2006/00518/LAW | A | 14, High Street, Barry | Change of use from restaurant and hot food takeaway to Estate Agency |

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| 2006/00521/FUL | A | 10, Caynham Avenue, Penarth | 2 storey side extension including room to roof area |
| 2006/00522/FUL | A | 6, Maes y Bryn, Colwinston | Erection of conservatory to rear of property |
| 2006/00524/LAW | A | Gwaun Wen Farm, Hensol | Non-compliance with agricultural occupancy condition |
| 2006/00526/FUL | A | 69B, Redbrink Crescent, Barry Island, Barry | Dormer window to front of property |
| 2006/00534/FUL | A | 15, Clevedon Avenue, Sully | Single storey rear and side extensions |
| 2006/00535/FUL | A | Appletree Cottage, 15, Highwalls Road, Dinas Powys | Conservatory to rear of property |
| 2006/00536/FUL | A | 2, Clos Llanfair, Wenvoe | Two storey extension to rear of existing dwelling |
| 2006/00537/FUL | R | 74, Westbourne Road, Penarth | Pavement crossover |
| 2006/00538/FUL | A | 2, Argoed Cottages, Llanharry, Pontyclun | Proposed extension |
| 2006/00540/FUL | A | 51, Lakin Drive, Barry | 2 storey side extension |
| 2006/00543/FUL | A | 81-85, Holton Road, Barry (former Dan Evans) | Change of use from Class A1 to A2 and new shopfront (relating to part of former Dan Evans Store) |
| 2006/00549/FUL | A | 5, Millbrook Close, Dinas Powys | Conservatory |
| 2006/00550/FUL | A | 7, Tresilian Close, Llantwit Major | Single storey porch and WC/utility extension |
| 2006/00552/FUL | A | 58, John Batchelor Way, Penarth | Convert garage to living area |

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| 2006/00554/FUL | A | Penarth Police Station, Windsor Road, Penarth | Refurbishment of existing building and creating additional floor space to front entrance, first floor infill between buildings and infill to lower ground floor |
| 2006/00557/FUL | A | 36, Bedford Rise, Llantwit Major | Conservatory |
| 2006/00561/FUL | A | The Lodge, City | Proposed two storey extension to existing dwelling |
| 2006/00564/FUL | A | 10, Willow Crescent, Barry | Installation of conservatory to rear elevation |
| 2006/00568/PNT | A | A4222 Darren Hill, Cowbridge | Installation of a 9m. streetworks monopole together with 1 no. tri sector antenna within a GRP shroud, 2 no. ground based equipment cabinets and associated ancillary equipment |
| 2006/00570/FUL | A | 2, Warlow Close, St. Athan | Conservatory |
| 2006/00576/FUL | A | 30, Cedar Way, Penarth | Proposed two storey extension to rear to form kitchen and bedroom |
| 2006/00597/FUL | A | 56, Westbourne Road, Penarth | Reconstruction of rear annexe and provision for off road vehicle parking |
| 2006/00601/FUL | R | 39, Dudley Place, Barry | Rooflights with balcony |
| 2006/00695/PNA | A | Bryn Y Fedwen Farm, Ystradowen | New building for storage of feed, fodder and equipment |
| 2006/00214/FUL | A | Compton House, East Street, Llantwit Major | Two storey side extension |
| 2006/00264/FUL | A | The Cottage, Ystradowen | Stable block and manege |

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| 2006/00281/FUL | A | Norbury, Cross Common Road, Dinas Powys | Amendments to previously approved scheme to show additional conservatory and garage details |
| 2006/00301/FUL | A | 80, Castle Avenue, Penarth | Erection of two storey rear extension |
| 2006/00338/FUL | A | Sunnycroft, Claude Road West, Barry | Dormer loft conversion |
| 2006/00367/FUL | A | Adjacent to Security Gate 02, Dow Corning, Barry | Nature study centre and associated works |
| 2006/00437/FUL | R | Garden of The Chestnuts, 17, Ewenny Road, Wick | New house |
| 2006/00488/FUL | A | Rose Cottage, Westra, Dinas Powys | Demolition of existing detached garage, erection of new garage with store/hobby room in attic and garden room attached |
| 2006/00494/FUL | A | Brooklands Farm, Wick | Retention and extension of lean-to hay store |
| 2006/00507/FUL | A | 110, Jenner Road, Barry | Retain flue on summerhouse |
| 2006/00520/FUL | R | Ty Deg Cymru, Hensol | Erection of additional outbuilding for recreation/storage use |
| 2006/00529/FUL | A | 47, Spencer Drive, Llandough, Penarth | Two storey extension to side of property and single storey porch extension |
| 2006/00548/FUL | A | Wallas Farm, Wick Road, Ewenny | Proposed hay and machinery storage building to cover existing yard between existing agricultural buildings |
| 2006/00558/FUL | R | 5, Cross Street, Barry | Two storey rear extension |
| 2006/00560/FUL | R | 21, Walker Road, Barry | Two bedroom dormer bungalow |
| 2006/00565/FUL | A | 24, Plymouth Road, Penarth | Summer house and garden store |

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| 2006/00569/FUL | A | 9, St. Catherines Court, Skomer Road, Barry | Ground floor extension to comprise bedroom, shower room and lobby with external ramps for disabled person |
| 2006/00573/FUL | A | Two Jays, St. Georges Super Ely | Proposed conservatory |
| 2006/00577/FUL | A | East Lyng, Ewenny Road, St. Brides Major | Conservatory to front |
| 2006/00578/FUL | A | 2A, Westward Rise, Barry | Retention of conservatory to rear |
| 2006/00584/FUL | A | Land adjacent to Northcliffe Cottage, Northcliffe Drive, Penarth | Three bedroom detached house and car parking |
| 2006/00594/FUL | A | Major Best Kebab House, East Street, Llantwit Major | Removal of condition |
| 2006/00595/FUL | A | 8, Blodyn Y Gog, Barry | Conversion of existing garage, integral to the house, to a playroom/study |
| 2006/00598/LAW | A | The Old Forge, 214, Cardiff Road, Dinas Powys | Construction of a garage base |
| 2006/00607/FUL | A | 7, Pendoylan Close, Barry | Lean-to conservatory |
| 2006/00614/FUL | A | Aberthaw Quarry, Aberthaw | Erection of ready mixed concrete batching plant for temporary period of eighteen months |
| 2006/00632/FUL | A | 19, Barrians Way, Barry | Retention of conservatory to rear |
| 2006/00765/LAW | A | 86, Westbourne Road, Penarth | Change of use from three flats to single dwelling |
| 2005/01202/FUL | A | Plaisted Cottage, Llanmaes | Erection of garden room, pool changing room and domestic garage |
| 2005/01965/FUL | R | Pikel House, St. Nicholas | Construction of coach house and indoor swimming pool |

