

PLANNING COMMITTEE

MINUTES of a meeting held on 7th September, 2006.

Present: Councillor Ms. R.M. Birch (Vice-Chairman in the Chair); Councillors R.J. Bertin, Mrs. M.E.J. Birch, G.A. Cox, A.D. Hampton, Mrs. V.M. Hartrey, M.R. Harvey, Mrs. M. Kelly Owen, G.C. Kemp, A.G. Powell, Mrs. A.J. Preston, Mrs. M. Randall, W.C. Vaughan, S.T. Wiliam, A.J. Williams and M.R. Wilson.

Also present: Councillors J. Clifford, G. John, A.J. Readman and K.R. Stockdale.

263 APOLOGIES FOR ABSENCE -

These were received from Councillors A.D. Dobbinson, E. Hacker and F.T. Johnson.

264 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 12th July, 2006 be approved as a correct record.

265 DECLARATIONS OF INTEREST -

The following Members declared interests as indicated below:

Councillors A.D. Hampton, M.R. Harvey, G.C. Kemp and A.J. Williams

Planning applications:

- 2006/00412/REG3
- 2006/00482/REG3
- 2006/00883/REG3
- 2006/00986/REG3
- 2006/00990/REG3

(Cabinet Member)

Councillor Mrs. A.J. Preston

Planning Application:

2006/00790/OUT (Chairman of the Glamorgan Heritage Coast Advisory Group)

Councillor R.J. Bertin

Barry Central Area - Prohibition of Access, Phase 7: Proposed Order 2006 (Residential Home Adjacent to Proposal)

Councillor Mrs. V.M. Hartrey

Planning Application:
2006/100990/RG3 (School Governor)266 SUPPLEMENTARY PLANNING GUIDANCE (SPG) - PUBLIC ART:
RESULTS OF THE PUBLIC CONSULTATION EXERCISE (REF) -

The above had been subject to further consideration by the Cabinet at its meeting held on 19th July, 2006 and referred to this Committee for information.

Having regard to the decision of the Cabinet it was

RECOMMENDED - T H A T the position be noted.

267 SITE INSPECTIONS (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the sites indicated below on 11th July and 12th July, 2006 be noted.

11th July, 2006 -

Apologies for absence were received from Councillors F.T. Johnson and W.C. Vaughan in respect of Site (a); Councillors A.D. Hampton, F.T. Johnson and W.C. Vaughan in respect of Site (b); and Councillors A.D. Hampton and W.C. Vaughan in respect of Site (c).

Site (a) - East of 4a Geraints Close, Cowbridge	Councillor A.D. Dobbinson (Chairman); Councillors G.A. Cox, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, Mrs. A.J. Preston and Mrs. M. Randall.
Site (b) - Proposed development at Aberthaw Quarry and Aberthaw Power Station	Councillor A.D. Dobbinson (Chairman); Councillors G.A. Cox, E. Hacker, Mrs. V.M. Hartrey, M.R. Harvey, Mrs. M. Kelly Owen, Mrs. A.J. Preston, Mrs. M. Randall and M.R. Wilson.
Site (c) - Land adjacent to Rhoose Transport Interchange Rhoose Point	Councillor A.D. Dobbinson (Chairman); G.A. Cox, E. Hacker, Mrs. V.M. Hartrey, M.R. Harvey, F.T. Johnson, Mrs. M. Kelly Owen, Mrs. A.J. Preston, Mrs. M. Randall and M.R. Wilson.

12th July, 2006 -

Apologies for absence were received from Councillors G.A. Cox and E. Hacker, and Councillor A.D. Hampton in respect of the site inspection at Penarth Marina Car Park.

Penarth Marina Car Park, Penarth	Councillor A.D. Dobbinson (Chairman); Councillors Ms. R.M. Birch, Ms. L. Burnett, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, Mrs. A.J. Preston, Mrs. M. Randall and M.R. Wilson.
GM2 House, Plymouth Road, Penarth	Councillor A.D. Dobbinson (Chairman); Councillors Mrs. M.E.J. Birch, Ms. R.M. Birch, A.M. Ernest, A.D. Hampton, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, Mrs. A.J. Preston, Mrs. M. Randall, A. Clive Williams and M.R. Wilson.
Maytrees, Cross Common Road, Dinas Powys	Councillor A.D. Dobbinson (Chairman); Mrs. V.M. Hartrey, Mrs. M. Kelly Owen, Mrs. A.J. Preston and Mrs. M. Randall.

268 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.

269 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DEER) -

RESOLVED - T H A T the report on the following applications determined under delegated powers be noted:

Decision Codes

A - Approved	B - No observations (OBS)
C - Unclear if permitted (PN)	E - Split Decision
F - Prior approval required (PN)	G - Approved the further information following "F" above (PN)
H - Allowed : Agricultural Condition Imposed : Appeals	N - Non permittal (OBS - objections)
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	V - Variation of condition(s) approved
O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)	

2005/01788/FUL	A	3, Cowper Close, Penarth	Proposed side and rear two storey extension
2006/00059/FUL	A	Y Bwthyn, Llangan	Demolition of existing single skin lean to/extension and construction of new two storey extension
2006/00336/OUT	A	13A, Hunter Street, Barry	2 no. two bedroom houses
2006/00391/RES	A	Area 2, Plot 3A, Atlantic Trading Estate, Barry	Construction of business units
2006/00510/LAW	A	Land opposite Springfield Cottage, Drope Road, St. Georges Super Ely	Retention of use of land as a residential garden
2006/00546/ADV	A	A. B. Car Sales, Cardiff Road, Barry	48 sheet back to back hoarding
2006/00546/ADV	R	A. B. Car Sales, Cardiff Road, Barry	48 sheet back to back hoarding
2006/00556/LBC	O	The Bungalow, Cwrt-Yr-Ala Estate, Michaelston-le-Pit	Complete renovation of existing building internally and externally including provision of new HW windows and new natural slate roof and construction of new single storey extensions and utility extension

2006/00562/OBS	S	Land to rear of Decor Frame, Brocastle Avenue, Waterton Industrial Estate, Bridgend	Erection of warehouse for the distribution of floor covering with ancillary offices and small trade counter area
2006/00563/OBS	S	International Sports Village, Ferry Road, Grangetown, Cardiff	Erection of a single storey building for a temporary ice rink with associated works
2006/00582/ADV	A	M & Co., 20, Windsor Road, Penarth	Hoarding and projecting sign
2006/00583/FUL	A	M & Co. Penarth, 20, Windsor Road, Penarth	Installation of new shop front
2006/00588/FUL	A	106, Broad Street, Barry	Change of use from retail to property letting agent
2006/00589/FUL	A	Castleland Quay, Barry Docks, Barry	Temporary sales office for use in conjunction with proposed development at Jacksons Quay E7 adjacent to Ffordd Y Mileniwm
2006/00590/FUL	A	The Bungalow, Cwrt-Yr-Ala Estate, Michaelston-le-Pit	Alterations to existing building fabric together with the re-roofing and two single storey extensions at the rear of the property and Change of use to residential
2006/00600/FUL	A	5, Ridgeway Road, Barry	Proposed construction of two storey side extension and single storey rear extension (amendment to application 05/01464/FUL)
2006/00603/FUL	A	13, Vere Street, Barry. CF63 2HX	Variation of condition 4 of planning application 05/01436/FUL. New hours to be from 12 noon to 12:30am
2006/00615/FUL	A	173, Plymouth Road, Penarth	Single and part two storey rear extension

2006/00619/FUL	A	61, Stanwell Road, Penarth	Conversion of existing roof void/attic into bedroom and bathroom
2006/00623/FUL	A	Fron Rhyd, City, Llansannor	Porch over rear side door and replacement porch over front door and balcony to side elevation
2006/00627/LBC	O	St. Y Nyll House, Heol St. Y Nyll, St. Brides Super Ely	Install roof windows and provision of internal staircase to facilitate habitable use of loft space
2006/00629/FUL	A	Seagulls, 56, Craig Yr Eos Road, Ogmore By Sea	A garden room/entrance lobby to the front of the property, a verandah to the rear and the provision of a dormer window to existing attic
2006/00633/FUL	A	15, Penlan Rise, Llandough	Installation of railings to front balcony
2006/00634/FUL	A	13 and 14, Broad Street, Barry	New frontage (ground floor only)
2006/00636/FUL	A	The Tynewydd Public House, 103, Tynewydd Road, Barry	Installation of kitchen extract duct with silencers to rear elevation
2006/00644/ADV	A	Marks and Spencer Plc., Culverhouse Cross, Cardiff	Fascia signage
2006/00645/FUL	A	Lyndongrove, Llanblethian	Construction of new rooms in attic with new dormer windows
2006/00649/FUL	A	63, Arlington Road, Sully	Two storey extension to rear
2006/00650/LBC	R	Barons Court, Cogan Roundabout, Penarth	Replacement of exterior signage to new brand
2006/00652/FUL	A	43, Teasel Avenue, Penarth	Garage

2006/00657/FUL	A	36, Shakespeare Avenue, Penarth	Special needs adaptations - Single storey bedroom extension and shower/WC, internal alterations and associated works
2006/00669/FUL	A	4, Dunraven Close, Dinas Powys	Lean-to conservatory
2006/00670/FUL	A	33, Willow Close, Penarth	Lean-to conservatory
2006/00671/ADV	R	Barons Court, Cogan Roundabout, Penarth	Various signs
2006/00678/FUL	A	Playing field located at Sully Sports and Leisure Club	Erect one single storey spectator stand plus two dugouts
2006/00679/FUL	R	Illtyd House, 13, Old Port Road, Wenvoe	Retain car port
2006/00704/FUL	R	16, Croffta, Dinas Powys	Double garage to rear of property
2006/00705/FUL	A	19 - 21, Glebe Street, Penarth	Change of use to hair and beauty salon (first floor only)
2005/00370/FUL	A	Pant Y Groes Bungalow, St. Brides Major	Extension of existing bungalow to provide three bedrooms
2006/00316/FUL	R	Land off Bassett Road, Sully	Erection of two dwellings with garages and parking spaces with existing access off Bassett Road.
2006/00411/FUL	A	Orchard House, 3, Colcot Road, Barry	Construction of 8 close care units (four one bed units and four two bed units)
2006/00474/FUL	A	292, Holton Road, Barry	Change of use from vacant print works to A3 takeaway
2006/00492/FUL	A	Unit 42A, Vale Business Park, Llandow	Portal frame shed with mezzanine floor
2006/00516/FUL	A	72, Princes Street, Barry	Rear single storey kitchen extension

2006/00539/FUL	A	12, Clive Place, Barry	Dormer loft conversion
2006/00566/FUL	A	David Evans Agricultural, Old Middle Hill, Llancarfan	Vary Condition 4 of planning permission 97/01143/FUL to allow ancillary sales of agricultural related machinery and quad bikes
2006/00574/FUL	A	5, Trem-y-Don, Barry	Two bedroom extension and store room over existing garage and conservatory to rear elevation
2006/00625/FUL	A	14, Heol Merioneth, Llantwit Major	Two storey extension
2006/00647/FUL	A	St. Arthurs, Rhoose Road, Barry	Erection of a pvcu conservatory to the front of the property
2006/00663/FUL	A	Sully Constitutional Club, 90, South Road, Sully	Alteration to front entrance and path
2006/00673/FUL	A	5, Ca'r Pwll, Dinas Powys	Porch extension
2006/00683/FUL	A	35, Wimbourne Close, Llantwit Major	Single storey conservatory extension to the rear elevation of property and a single storey workshop/store to the rear of garage
2006/00687/FUL	A	62, Fontygary Road, Rhoose	Additional first floor extension
2006/00688/FUL	A	99, Court Road, Barry	Single storey rear kitchen extension
2006/00690/FUL	A	Beau Regard, 1, Jackson Close, Rhoose	PVCu conservatory
2006/00696/FUL	A	11, Heol Corswigen, Barry	Construction of fourth bedroom above garage and addition of porch to front entrance