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| 2006/00068/FUL | A | 7, Victoria Avenue, Penarth | Minor amendments to approved scheme for refurbishment of building into 4 no. apartments (05/00338) |
| 2006/00407/FUL | A | Leckwith Motor Company, Leckwith Road, Llandough, Penarth | Erection of new security fencing to site boundaries |
| 2006/00419/FUL | A | Evenlode Primary School, Evenlode Avenue, Penarth | Proposed extension to car park |
| 2006/00421/FUL | A | 3, Belvedere Crescent, Barry | Rear single storey extension comprising of a kitchen and bathroom |
| 2006/00423/FUL | A | 2, Mountjoy Place, Penarth | Proposed side and porch extension plus conservatory |
| 2006/00432/FUL | R | 7, Broadshoard, Cowbridge | Provide ground floor bathroom/WC for use by registered disabled person, also extend house to relocate living accommodation |
| 2006/00585/FUL | A | 41, Wimbourne Close, Llantwit Major | Single storey extension on side of dining room |
| 2006/00596/FUL | R | Land at Monkash | Agricultural building/hay barn and implement storage |
| 2006/00605/FUL | A | 29, Voss Park Drive, Llantwit Major. CF61 1YE | Single storey rear conservatory and front porch |
| 2006/00608/FUL | A | Garden Cottage, Colwinston. CF71 7NE | Single storey extension to provide new garden room |
| 2006/00611/ADV | A | Coed Llwynrhyddid Nature Reserve Hensol, Hensol | Welcome signs to help orientate visitors and explain access restrictions |

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| 2006/00612/ADV | A | Coed Garnllwyd Nature Reserve, Llancarfan | Welcome signs to help orientate visitors and interpretation panel to explain wildlife interest of the site |
| 2006/00613/FUL | A | City Cottage, Llansannor, Cowbridge | Additional room to be built over existing single storey |
| 2006/00620/FUL | A | 1, The Parade, Castle Drive, Dinas Powys | Installation of automated teller machine |
| 2006/00622/FUL | A | 65, Hinchsliff Avenue, Barry | Ground floor shower room extension for disabled person |
| 2006/00624/FUL | R | 30, Stallcourt Avenue, Llantwit Major | Two storey extension |
| 2006/00626/LAW | A | 13, Baroness Place, Penarth | Improvement works utility/shower/WC to the rear garden area of an existing house |
| 2006/00655/FUL | A | 1, Charles Place, Barry | Proposed kitchen extension including garage |
| 2006/00665/FUL | A | 3, Oxford Street, Barry | Single storey rear conservatory |
| 2006/00666/FUL | A | 7, Lucas Close, Barry | Demolition of pre-fab garage and construction of two storey side extension |
| 2006/00672/FUL | A | 5, Clos Llanfair, Wenvoe | A single storey pitched roof extension to existing house |
| 2006/00680/FUL | A | 105, Cornerswell Road, Penarth | Single storey extension to ground floor utility room (amendment to approved application) |
| 2006/00763/PNA | R | Pwll Y Darren Farm, Welsh St. Donats | Removal of high spot in 40 acre field to improve level for agricultural use/continuation 01/01171/PNA |

| | | | |
|----------------|---|---|---|
| 2006/00782/OBS | S | Cog Moors Sewage Treatment Works, Barry Road, Dinas Powys | Proposed diversion of Cardiff West/Penarth 33kV Overhead Line |
|----------------|---|---|---|

185 APPEALS (DEER) -

RESOLVED -

(1) T H A T the list of appeals received from 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.

186 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

| | | | |
|----------------|---|-----------------------------|--|
| 2006/00586/TPO | A | East Vale Estate, St. Athan | Various works to trees |
| 2006/00621/TCA | A | Bridge House, Llancarfan | Remove 10 closely packed conifers |
| 2006/00700/TCA | A | Rosedew, Llysworney | Stripping, sectioning and felling of 5 conifer trees |
| 2006/00756/TPO | A | 3, Maillards Haven, Penarth | Fell lime tree |

187 ENFORCEMENT ACTION (DEER) -

(i) White Gables, St. Nicholas: Dormer Window Not Built in Accordance With Approved Plans Ref. 04/00789/FUL -

Authority was sought to undertake enforcement action in respect of the above unauthorised development. It was considered that, by virtue of its size,

position and approximate relationship with the neighbouring property, the dormer window afforded the occupiers of White Gables direct and unobstructed views of the habitable room windows and private garden space of the neighbouring property, thereby unacceptably impacting upon their privacy and residential amenities. The development was, therefore, considered contrary to Policy ENV 27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and the Council's Adopted Supplementary Planning Guidance on Amenity Standards.

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 that the dormer was altered to ensure that it accorded with the approved plans of application 2004/00789/FUL.

Reason for decision

To protect the privacy and residential amenities of the occupiers of the neighbouring property.

(ii) No. 24 Trem y Don, Barry: Unauthorised Extensions -

Authority was sought to undertake enforcement action in respect of the above. Whilst two retrospective planning applications had been submitted to regularise matters (of which one had been approved), one had been refused and it appeared that works had continued.