2006/00698/FUL	A	Side of Toppindu, Twyn Yr Odyn, Wenvoe	Enlarge double garage approved under 03/00366/FUL
2006/00699/FUL	A	Lloyds TSB Retail Bank, 33, High Street, Cowbridge	To remove existing nightsafe through sash window on front elevation and re-instate sash window to match existing windows alongside
2006/00703/FUL	A	3, Shearwater Close, Penarth	Conservatory
2006/00775/FUL	A	Greenway Cottage, Bonvilston	Construction of a link between dwelling house and existing outbuilding to create additional accommodation
2006/00776/FUL	A	4, Cae Glas, Ewenny	Renewal of application 01/00500/FUL - Loft conversion and new pitched roof (to replace existing flat roof)
2006/00850/PNA	R	Ffaldwen Fields, adjacent to Maerdy Newydd Farm	Agricultural shed - storage of agricultural machinery, feeds, straw etc.
2006/00676/FUL	A	Touchwood, Cwm Drive, Dinas Powys	Extension to kitchen and first floor bedroom.
2006/00677/FUL	A	3, Cogan Hall Cottages, Sully Road, Penarth	Single storey utility room to side of the existing conservatory
2006/00685/FUL	A	15, Fforest Drive, Barry	Rear single storey extension to dining room and cloakroom
2005/00693/FUL	R	Fir Cottage, Llantwit Road, St. Athan	Change of use from existing disused workshop into domestic kitchen and dining room with bedroom over

2005/01320/LBC	A	Barry Municipal Building and Library, Barry	Addition of dormer (lead roof) with painted softwood ventilation louvres to main roof. Replacement of sash window with softwood louvres to north elevation
2005/01934/FUL	A	81, High Street, Cowbridge	Change of use from offices to ground floor retail plus extension, with 5 no. bedsits in upper floors
2006/00026/LBC	A	81, High Street, Cowbridge	Internal alterations to convert from office use to retail on ground floor, and from office to residential on first and second floor. Single storey rear extension
2006/00375/FUL	A	Brooklands, Brook Lane, St. Nicholas	Removal of Condition 1 from approval CR/395 dated 10th October, 1949
2006/00406/FUL	A	31, Porlock Drive, Sully	Erection of two storey extension at side of house and new boundary wall
2006/00425/FUL	A	22, Atlantic Place, Barry	Erection of double storey extension
2006/00427/FUL	A	The Old Vicarage, Pendoylan	Demolition of existing garage and outbuildings and replacement with new granny flat, garage and gym for private use
2006/00438/FUL	A	21, Lavernock Road, Penarth	Conversion of ground floor shop into flat, new two storey extension to rear
2006/00580/FUL	R	Ewenny Isaf Farm, Abbey Road, Ewenny	Detached store/garage
2006/00602/FUL	A	St. Johns Bungalow, Beach Road, Marcross	Extension to build ground floor office and first floor bathroom

2006/00606/FUL	A	Stanwell School, Archer Road, Penarth	Single storey entrance/reception area with remodelling of existing entrance gates
2006/00609/FUL	A	109, Lavernock Road, Penarth	Proposed rear ground floor extension and loft conversion
2006/00610/ADV	A	Cwm Colhuw Nature Reserve, Llantwit Major	Welcome sign to orientate visitors and interpretation panel to explain history and wildlife interest of the site
2006/00616/FUL	A	Warehouse at Dingle/Bute Lanes, Penarth	Proposed rebuild of commercial store building including pitch roof in lieu of flat roof
2006/00631/FUL	A	15, Clos Ffawyddden, Ystradowen	Single storey extension to rear of existing residential dwelling
2006/00648/FUL	A	Primrose Cottage, 1, The Vines, Colwinston	Conservatory to living room (utilising existing patio doors) and raise height of rear garden wall
2006/00651/FUL	A	17, Archer Road, Penarth	Dismantle pillar, remove approximately 2 foot of wall and rebuild in new position, i.e. widen access
2006/00664/FUL	A	6, Coopers Lane, Cowbridge	Proposed kitchen extension and new boundary wall
2006/00675/LBC	A	14, Marine Parade, Penarth	Remove modern brick stairhousing, new timber framed conservatory, insertion of new sash windows and doors, internal alterations and general overhaul and repair of building fabric

2006/00682/FUL	R	8, Lower Farm Court, Rhoose	Two storey and single storey rear extension to include new bedrooms, family room & extended kitchen
2006/00693/FUL	A	13, Earl Road, Penarth	Demolition of existing conservatory and erection of single storey extension
2006/00694/FUL	A	10, Village Farm, Bonvilston	Demolish existing utility room to rear. New single storey garden room to rear. Convert existing garage to study. New double garage to front of house
2006/00709/FUL	A	31, and 31A, Cwrt-y-Vil Road, Penarth, Vale of Glamorgan	Conversion of two flats back into single dwelling, single storey rear extension, general refurbishment and alteration to front boundary wall
2006/00711/FUL	A	3, Ca'r Pwll, Dinas Powys	Porch and drive facade extension
2006/00712/FUL	A	34, Boverton Brook, Boverton	Two storey extension, new conservatory and detached garage to rear
2006/00713/LBC	A	LloydsTSB Retail Bank, 33, High Street, Cowbridge	To remove existing nightsafe through sash window on front elevation and re-instate sash window to match existing windows alongside
2006/00714/FUL	R	Chapel Farm House, Nurston	Two storey side extension
2006/00720/FUL	A	Adjacent to Ty Shwllac, Heol Shwllac, St. Brides Major	To retain 2 no. grass areas, for the purpose of improving all year (winter in particular) machinery and vehicle access and use