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

- demolition down to natural ground level of all the unauthorised extension works as detailed and shown on Plan Drawing Number 24TYD/MD/02 submitted under planning application reference 06/00154/FUL and refused planning permission on 31st March, 2006, and
- removal from the site of all demolition products arising from the need to comply with the above.

Reason for decision

The development, by virtue of its design, massing and poor use of materials and also its prominent location within the curtilage of the property is considered to represent both an un-neighbourly form of development and an incongruous feature in the street scene which adversely impacts on the visual amenities of the area and also the setting of the adjoining Barry Garden Suburb Conservation Area. The policy is, therefore, considered contrary to the terms of Policies ENV20 and ENV27 of the VOG Adopted UDP 1996 - 2011 and also Policies 1 and 2 of the Approved Supplementary Planning Guidance on Amenity Standards.

(iii) No. 138 Windsor Road, Penarth: Unauthorised Conversion to Flats -

Authority was sought to undertake enforcement action in respect of the above unauthorised change of use. The retrospective planning application ref. 06/00514/FUL, which sought permission for two flats, was refused on 9th June, 2006. Having regard to the relevant issues and options in respect of the site, 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 cessation of the use of the property as two flats.

Reason for decision

The development does not provide the occupiers of Flat 2 with access to private outdoor amenity space to the detriment of their amenities. In addition, to provide such an access would be harmful to the amenities of neighbouring properties by virtue of its height and the ability to overlook neighbouring properties. The development is therefore considered to be contrary to the Council's Adopted Supplementary Planning Guidance on Amenity Standards and Policies ENV27 and HOUS9 of the VOG Adopted UDP 1996 - 2011.

188 GENERAL PLANNING MATTERS (DEER) -

(i) Hensol Castle, Miskin, Pontyclun: Planning Application Ref: 05/00087/FUL -

Committee was informed of the results of the negotiations in respect of the terms of the proposed Section 106 Legal Agreement in respect of the above. Conditional planning consent had been granted by this Committee in May 2006 subject to the applicants first entering into a Section 106 Legal Agreement to assure the provision of affordable housing, education contributions, management plans for the parkland and the ecology of the site, controls on the occupancy of the proposed holiday accommodation and S.278 works. Committee had requested that the terms of that Agreement relating to affordable housing and education be reported back to this Committee.

In relation to affordable housing, and as a consequence of the negotiations, (which had focussed on the size of the units of accommodation), it was considered that a financial contribution was the most appropriate way forward and a figure of £250k. had been accepted by all parties. The applicants' request that payment in lieu of affordable housing be paid in instalments (namely the payment of £50k. in five instalments on the sale of every ten units of accommodation) was recommended for acceptance. As regards education provision, the developer had indicated that he would be prepared to make a financial contribution per child based only on there being a need at first beneficial occupation, i.e. the first time the apartments were occupied the developer would be required to notify the Local Planning Authority whether

any children were in occupation and, if so, what contribution would be required. It was accepted that whilst that type of agreement was not usual, given the significant costs entailed not only at development stage but also ongoing in maintaining, enhancing and managing the listed buildings and the listed/historic gardens, it was considered that such an approach to education should be accepted.

RESOLVED - T H A T the terms of the Legal Agreement as detailed above relating to Affordable Housing and Education be agreed and that in all other respects the terms of the Agreement be as detailed in the report to the Planning Committee on 4th May, 2006 and the conditions of that recommendation be as agreed.

(ii) Review of the Planning Enforcement System in Wales -

The current position in respect of a review being undertaken by the WAG of the Planning Enforcement system in Wales was presented and consideration given to this Council's response to that review. The report as submitted followed the Stage 2 consultation paper from the WAG which sought to present the WAG's views on items suggested in responses to the original consultation. A copy of the consultation paper was appended to the report and, basically, it sought the views of the Local Planning Authority in respect of a number of suggestions made in the consultations. The main conclusions reached in the report as submitted were:

- the existing system of planning enforcement was effective and did not need radical change although minor changes were recommended
- the range of powers available to enforcing bodies was appropriate and generally sufficient but, again, some procedural changes were recommended
- enforcement should remain at the discretion of the Local Planning Authority
- a breach of planning control should not be a criminal offence
- retrospective planning applications should continue to have a role to play in the planning system
- completion notices were not regarded as having a useful role in the planning control system.

The views of this Local Planning Authority in respect of issues raised in the consultation paper were then summarised. In conclusion, it was considered that the current delays could do nothing but harm the public's view of the planning system. The changes as suggested in the body of the report would both improve efficiency and help to prevent the planning system falling into disrepute. In particular, the following key issues were raised as requiring serious attention:

- the need for improved levels of funding of the planning system generally to allow greater investment in the enforcement system
- mechanisms to avoid delays in court proceedings were essential if the planning system was to avoid falling into disrepute

- higher fees in respect of retrospective applications would serve as deterrent but would also assist in funding the enforcement system
- lawfulness for enforcement action should rest at 10 years from the commencement of the breach irrespective of the nature of the development
- the 28 day “taking effect” period for Breach of Condition Notices should be shortened and the penalties associated with non compliance should be strengthened to improve effectiveness
- appeals against Completion Notices and S.215 Notices should be to the Planning Inspectorate for consistency.

RESOLVED - T H A T the report be endorsed and formally issued to the WAG as forming this Council’s response to the Consultation Paper as part of the WAG’s review of the Enforcement System in Wales.

Reason for decision

The report provides information on the enforcement system and forms the Council’s response to the review of enforcement.

(iii) St. Athan Development Brief: Results of the Public Consultation Exercise and Approval of the Final Brief -

Cabinet had, on 5th July, 2006 (Minute No. C2543) approved the responses to the representations made to the draft Brief as appended to the report and, inter alia, had agreed that the Brief be used as the planning framework for the future development of the St. Athan site. This Committee, having considered the appendix to the report and the Cabinet resolutions of 5th July, 2006

RESOLVED - T H A T resolutions (1) to (6) of Cabinet Minute No. C2543 be supported.

(iv) Stirling Road, Barry: Proposed Waiting Restrictions Order and Bus Stop Protection Measures (Traffic Order Not Required): Objections Received -

This Committee had, on 9th March, 2006 approved the introduction of a Traffic Regulation Order over part of both sides of Stirling Road, Barry prohibiting the Waiting and Loading of vehicles and also the stopping by vehicles, except those undertaking a local bus service. Two objections had subsequently been received to the proposed waiting restrictions. To obviate those objections, it was proposed to introduce a Traffic Regulation Order prohibiting waiting and loading/unloading around the bend and at the entrance to Tesco and the stopping by vehicles, except buses operating a local service, over a length of road as shown in Plan Number T/06/171/AT.

RESOLVED -

(1) T H A T 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 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.

(v) Court Road (Part), Barry : Proposed Ambulance Parking Bay -

Authority was sought to introduce a Traffic Regulation Order to install an Ambulance Parking Bay outside the YMCA, Court Road, Barry, to facilitate the attendance by persons visiting the premises by ambulance given that disabled access to the premises was situated on Court Road from where there was no off-street car parking.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable, public notice be given of the Vale of Glamorgan Council's intention to make an Order under Section 32 1(b) of the Road Traffic Regulation Act 1984, the effect of which would be to provide an Ambulance Parking Bay at Court Road, Barry on its south eastern side from a point approximately 55 metres south west of its junction with the south western side of Newton Street, south westward for a distance of 10 metres.

(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) Route B4265 Between Gileston Cross and Burton Bridge, Aberthaw: Proposed 40 m.p.h. Speed Restriction Order -

Consideration was given as to whether the existing national speed restriction on a section of the B4265 remained appropriate or whether a lower speed limit would be preferable in the interests of highway safety. Given that works had already been undertaken to improve visibility along the section in

question, and that further visibility improvements were proposed, it was considered that, in the interests of highway safety, a reduced speed limit should be introduced along the B4265 to ensure that drivers did not increase speed as a result of improved forward visibility.

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 an Order under Sections 1 and 81 of the Road Traffic Regulation Act 1984, the effect of which was described in Appendix A to the report and shown on Plan No. T/06/160/DMS.

(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 proposed Traffic Regulation Order to be introduced.

(vii) Penarth Town Centre Phase One Proposed Traffic Regulation Orders: Objections Received -

Consideration was given to the objections received to proposed Traffic Regulation Orders (TROs) needed for environmental enhancements and traffic regulation in Penarth Town Centre, a revised copy of which was tabled. The TROs were being promoted to underpin an urban realm renewal project, and it was noted that a presentation at the Penarth State of the Area Debate and a further presentation to the Penarth Society on those proposals had been well received. A number of objections had, however, been received to some of the proposals, details of which were contained within the report together with comments thereon for consideration.

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

RESOLVED -

(1) T H A T, for the reasons given within the report, the objections received as contained in Appendix B to the report be rejected and that those objectors be informed accordingly.

(2) T H A T, for the reasons given within the report, the objection contained in Appendix C to the report be rejected and the objector informed accordingly.

(3) T H A T the Traffic Regulation Orders previously proposed be approved.

Reasons for decisions

- (1&2) To explain the Council's position.
- (3) To enable the Orders to be made.

189 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:

2003/01661/FUL

Received on 19 November 2003

(P.291)

Mr. D. I. T. Radcliffe, Green Valley Farm, Trerhyngyll, Vale of Glamorgan.
Andrew Parker Architect, Studio 1 , The Great Barn, Lillypot, Bonvilston, Vale of Glam. CF5 6TR

Farm Building at Green Valley Farm, Trerhyngyll

Proposed conversion of existing barn into residential dwelling, demolition of existing barn and transfer of farming activities to another part of the farm

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. Before the commencement of development full engineering details of the modified access shall be submitted to and agreed in writing by the Local Planning Authority. The details shall provide for visibility splays of 2m x 25m to the north and 2m x 18m to the south; and the first 10m of the access road from the highway to be surfaced in a bound material. The agreed details shall be implemented before the first beneficial occupation of the dwelling hereby permitted.

Reason:

In the interests of highway safety.

3. The proposed car parking and on-site turning facilities for both the proposed new dwelling and the existing farmhouse shall be

implemented before the first beneficial occupation of the development hereby approved and shall thereafter be maintained and retained within the site for the parking and manoeuvring of private motor vehicles in association with the two residential units.

Reason:

To ensure adequate on-site parking and manoeuvring space in the interests of highway safety.

4. The existing farm buildings shown as being demolished on Drawing No. 205/P/03, received on 18th November, 2003 shall be taken down and removed in their entirety from the site before the first beneficial occupation of the dwellinghouse hereby permitted.

Reason:

In the interests of highway safety and general amenity.

5. 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.

6. 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.

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 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.

8. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority before the first beneficial occupation of the dwelling 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.

9. 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.

10. The means of enclosure and landscape scheme referred to above shall ensure that the highway visibility requirements are met and that access for agricultural vehicles is prevented. Special attention should also be paid to the hard landscaping of the site and issues of privacy between neighbouring properties.

Reason:

In the interests of highway safety and residential amenity.

11. No works involved in the development hereby permitted shall be carried out during the bird nesting season between March and September inclusive unless otherwise agreed in writing with the Local Planning Authority upon demonstration that nesting birds are absent.

Reason:

In the interests of wildlife protection.

2004/01715/FUL

Received on 9 March 2006

(P.299)

Insight, C/o Agent.

Holder Mathias Architects, 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 25 apartments with associated undercroft car park and ground floor with split level residential unit and commercial unit

REFUSED (PLI)

1. The proposed development, because of its overbearing scale, form and siting in close proximity to existing residential properties, would constitute an incongruous form of development which would be detrimental to the residential and visual amenities of the area and adjoining part of the Penarth Conservation Area. As a consequence, the proposal is considered to be contrary to Policies ENV17, ENV20 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.
2. The proposal amounts to an overdevelopment of the site, which is deficient in usable car parking provision and amenity space. As a consequence, the proposal would cause harm to the amenities of the future occupants, and will result in an exacerbation of parking problems in the area to the detriment of highway safety. The proposal is therefore contrary to Policies ENV27 and HOUS8 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the Council's Supplementary Planning Guidance "Amenity Standards".