2006/00721/FUL	A	Ty Shwllac, Heol Shwllac, St. Brides Major	Temporary planning permission to retain a 40ft. steel storage container on land adjacent to an in-progress residential single development
2006/00722/FUL	A	Liege Manor Equestrian, Llancarfan	Proposed extension to manege building to provide lecture and viewing areas and new disabled toilet facilities
2006/00724/FUL	A	1, Cottage Row, Twyn Yr Odyn	Two storey rear extension
2006/00727/FUL	A	12/14, Barry Road, Barry	Provision of ramps/amendment of steps to enable wheelchair access to the ground floor flats of the building
2006/00728/FUL	A	Greenway, Westra	Single storey rear extension
2006/00730/FUL	A	St. Arthurs, Rhoose Road, Rhoose	Conservatory to rear of property
2006/00731/FUL	A	38, Rhoose Road, Rhoose	Ground floor bedroom and shower room extension to rear of property for disabled person
2006/00734/FUL	A	19, Gwalch Y Penwaig, Barry Island	Rear conservatory
2006/00735/FUL	A	Riomar House, Sigginston	First floor extension over garage to provide additional bedroom and ensuite and single storey garden room to replace conservatory
2006/00738/FUL	A	55, Arcot Street, Penarth	Raise roof height to part of existing rear elevation by approx. 0.6m to allow installation of French windows in rear wall

2006/00740/FUL	R	65-67, Cardiff Road, Dinas Powys	Removal of condition 2 of Planning Permission 05/00817/FUL to enable home delivery service
2006/00741/FUL	A	Mill Farm, Monkash	New porch
2006/00744/FUL	A	29, Tair Onen, Cowbridge	Amendments to previously approved extension
2006/00750/PNT	A	Footway of Port Road East (near junction with Colcot Road) Barry	Replacement of existing 12m column with proposed 15m column accommodating six number internal antennae
2006/00753/FUL	A	17, Boverton Road, Llantwit Major	Proposed location of temporary retail accommodation
2006/00758/FUL	A	1, Highgrove, Ystradowen	Hardwood conservatory to rear of property
2006/00760/FUL	A	35, Barrians Way, Barry	Utility room, garage, bedroom and bathroom extension
2006/00762/FUL	A	2, Tynewydd Cottages, St. Brides Super Ely	Addition of dormer to roof on side elevation (amendment to application 05/00916/FUL) changes to rear bedroom & lounge windows (Full height doors and Juliett balcony).
2006/00770/FUL	A	42, Usk Way, Barry	Two storey extension to side
2006/00771/FUL	A	17, Trem Mapgoll, Barry	3.00m x 3.50m Edwardian conservatory
2006/00777/FUL	A	21, Clevedon Avenue, Sully	Demolition of existing garage and building of new garage
2006/00786/FUL	A	6, Great House Meadows, Llantwit Major	Renewal of application 01/00644/FUL - Two storey rear extension and conservatory

2006/00792/FUL	A	5, Ewenny Cross,. Ewenny	Proposed detached single garage
2006/00793/FUL	A	36, Dudley Place, Barry	Two storey extension with integral double garage
2006/00795/FUL	A	4, The Glades, Penarth	Conservatory
2006/00837/FUL	A	5, Court Close, Aberthin, Cowbridge	Conservatory to rear
2006/00843/FUL	A	283, Barry Road, Barry	Conservatory to rear of property
2006/00857/OBS	S	Cambrian Marina, Ely Harbour, Ferry Road, Grangetown, Cardiff	Residential development for 145 flats (24 to be affordable), riverside footpath, car parking and landscaping
2006/00723/FUL	A	Wern Fawr Farm, Ystradown	Proposed new dry bedded sheep in-wintering building erected on site of existing silage clamp
2005/01927/FUL	R	1A, Cog Road, Sully	Demolition of existing double garage/utility room, build new garage at ground floor along with access to first floor two bedroom domestic accommodation
2006/00429/FUL	A	21, Merthyr Dyfan Road, Barry	Ground floor rear extension
2006/00513/FUL	A	2, Rectory Road, Penarth	Replacement window, upstairs front bedroom
2006/00542/FUL	A	ABP South Wales, Barry Dock	Storage of static caravans (holiday type)

2006/00571/FUL	A	Stone-built agricultural buildings and adjacent farmyard at Tirabad Farm, Dimlands Road, Llantwit Major	Conversion of redundant agricultural building to two self-contained flats. Conversion of stone-built stables to garden storage spaces. Modification of residential curtilages approved under Consent 02/00274/FUL. Provision of three external car parking spaces to serve the new flats. Demolition of modern agricultural structures
2006/00575/FUL	R	33, Redlands Road, Penarth	Loft conversion - bedroom with en-suite
2006/00599/FUL	A	Brook Farm, Llanmaes	Variation of Condition 1 of planning permission 01/00940/FUL to extend time period for commencement for 2 no. dwellings and a barn conversion
2006/00630/FUL	A	22, St. Davids Avenue, Llantwit Major	Workshop/garage
2006/00639/FUL	A	Clemenstone Court, Cowbridge	Conversion of roof space to existing pool into games room and store including stripping existing roof structure and replacing attic trusses
2006/00708/LBC	A	Cowbridge Physic Garden, Church Street, Cowbridge	Restoration, repair, re-roofing, new windows and doors
2006/00715/LEG	A	17A, Laburnum Close, Barry	Modify parking space condition to allow extension to main building
2006/00729/FUL	A	1, Britway Road, Dinas Powys	Single storey rear lean-to extension
2006/00736/FUL	A	Fernlea, Colwinston	New detached garage