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

2005/01811/FUL

Received on 21 November 2005

(P.308)

RWE npower, Aberthaw Power Station, The Leys, Aberthaw, Vale of
Glamorgan. , CF62 4ZWAnna Bendall, Environmental Manager, RWE npower, Windmill Hill Business
Park, Swindon. SN5 6PB**East Aberthaw Quarry, Aberthaw**

Disposal of pulverised fuel ash (PFA) from Aberthaw Power Station

The application was advertised on 2nd December, 2005.

DEFERRED for further consideration.

In particular, Committee Members have unanimously expressed their wish to see the submission of a comprehensive and detailed scheme which incorporates the transportation of the PFA from the Power Station site to the quarry by means of a cable/conveyor system, and that this option should be fully explored prior to further consideration of this application.

2005/01839/OUT

Received on 28 November 2005

(P.327)

Estate of M/s Richards (dec'd) C/o 75, High Street, Cowbridge, Vale of Glamorgan. , CF71 7AF

Fairfax and Co., 75, High Street, Cowbridge, Vale of Glamorgan. , CF71 7AF

Land formerly part of Great House Farm, Treoes

Four detached dwellings

APPROVED subject to the following conditions(s):

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

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. Notwithstanding the submitted plans, full engineering details of the vehicular access and internal drive and turning area shall be submitted to and approved in writing with the Local Planning Authority before the commencement of development. The details shall provide for 2.4m x 45m visibility splays, an access to adoptable standards for the first 10m into the site, plus a minimum width of 5.5m to the internal access road. The agreed new vehicular access, internal drive and turning area shall be thereafter fully implemented before the first beneficial occupation of any one of the dwellings permitted.

Reason:

In the interests of highway safety.

5. No development shall take place until a scheme for the provision and implementation of a surface water regulation system which has been submitted to and approved in writing with the Local Planning Authority. The agreed scheme shall be implemented prior to the construction of any impermeable surfaces draining to the system unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To prevent the increased risk of flooding.

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. The detailed plan shall provide parking facilities on site to meet the standards of the Local Planning Authority.

Reason:

To ensure adequate on site car parking in the interests of highway safety.

8. The proposed dwellings shall be provided with private garden amenity space in line with the Council's adopted Supplementary Planning Guidance on Amenity Standards.

Reason:

To ensure an acceptable level of private amenity space and in the interests of general residential amenities.

2005/01880/FUL

Received on 6 December 2005

(P.337)

Mr. and Mrs. H. Ginn, C/o Agent

Andrew Parker Architect, Studio 1 , The Great Barn, Lillypot, Bonvilston, Vale of Glam. CF5 6TR

New dwelling at White Wells Farm, Peterston Super Ely

Proposed demolition of existing dwelling and construction of new dwelling

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

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

2. Prior to the commencement of development details including existing and proposed cross sections 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 surrounding countryside and the Special Landscape Area are safeguarded.

3. This consent shall only relate to the amended plans reference 318/P/120, 122 and 123 received on 20th June, 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.

4. Notwithstanding the submitted plans this consent shall relate to the above referenced amended plans and, prior to the commencement of

development, details of the site layout plan shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out strictly in accordance with the approved amended details.

Reason:

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

5. 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.

6. 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.

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 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.

8. 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.

9. The works shall be carried out in accordance with the approved bat survey, recommendations, method statement and mitigation measures.

Reason:

To safeguard issues of ecological importance.

10. The Local Planning Authority shall be notified of the start of any work on site in writing two weeks in advance of the commencement of such work.

Reason:

To enable the Local Planning Authority to examine the development in relation to the method statement and bat survey and mitigation details.

11. Prior to the commencement of any development on site, details of the windows and doors 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.

Reason:

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

2005/01971/LEG

Received on 21 December 2005

(P.346)

Estate of Mrs Richards (decd) c/o Agent

Fairfax and Co, 75, High Street, Cowbridge, Vale of Glamorgan. , CF71 7AF

Land formerly part of Great House Farm, Treoes

Modify or discharge Section 106 Agreement

RESOLVED - T H A T the S106 Legal Agreement relating to approval reference 93/00420/OUT be partially discharged and modified as follows:

1. Obligation 10.1 and 10.2 to be fully discharged. Obligations 10.3 and 10.4 to be modified to require:

The reinstatement of the landscape works on the green land, and the maintenance of the said works and land as an area of open space indefinitely, the timing and any variation of these works to be agreed in writing with the Local Planning Authority.

2006/00002/FUL

Received on 22 May 2006

(P.350)

Mrs. F. Martyn, Tinkinswood, St. Nicholas, Vale of Glamorgan
A. M. Renwick, Ty Cattwg, Llancarfan, Vale of Glamorgan. , CF62 3AL

The Stables, Tinkinswood, St. Nicholas

Conversion of stables to tourist accommodation

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 Drawing No. PAD101B and PAD102B, received on 22nd May, 2006.

Reason:

For the avoidance of doubt as to the approved details.

3. Notwithstanding the submitted plans, further details of the alterations to existing openings and new openings, to a scale of 1:20 with sections, shall be submitted to and approved in writing with the Local Planning Authority before the commencement of development. The details should show a clear recess between the original wall and any new work and be in line with the the Council's Supplementary Planning Guidance on the Conversion of Rural Buildings.

Reason:

To ensure that the existing character of the building is retained in the interests of its rural surroundings and the visual amenities of the Dyffryn Basin and Ridge Slopes Special Landscape Area.

4. The accommodation hereby approved shall be used or occupied solely as holiday let accommodation only and not as a permanent dwelling house.

Reason:

The site is not suitable for permanent residential accommodation which would be contrary to the Council's adopted policies and national guidance.

5. A register, which will include details of the guests staying at the premises hereby approved, including their home addresses, shall be retained and made available to the Local Planning Authority on request.