2006/00742/FUL	A	1, Glascoed Cottage, Sully Road, Penarth	Revision of previous consent 05/01752/FUL - Enlarged conservatory to rear and dormer window to front
2006/00747/ADV	R	13, Vere Street, Barry	External illuminated fascia sign and illuminated box signs
2006/00754/FUL	A	8, Augusta Crescent, Penarth	Single storey extension to kitchen with utility room
2006/00757/FUL	A	23, Plymouth Road, Penarth	Construct new bay window to front elevation to match previous bay that has been removed
2006/00759/FUL	A	63, Westbourne Road, Penarth	Conservatory
2006/00767/FUL	A	57, Conybeare Road, Sully	Two storey extension to side elevation
2006/00768/FUL	A	14, Groeswen, Llantwit Major	Single storey extension at rear of house, first floor extension over existing garage at side of house
2006/00769/FUL	A	5, Lynmouth Drive, Sully	Construction of pitched roof over existing flat roof
2006/00779/FUL	A	33, Meadowcroft, Rhoose	Edwardian conservatory 2.9 m x 4.3.m
2006/00784/FUL	A	Maes y Coed, Well Lane, St. Nicholas	First floor extension over entire floor area of existing bungalow and replacement detached garage
2006/00815/FUL	A	Hendre, Michaelston-le-Pit	Conversion of garage roof space into living accommodation (amendment to approval no. 04/00623/FUL)
2006/00847/FUL	A	2, Police House, Higher End, St. Athan	Single storey lean-to extension
2006/00854/FUL	A	5, Cae Gwyn, Penarth	Conservatory

2006/00027/FUL	A	135, Westward Rise, Barry	Erect side two storey extension and new boundary wall to front of dwelling
2006/00462/ADV	R	The Business Centre, Priority Business Park, Ty Verlon Industrial Estate, Barry	Flag Poles on perimeter of site as noted on plan
2006/00477/FUL	R	1, Sycamore Crescent, Barry	Demolish existing single storey garage and rebuild double extension
2006/00531/FUL	A	7, Ash Grove, Barry	Change of use to small residential care home for 3 adults
2006/00572/FUL	A	5, Augusta Crescent, Penarth	Construction of two storey extension to rear of existing dwelling
2006/00692/FUL	A	West Ceffyl, Broughton Road, Wick	Proposed new dry bedded sheep in-wintering building
2006/00707/FUL	A	Former Pearce & Harris Engineers Workshop, North Road, Cowbridge	Change of use to A1 retail with alterations to building elevations
2006/00710/FUL	A	1, Chaucer Road, Barry	Two storey extension to provide lounge, bathroom, 2 bedrooms & shower room
2006/00719/FUL	A	Our Lady and St. Illtyds Catholic Church, Ham Lane East, Llantwit Major	New meeting room with ancillary facilities for the parishioners on a site adjacent to the existing church
2006/00773/FUL	A	11, Marine Parade, Penarth	Construction of single storey double garage and alterations to front boundary wall
2006/00778/FUL	R	Dunelm, Factory Road, Llanblethian	Formation of new car parking area - rebuilding stone retaining wall to same height as original

2006/00787/ADV	A	Bute Cottage Nursery School, Bute Lane, Off Grove Place, Penarth	Flag pole
2006/00799/ADV	A	81-85, Holton Road, Barry	Internally illuminated shop fascia sign, 2 no. projecting signs and 5 no. window display boards
2006/00804/FUL	A	8, Raglan Close, Dinas Powys	Extensions to side and rear
2006/00805/FUL	A	12, Greave Close, Wenvoe	Proposed first floor extension and new garden store
2006/00806/FUL	A	4, Clos Y Fulfran, Barry Island, Barry	Single storey extension
2006/00807/FUL	A	75, Eastgate (first floor), Cowbridge	Conversion and extension of outbuilding to create office
2006/00814/FUL	A	107, Dock View Road, Barry	Attic conversion
2006/00820/FUL	A	19, Cilgant Y Meillion, Rhoose Point, Rhoose	Conversion of existing garage into lounge
2006/00821/FUL	A	20, Barberry Rise, Penarth	Erection of a conservatory
2006/00825/FUL	A	16, Dylan Close, Llandough	Proposed conservatory extension to the rear elevation
2006/00827/OUT	R	1, Caernarvon Close, Dinas Powys	New 2 bedroom dwelling ro side of no. 1, Caernarvon Close
2006/00838/FUL	A	14, Mill Park, Cowbridge	Two storey extension at side of existing house (includes part demolition of room over garage)

2006/00867/FUL	A	Croft House, Groesfaen Road, Peterston-Super-Ely	2 storey extension at side to provide 3 additional bedrooms and new kitchen. Amendment to roof pitch approved on application no. 2005/01940/FUL
2006/00888/FUL	A	1, Park Cottages, Wick Road, Ewenny	Single storey rear extension
2005/01803/FUL	A	Trading Estate, Wimbourne Road, Barry	Convert existing site into one large container storage operation with railway sidings, hardstanding in concrete with new access road and offices
2006/00149/FUL	A	17a, Laburnum Close, Barry	Side extension to existing house
2006/00359/FUL	A	Garnllwyd Barns, Llancarfan	Alterations to windows and doors
2006/00593/FUL	A	1, Redbrink Crescent, Barry	Retail unit with additional shop front door/windows
2006/00617/FUL	A	23, Monmouth Way, Llantwit Major	Lean-to single storey extension
2006/00618/FUL	A	36, Kingsland Crescent, Barry	Detached garage and store room
2006/00643/FUL	A	Church Farm, Ystradowen	Erection of detached dwellinghouse and integral garage with revised arrangement.
2006/00717/ADV	E	Walston Castle, Wenvoe	1 X Promotional display unit, 1 X menu unit, 1 X set Restaurant letters, 1 X set Beefeater letters and 1 X directional sign to rear
2006/00718/FUL	A	24, Ash Lane, Eglwys Brewys	Two storey rear extension
2006/00732/FUL	A	The Old Mill, Llansannor	Demolition of existing garage and alteration and extension of existing dwellinghouse

2006/00745/FUL	R	62-66, Holton Road, Barry.	Variation of condition 3 of application 05/01859/FUL to allow veranda/balcony area to be used as a beer garden
2006/00749/FUL	A	Police Office, 1, Old Port Road, Wenvoe.	Renewal of temporary planning permission for change of use of domestic accomodation to office use, and ancillary storage and the removal of the conditon that limits the use of the building by the Princes Trust only
2006/00780/OBS	B	Land off Dunleavy Drive, Grangetown, Cardiff	Pontoon and access bridge with related car parking for 7 vehicles in a bunded gated compound in connection with the provision of trot moorings in the river Ely for commercial boat operators
2006/00798/FUL	A	145, Windsor Road, Penarth	Change of use of one room in ground floor flat to be physiotherapy consulting room
2006/00803/FUL	A	32, Celtic Way, Rhoose	Two storey extension to side and single storey extension to rear
2006/00808/FUL	A	Boverton Mill Barns, Boverton, Llantwit Major	Construction of sewage treatment system
2006/00809/FUL	A	89, Windsor Road, Penarth	Increase in number of children cared for from 6 under 8 years to between 9 and 10 under 8 years
2006/00811/FUL	A	Flamstead, Llysworney, Near Cowbridge	Single storey extension to rear of detached propoerty to form sun-lounge with rendered block walls and glazed lanterns, upvc windows and doors

2006/00824/FUL	A	Ground floor 2, Royal Buildings, Stanwell Road, Penarth	Change of use from computer training centre to retail shop for use as photographic studio
2006/00826/FUL	A	Fernbank, Aberthin	Hallway and utility room extension
2006/00828/ADV	A	Co-op Pharmacy, 5, The Precinct, Boverton Road, Llantwit Major	Various signs
2006/00830/FUL	R	49, Boverton Road, Llantwit Major	Erection of domestic dwelling and ancillary works
2006/00841/FUL	A	Old Swan Inn, Church Street, Llantwit Major	Extend single storey kitchen to conform to Condition No. 6 of planning approval 04/01278/FUL
2006/00844/FUL	A	6, Heol y Mynydd, Welsh St. Donats	Rear dormer loft conversion and velux rooflights
2006/00851/FUL	A	3, Fonmon Park Road, Rhoose	Installation of conservatory to rear elevation
2006/00853/LBC	O	Old Swan Inn, Church Street, Llantwit Major	Single storey kitchen extension
2006/00858/FUL	A	Caia House, St. Nicholas	Proposed single storey rear extension comprising of new kitchen and family room
2006/00863/FUL	A	Pantiles, Llysworney	Installation of solar water heating collectors to provide a renewable non-polluting energy source
2006/00879/FUL	A	35, Wordsworth Avenue, Penarth	Conversion of loft space to bedroom and shower room
2006/00909/FUL	A	1, Westward Rise, Barry	To extend to front of dwelling above existing porch new first floor bathroom accommodation
2006/00910/FUL	A	The Stables, Llysworney	Single storey extension

2006/00964/PNA	R	Downs Cottage, Sully Road, Penarth	Building for hay storage
2006/00023/FUL	A	Old Paddock Cottages, Pen y Lan Road, St. Brides Major	Proposed entrance porch and utility room extension
2006/00674/FUL	A	Stables adjacent to Aberogwrn Farm, Llanbethery	Construction of additional stables, and mechanical horse walker exercise facility
2006/00725/FUL	A	12, Highwalls Road, Dinas Powys	Two storey rear extension
2006/00739/FUL	A	7, Sully Terrace, Penarth	2 storey extension to rear of property, utility room to side, pitched tile roof over yard area
2006/00743/FUL	A	8, Fennel Close, Penarth	Two storey side extension and single storey side extension
2006/00781/FUL	R	Manor House Hotel, Sully Road, Penarth	Erection of a conservatory dining room
2006/00796/FUL	R	Land at Orchard House, Boverton Road, Boverton	Proposed new detached dwelling
2006/00797/FUL	R	Land at Orchard House, Boverton Road, Boverton	Proposed new detached dwelling
2006/00833/FUL	A	2, Cambridge Street, Barry	Shower and toilet facility for disabled person and kitchen extension
2006/00859/OBS	P	Land adjacent to Maesteg RFC, Llynfi Road, Maesteg	Erection of foodstore and associated car parking, access road, footpaths, landscape works and replacement car parking for rugby club
2006/00869/FUL	A	1, Winston Road, Barry	Single storey extension to provide store room to existing shop
2006/00874/FUL	A	3, St. Andrews Road, Barry	Extension

2006/00877/FUL	A	10, Southey Street, Barry	Proposed demolition of existing single storey outhouse and construction of new single storey integral granny flat
2006/00885/FUL	A	73, College Road, Barry	Renewal of application 01/00978/FUL for ground floor extension
2006/00886/FUL	A	5, Conway Drive, Barry	Retention of rear conservatory
2006/00889/FUL	A	Dan Y Deri, St. Athan Road, Cowbridge	Single storey rear extension
2006/00904/LBC	A	Ewenny Community Village Hall, Corntown Road, Corntown	Replacement of wooden panel in front porch of hall with cruciform design glazed panel
2006/00940/FUL	A	58, Heol Y Fro, Llantwit Major	Conservatory
2006/00943/ADV	A	36, Cardiff Road, Dinas Powys	Slimline box sign
2006/00944/FUL	A	Budgens Store, 36, Cardiff Road, Dinas Powys	Installation of cash point machine
2006/00948/FUL	A	23, Laburnum Way, Penarth	Single and two storey extensions and change of house into two flats
2006/00484/FUL	R	4A, Park Crescent, Barry	Conversion of above shop accommodation into two dwellings. Ground floor rear cottage with two storey extension, first/second floor two bedroom flat