Reason:

To enable the Local Planning Authority to control the nature of the use.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the residential accommodation 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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for the purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected or placed within the curtilage of the residential accommodation 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.

8. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief 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.

9. No works involved in the development hereby permitted shall be carried out during the bird nesting season between March to September inclusive, unless otherwise agreed in writing with the Local

Planning Authority upon demonstration that nesting birds are absent.

Reason:

In the interests of wildlife protection.

2006/00007/FUL

Received on 4 January 2006

(P.359)

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

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
345/P/02A received on 28th February, 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 including full cross
sections 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 visual amenities of the area are safeguarded.

4. 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 Drawing No. 345/P/02A 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.

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 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.

6. The permission hereby granted does not permit the storage or display of any boats or other associated items outside the building hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity.

7. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development, 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.

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

Reason:

To ensure satisfactory maintenance of the landscaped area.

9. The use of the offices shall not be approved by this consent until samples of the roof materials, guttering/down pipes, fascias/soffits, balustrading, window colour and render colour have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved samples.

Reason:

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

2006/00076/FUL

Received on 20 January 2006

(P.366)

Rocketfine Limited, P.O. Box 294, Tarporley. , CN6 9WQ

A. T. Lloyd-Haydock, 45, Preston New Road, Blackburn, Lancs. , BB2 6AE

Land to the rear of Daniel Street, Barry

Erection of housing development, flats and associated site works (6 houses and 26 flats = total 32 units)

REFUSED (written representations)

1. The proposed residential development represents an insensitive overdevelopment of the site, which fails to either reflect or respect the character of development in the area, while also amounting to an overbearing and unneighbourly form of development, adversely affecting the privacy amenities of nearby residents by reason of the height, size, scale and form of the proposed buildings. Accordingly, the development is considered to amount to a poor form of design, contrary to the objectives of TAN(W)12 - Design, to advice in Planning Policy Wales, to Policies HOUS8 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the Council's Adopted Supplementary Planning Guidance on 'Amenity Standards'.

2006/00106/CAC

Received on 27 January 2006

(P.370)

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

Full demolition of existing two storey house and single storey extension together with existing single storey detached garage

REFUSED (written representations)

1. In the opinion of the Local Planning Authority the proposed development would result in the loss of a building that currently makes a positive contribution to the character of this part of the Dinas Powys Conservation Area. Furthermore, inadequate justification has been submitted in support of the need for demolition nor has any proposed redevelopment scheme been approved for the site. Accordingly, the demolition of the building would fail to preserve or enhance the character and appearance of the Conservation Area, contrary to Policies ENV17 (Protection of Built and Historic Environment), ENV20 (Development in Conservation Areas) and ENV21 (Demolition in Conservation Areas) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and national guidance contained in Planning Policy Wales March 2002 and WO Circular 61/96.

2006/00124/FUL

Received on 30 January 2006

(P.376)

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

DEFERRED for site inspection.**2006/00143/FUL**

Received on 1 February 2006

(P.383)

Mr. P. Khehra, 192, Bedwas Road, Caerphilly. , CF83 3AU

Mr. P. Khehra, 192, Bedwas Road, Caerphilly. , CF83 3AU

Land at Twyn yr Odyn, Wenvoe

Erection of stables (horses)

DEFERRED for site inspection.**2006/00162/OUT**

Received on 19 April 2006

(P.386)

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

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:

- (i) The cessation of the use of the land beyond the approved residential curtilage as garden and remove any associated planting and fencing.
- (ii) Ensure that the rear boundary of the site is properly enclosed and defined with a post and rail boundary fence and native hedge.

REFUSED (written representations)

1. The proposal, by reason of its siting, form and character would represent an unacceptable form of backland development which is not considered to constitute the rounding off of the edge of the Cowbridge settlement boundary, for the following reasons:
 - (i) The proposal represents an unacceptable urban intrusion beyond the residential settlement boundary which would adversely affect the undeveloped, unspoilt rural landscape setting of the Thaw Valley and the adjacent Cowbridge with Llanblethian Conservation Area.
 - (ii) The proposal represents an insensitive and unneighbourly form of backland development which would fail to preserve and safeguard the privacy and amenities of neighbouring occupiers.
 - (iii) The proposal will result in the intensification of the use of the existing sub-standard access and of traffic movements through the cul-de-sac to the detriment of highway and pedestrian safety.

The proposal therefore also amounts to new development in the countryside, which cannot be justified in the interests of agriculture and forestry.

For these reasons the proposal is contrary to the aims and objectives of Policies HOUS2, HOUS3, HOUS8, ENV1, ENV4, ENV10, ENV20 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Amenity Standards; and national guidance contained in Planning Policy Wales March 2002.

2006/00256/FUL

Received on 22 February 2006

(P.394)

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

REFUSED (written representations)

1. In the opinion of the Local Planning Authority the proposed development would result in the loss of a building that currently makes a positive contribution to the character of this part of the Dinas Powys Conservation Area and would consequently fail to preserve or enhance the character of the Conservation Area. Inadequate justification has been submitted in support of the need for demolition and the development is considered to be contrary to Policies ENV17 (Protection of Built and Historic Environment), ENV20 (Development in Conservation Areas) and ENV21 (Demolition in Conservation Areas) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and national guidance contained in Planning Policy Wales March 2002 and Welsh Office Circular 61/96.
2. In the opinion of the Local Planning Authority the proposed replacement building due to its size, scale, form and design, plus the loss of this open area of land, would appear as a discordant and visually intrusive feature within the street scene which would adversely affect the appearance and character of this part of the Dinas Powys Conservation Area. Thus the proposal will neither preserve nor enhance the character of the Dinas Powys Conservation Area contrary to Policies ENV20 (Development in Conservation Areas), ENV27 (Design of New Developments) and HOUS8 (Residential Development Criteria - Policy HOUS2 Settlements) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011); Supplementary Planning Guidance on Amenity Standards; and national guidance contained in Planning Policy Wales March 2002 and Policy TAN12 - Design.
3. Insufficient information has been provided to allow the Local Planning Authority to fully assess the impact of the proposal on the existing Redwood and Yew trees protected by a Tree Preservation Order, contrary to the advice in the Council's Supplementary Planning Guidance on Trees and Development. In the opinion of the Local Planning Authority the proposal would result in the unjustified loss of, or potentially would be likely to prejudice the long term health and viability of the trees thereby adversely affecting the appearance and character of this part of the Dinas Powys Conservation Area contrary to Policies

ENV20 (Development in Conservation Areas), ENV27 (Design of New Developments) and HOUS8 (Residential Development Criteria - Policy HOUS2 Settlements) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011); Supplementary Planning Guidance on Amenity Standards; and national guidance contained in Planning Policy Wales March 2002.