2006/00519/FUL	A	Llwyndrain Farm, Ystradowen	Retention of replacement building for horse stabling with intermittent use for lambing/injured cattle plus retention of three block built boxes to provide winter shelter for homebred animals and storage for hay, straw etc.
2006/00661/FUL	R	Horsecroft Barn, Old Wick Road, Llantwit Major	Proposed conservatory, driveway and new access opening to Old Wick Road
2006/00716/FUL	A	37, Cog Road, Sully	Two storey extension to the rear of the property. Knock down and rebuild external shed
2006/00842/FUL	A	1a, Palmersvale Business Centre, Palmerston Road, Barry	Two new workshop type industrial units
2006/00870/FUL	A	Old Paddock Cottage, Penylan Road, St. Brides Major	Amendments to approval 02/01523/FUL
2006/00887/FUL	A	6, Norman Cottages, Michaelston le Pit	Retrospective application for two storey side extension with rear dormer
2006/00891/FUL	A	2, Clos-y-Fulfran, Barry Island	Gable extension 5400m x 4000m and additional garage 6900 x 2950
2006/00900/FUL	A	Salem Baptist Church, Beryl Road, Barry	Installation of new galvanised steel external heating unit
2006/00901/FUL	A	14, Plymouth Road, Penarth	Improvements to front of property, extension and associated alterations to rear of property (single storey)
2006/00902/FUL	A	7, Ravenshoe Road, Barry	Disabled adaptation to provide ground floor bedroom/WC/shower wet room

2006/00907/FUL	R	34, Eastgate, Cowbridge	Shop front redesign, including new signage, lighting etc.
2006/00908/OUT	A	West Cross, St. Andrews Cross, Port Road, Wenvoe	Renewal of outline planning permission 03/00618/OUT - Erection of one residential dwelling
2006/00911/FUL	A	Cap Dail, 63, Craig Yr Eos Road, Ogmere By Sea	Pitched roof over existing flat roof to bedroom 1 and living room, store to rear included in bathroom area
2006/00913/FUL	A	6, Waun Ganol, Penarth	Single storey conservatory extension with tiled roof
2006/00914/FUL	A	4, Stanwell Road, Penarth	Renewal of planning permission 01/00390/FUL - Change front windows
2006/00915/FUL	A	Ty Enfys, Fairfield Close, Llantwit Major	Detached garage
2006/00919/FUL	R	20, Denbigh Way, Barry	Dormer loft conversion
2006/00920/FUL	A	15, Whitmore Park Drive, Barry	Take down existing garage and construct new two storey extension
2006/00921/FUL	A	Ty Mawr, Peterston Super Ely	Single storey rear extension
2006/00927/FUL	A	43, Masefield Road, Penarth	Proposed single storey extension to rear
2006/00929/FUL	A	Rushwood, Mill Lay Lane, Llantwit Major	Single storey rear extension and alterations
2006/00933/FUL	A	11, Heol Y Pentir, Rhoose Point, Rhoose	Rear conservatory
2006/00945/FUL	A	25, Hickman Road, Penarth	Lean-to conservatory
2006/00947/FUL	A	Glambreck, Broughton Road, Wick	Garage conversion, new double garage and rear kitchen extension

2006/00949/FUL	A	Scafftag Limited, Wimborne Road, Barry	Construct new first floor office accommodation ancillary to existing ground floor portacabin and factory/office
2006/00952/FUL	A	4, St. Johns Close, Cowbridge	Single storey rear conservatory
2006/00976/FUL	A	101, Broad Street, Barry	Ground floor bathroom extension and alterations to front of property to provide disabled ramp

270 APPEALS (DEER) -

RESOLVED -

(1) T H A T the list of appeals received and decisions concerning appeals arising from the refusal of the Council to grant planning permission be noted.

(2) T H A T the statistics relating to appeals for April 2006 to March, 2007 be noted, that together with the list of forthcoming hearings and public enquiries.

271 APPEALS - PLANNING APPLICATION REF 06/00641/FUL:
CHESTNUT TREE COTTAGE, CRAIG PENLLYN: FORM NEW VEHICULAR ACCESS TO THE SITE AND CONSTRUCT PARKING AREA FOR TWO CARS (DEER) -

The above appeal had been submitted to the Welsh Assembly Government in July 2006. Given that the Council was in its summer recess a report had been prepared and presented to the Chairman of the Committee on 9th August, 2006 for his approval in order to allow the Council to declare its stance as to how the application would be determined in the event that an appeal had not been submitted.

The Committee was now requested to endorse the actions of the Director of Environmental and Economic Regeneration taken under his delegated powers.

RESOLVED - T H A T the actions of the Director of Environmental and Economic Regeneration in liaison with the Chairman of the Planning Committee in respect of the above matter be endorsed.

272 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

2006/00653/TCA	A	Anwyllfan, Old Rectory Drive, St. Nicholas	Take down 6 conifer trees and 1 blossom tree
2006/00812/TCA	A	Great House, Aberthin	Work to trees
2006/00856/TCA	A	Old Factory House, Llanblethian	Work to trees
2006/00755/TCA	A	14, Plymouth Road, Penarth	Removal of Tree (Holly)
2006/00836/TCA	A	Land adjacent to Lower House Farm, Colwinston	Tree removal and crowning
2006/00855/TCA	A	Pound Cottage, Duffryn Lane, St. Nicholas	Work to trees
2006/00898/TPO	A	Land next to Eastbrook Station, Dinas Powys	Fell oak tree
2006/00835/TCA	A	Caer Mor, Maes-y-Coed, The Knap, Barry	Removal of three trees
2006/00956/TCA	A	New House, St. Hilary	Fell two ash trees
2006/00897/TPO	A	Meriholm, Cwm Drive, Dinas Powys	Works to three oak trees
2006/00924/TCA	A	Lime Tree Mews, Cowbridge	Trim trees
2006/00957/TCA	A	51, Stanwell Road, Penarth	Reduce conifers on rear boundary by approximately 3m, trim annual growth from inner side, crown raise ash to 4m, remove small ash sapling, remove Western Red Cedar and Leyland Cypress from front garden

2006/00955/TCA A Barclays Bank, 2, Windsor Road, Penarth Remove tree

273 GENERAL PLANNING MATTERS (DEER) -

(i) Barry Central Area (Prohibition of Access) (Phase 7): Proposed Order 2006 -

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

The above location had been determined following liaison with South Wales Police, South Wales Fire Service and internal Divisions of the Council.