2006/00317/OUT

Received on 6 March 2006

(P.407)

Russell Young, 6, Caebach Close, Culverhouse Cross, Cardiff. , CF5 4TH
Russell Young, 6, Caebach Close, Culverhouse Cross, Cardiff. , CF5 4TH

Ty Canol, Craig Penllyn

New detached dwelling house and associated site works

APPLICATION WITHDRAW

2006/00372/FUL

Received on 16 March 2006

(P.412)

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

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 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 A03 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no windows shall be inserted in the rear (east) hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To safeguard the privacy of adjoining occupiers.

2006/00436/FUL

Received on 27 March 2006

(P.416)

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

Mr. P. Blackburn, 24, Litchard Terrace, Bridgend, Mid Glamorgan. , CF31 1PL

Garden curtilage of Tudor Lodge, Llysworney

New detached bungalow with conservatory

REFUSED (written representations)

1. The proposal represents an unjustified form of residential development in the countryside contrary to Policies ENV1 (Development in the Countryside) and HOUS3 (Dwellings in the Countryside) of the Vale of Glamorgan Adopted Unitary Development Plan 2006-2011 (UDP).

2006/00501/FUL

Received on 7 April 2006

(P.420)

Holton Road Developments Ltd., C/o 124, High Street, Barry, Vale of Glamorgan. , CF62 7DT

Peter Jenkins Architects, 124, High Street, Barry, Vale of Glamorgan. , CF62 6DT

Cardiff Road Business Park, Cardiff Road, Barry

New office units

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. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial occupation of the 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.

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.

4. Notwithstanding the submitted details, further details of parking on-site for disabled and bicycle parking and on-site turning area shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme of parking for the whole site including the access, turning area and disabled and bicycle parking shall be fully implemented on site prior to the first beneficial occupation of the development hereby approved and shall thereafter be so retained at all times.

Reason:

To ensure that satisfactory parking for the development is provided on site to serve the development.

5. The development shall be used only for the purpose(s) specified in the application and for no other purpose whatsoever, including any other purpose in Class B1 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.

6. The site shall be used only for the purpose(s) specified in the application and for no other purpose, whatsoever, including any other purpose in Class A, Part 3 of the schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, 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.

7. The landscaping referred to in Condition No. 2 above shall pay particular regard to planting at the boundary with the residential development on Morlais Street.

Reason:

To safeguard the privacy and amenities of adjoining occupiers.

8. Prior to the commencement of any site levelling or excavation full sections of the site showing existing ground levels, finished floor levels and finished ground levels 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 agreed details.

Reason:

To ensure that the development does not adversely affect the amenities of adjoining occupiers or the visual amenities of the area generally.

9. Notwithstanding the submitted drainage details the development hereby approved shall not be occupied until the foul water treatment system has been installed. The foul water treatment system shall only be used as a temporary measure and the development shall connect to the main sewer within two months of the completion of the essential improvement works to the public sewerage system scheduled for completion in April 2007, unless the Local Planning Authority gives prior written consent for any variation.

Reason

To ensure that the site is drained for foul drainage purposes to the mains as non-mains drainage.

2006/00502/FUL

Received on 7 April 2006

(P.424)

Mr. R. G. Thomas, Highfield Farm, Colwinston, Vale of Glamorgan. , CF71 7NL

Mr. R. G. Thomas, Highfield Farm, Colwinston, Vale of Glamorgan. , CF71 7NL

Field No. OS SS9475-0496, Colwinston

Conversion from agricultural redundant traditional Glamorgan limestone barn to a residential dwelling

REFUSED (written representations)

1. The proposed residential conversion of the barn would not retain its rural character and wider landscape setting and the provision of residential curtilage and enclosure on undeveloped agricultural land, would result in undue incursion into the rural landscape which would be highly visible from the adjacent Public Footpath (No. 10 Colwinston). The provision of a new access would also require the removal of a well established, dense and continuous hedgerow and would result in the loss of an important landscape feature . The proposal is therefore contrary to Policies ENV8 (Small Scale Rural Conversions) and ENV11 (Protection of Landscape Features), contained in the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and the approved Conversion of Rural Building Supplementary Planning Guidance and to guidance contained in Planning Policy Wales (March 2002).

2006/00544/FUL

Received on 19 April 2006

(P.433)

Mrs. N. Bosworth, Great House Cottage, Welsh St. Donats, Vale of Glamorgan., CF71 7SS

Phillip Wynne Architect, 51, Eastgate, Cowbridge, Vale of Glamorgan. , CF71 7EL

143, Pontypridd Road, Barry

Demolition of existing bungalow and erection of four flats

REFUSED (written representations)

1. The proposed block of flats, by reason of its scale and siting, would constitute an overbearing and unneighbourly form of development which would cause unreasonable loss of amenity to the occupiers of the adjoining dwellings, contrary to Policy HOUS8 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the Council's approved Supplementary Planning Guidance on 'Amenity Standards' 1999.

2. The proposed block of flats and new access, by reason of its scale and location, is considered to represent an overdevelopment of the site that would fail to provide adequate and safe vehicular access and egress for both the proposed and existing properties, contrary to Policy HOUS8 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the approved South Wales Parking Guidelines.

3. The proposed block of apartments by reason of its design, scale and location, would appear as an obtrusive and incongruous form of development which would fail to preserve or enhance the visual amenities and character of the area, contrary to Policy ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and advice contained within Planning Policy Wales 2002.

2006/00681/FUL Received on 12 May 2006

(P.439)

RWE NPower, Aberthaw Power Station, The Leys, Aberthaw, Vale of Glamorgan., CF62 4ZW

J. H. Morris (Environmental Manager), RWE NPower, Windmill Hill Business Park, Swindon., SN5 6PB

Access junction to Aberthaw Power Station on the B4265

Junction improvement works - Visibility (hedgerow removal), speed restriction, signing, kerbing and roadmarking. A new fence will be erected replacing the hedge

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 submitted plans, in the first planting season following the completion of the development a replacement hedgerow shall be planted on the line of the new visibility splay in accordance with details of species and density to be first submitted in writing to and approved in writing by the Local Planning Authority. 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:

In the interests of visual amenity and to ensure satisfactory maintenance of the new hedgerow.

3. Removal of the length of hedgerow affected by the works hereby approved shall be carried out only during the months of September to February inclusive.

Reason:

In the interests of the protection of nesting birds.

2006/00684/FUL

Received on 12 May 2006

(P.442)

Mr. P. Lewis, Brecon House, 7, Highwalls Road, Dinas Powys, Vale of Glamorgan., CF64 4AG

Mr. P. Lewis, Brecon House, 7, Highwalls Road, Dinas Powys, Vale of Glamorgan., CF64 4AG

Brecon House, 7, Highwalls Road, Dinas Powys

Retention of timber summerhouse

APPROVED subject to the following condition(s):

1. The timber summerhouse hereby approved shall be used solely for purposes incidental to the enjoyment of the dwellinghouse and for no other purpose whatsoever.

Reason:

To safeguard local amenities.

2006/00748/FUL

Received on 24 May 2006

(P.444)

Mr. and Mrs. R. Preston, Kings Hall Court, St. Brides Major, Vale of Glamorgan., CF32 0SE

D. Newton Williams B.Arch. FRIBA., The Cottage, 34, Esplanade Avenue, Porthcawl, Mid Glam., CF36 3YU

Kings Hall Court, St. Brides Major

Proposed detached garage and 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. The garage/store shall be finished in materials in accordance with the details hereby approved.

Reason:

To protect the appearance and character of the St. Brides Major Conservation Area.

3. The garage and store hereby approved shall be used solely for purposes incidental to the enjoyment of the dwellinghouse and for no other purpose whatsoever.

Reason:

To safeguard local amenities.

2004/01754/REG3

Received on 28 October 2004

(P.447)

John Dent, Major Projects, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU.

Acanthus Ferguson Mann, 18, Great Georgia Street, Bristol, BS1 5RH. , , ,

Barry Municipal Building & Library

Amendments to 03/01435/REG3

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

1. This consent shall relate to the plans registered on 28th October, 2004 other than where amended by plans reference 6802/PL125, 126, 129, 130 and 6802/E/125 received on 1st August, 2005.

Reason:

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

2. This consent shall be read in full conjunction with the details submitted in discharge of conditions attached to planning permission ref: 03/01435/FUL as agreed by the Local Planning Authority in a letter dated 20th June, 2006.

Reason:

To ensure a satisfactory form of development.

3. The car park hereby approved shall be made available for the parking of cars prior to the first beneficial occupation of the extended Municipal Buildings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure satisfactory provision of highway improvements in the interests of highway safety.

4. All planting, seeding or turfing comprised in the approved details of landscaping as approved under planning permission ref: 03/01435/REG3, 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.

5. Notwithstanding the submitted plans, this approval shall not relate to any external illumination of the building or to any externally illuminated advertisements, particularly in relation to the glazed box structure on the roof of the proposed west wing library extension.

Reason :

In the interest of visual amenity.

2006/00468/REG3

Received on 3 April 2006

(P.455)

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

RESOLVED - T H A T the support for the Footpath Diversion Order in order to restore this section of path to its original route along with the rest of the length of the path be withdrawn.

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. Prior to the commencement of development details including full cross sections 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 visual amenities of the area are safeguarded.

3. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development 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.

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 satisfactory maintenance of the landscaped area.

2006/00689/RG3

Received on 15 May 2006

(P.461)

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

Head of Visible Services, Vale of Glamorgan Council, The Alps, Wenvoe,

Vale of Glamorgan., CF5 6AA

Dunraven Bay, Vale of Glamorgan

Relocation/realignment of access road to Dunraven Bay to include associated groundworks and drainage - remediation and extinguishment of redundant access road

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. Without the prior written agreement of the Local Planning Authority, no vegetation clearance associated with the approved development shall be carried out outside the months of September to February inclusive.

Reason:

In order to protect the habitat of any nesting birds on the site.

190 EXCLUSION OF PRESS AND PUBLIC -

RESOLVED - T H A T under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 4 of Schedule 12A of the Act, the relevant paragraphs of the Schedule being referred to in brackets after the minute heading.

191 ITEM WHICH THE CHAIRMAN HAD DECIDED WAS URGENT -

RESOLVED - T H A T the following item, which the Chairman had decided was urgent by reason of the need for consideration to be given to the issues by this Committee prior to Cabinet, be considered.

192 DEVELOPMENT CONTROL WORKLOAD AND RESOURCING (DEER) (EXEMPT INFORMATION - PARAGRAPH 12) -

Having had regard to the current workload within the Planning and Transportation Division, the implications of work practices introduced in January, 2005, and to the aspirations of the WAG for improvements in the

planning service, consideration was given to the proposals to restructure the Development Control Group and to the use of the increase in planning fee income as indicated in the Appendix to the report.

RESOLVED - T H A T Cabinet be notified that the recommendations in relation to the above and as contained within the report be supported.

193 MR. TOM DUNNON -

Mr. Dunnon was attending his final meeting of the Planning Committee prior to his retirement from the Council. The Chairman, on behalf of all Members of the Committee, paid tribute to Mr. Dunnon's tireless professionalism over the years and wished him well for the future. Mr. Dunnon suitably responded.