RESOLVED -

(1) T H A T subject to the views of the Chief Constable and other representative organisations of road users, public notice be given the Council's intention to make a Traffic Order under Section 1 of the Road Traffic Regulation Act 1984 to effect of which will be to prohibit access to those lanes detailed in Plan Nos. LS/06/101 and LS/06/102.

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

Reasons for decisions

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

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

(Note: Councillor R.J. Bertin declared an interest in the above matter and withdrew from the meeting during consideration of the item).

(ii) Broad Street (Part), Barry: Proposed Limited Waiting Order With Exemption For Resident Permit Holders -

Approval was sought to introduce a Traffic Regulation Order prohibiting the waiting of vehicles to two hours, with no return within two hours 8.00 a.m. to 6.30 p.m. Mondays to Saturdays inclusive, with the exemption for residents ay Broad Street, Barry.

RESOLVED -

(1) T H A T public notice be given of the Council's intention to make an Order under Section 1 of the Road Traffic Regulation Act 1984 the effect of which will be as detailed 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.

(iii) Castle Drive (Part), Dinas Powys: Proposed Variation/Amendment to Existing Waiting Restrictions Order -

Approval was sought to vary/amend the "Murch Road, Castle Drive and Vale Court, Dinas Powys, Prohibition of Waiting Order 2003" by extending the length of the Order in Castle Drive at its junctions with Murch Road, by six metres in length.

RESOLVED -

(1) T H A T public notice be given of the Council's intention to make a Traffic Regulation Order, the effect of which will be as detailed in Appendix A to the report.

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

Reasons for decisions

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

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

(iv) Regent Street (Part), Barry: Proposed Disabled Persons Parking Place Objections Received -

The report sought to apprise Members of objections received to the Council's proposal to introduce a disabled persons parking place at the above location and to assess the merits and to make recommendations accordingly.

Three letters of objection had been received detailing the same content and objections to the above proposals.

Having regard to the objections received it was

RESOLVED -

(1) T H A T an Order under the Road Traffic Regulations Act 1984, the effect of which will be to create a disabled person parking place outside No. 51 Regent Street, Barry as shown on the schedule attached at Appendix B and Plan No. T/06/94/WS, to the report.

(2) T H A T the objections received be rejected and the objectors be advised accordingly.

Reasons for decisions

(1) To allow the Traffic Regulation Order to be made and implemented.

(2) To comply with the requirements of the above legislation.

(v) High Street, Cowbridge Proposed Amendment to Limited Waiting and Disabled Person Parking Place Orders -

Approval was sought to introduce amendments to the Limited Waiting Traffic Regulation Order and the Disabled Persons Parking Place Order at the above location.

The proposal would entail the provision of 2 / 3 parking places within the lay-by close to shops for holders of blue badges whilst reducing general parking by 1 / 2 parking places.

RESOLVED - T H A T the matter be deferred to allow officers to investigate the feasibility of alternative means of providing limited waiting restrictions in association with the disabled parking bays.

Reasons for decisions

To provide options for additional on-street parking in the above location.

(vi) Cogan Pill Road, Llandough: Proposed Prohibition of Driving of Motor Vehicles Order -

Approval was sought to introduce an Order to prohibit the driving of motor vehicles over part of Cogan Pill Road, Llandough from a point 120 metres south east of its junction with Tuscan Close for a distance of approximately 210 metres, generally south east.

The proposal would entail to prohibition of the driving of motor vehicles along the road/footpath which ran through open woodland with high hedgerows and fields on either side. In addition, two physical closures such as lockable gates incorporating pedestrian, cycle and horse riding passing facilities would be provided. Occupiers of land within the enclosure and maintenance workers would be issued with a key.

RESOLVED -

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

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

Reasons for decisions

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

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

(vii) Thompson Street, Barry: Proposed One Way Traffic Order - Objection Received -

The Committee was informed of the receipt of one objection to the above proposal, the contents of which was appended to the report. The Committee noted the objection.

Members were reminded that the scheme in the Holton Road area was primarily designed to regenerate the centre of Barry by introducing improvements to provide an enhanced shopping environment and to increase trade. A number of meetings had been held with representatives of the Holton Road traders with the purpose of devising the traffic management and parking arrangements which form the basis of the Urban Realm Renewal Project which would be commenced in the new year (2007) using funds granted by the Welsh Assembly Government. The Committee noted that there was no apparent reason why the viability of the proposal would have an adverse impact on the objectors business.

Having regard to the report and the objection received, it was

RESOLVED -

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

(2) T H A T the objector be notified accordingly.

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.

(viii) St. Richard Gwyn Roman Catholic High School, Dobbins Road (Part), Barry: 20 m.p.h. Zone -

Approval was sought to introduce a 20 m.p.h. Speed Restriction Zone Order with associated traffic calming measures over part of the length of Dobbins Road, Barry. The proposal would extend from its junction with Coldbrook Road East, south eastwards to its junction with Glenbrook Drive, a distance of approximately 235 metres.

RESOLVED -

(1) T H A T public notice be given of the Council's intention to introduce a 20 m.p.h. zone, the effect of which will be as shown in Schedule 1 of Appendix A and to construct a series of speed cushions and raised zebra crossing as detailed in Schedule 2 of Appendix A to the report.

(2) T H A T in the event of no objections being received, the Order be made and the traffic calming works be constructed.

Reasons for decisions

(1) To comply with the requirements of the Road Traffic Regulation Act 1984, the Highways (Road Hump) Regulations 1999 and the Highways Act 1980.

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

(ix) (A4055) Cogan Spur, Llandough: Proposed 40 m.p.h. Speed Restriction Order -

The purpose of the report was to apprise Members of the proposed Traffic Regulation Order to create a 40 m.p.h. Speed Restriction Order along the Cogan Spur (A4055) between the Cogan junction and Ferry Road Interchange.

The proposal reflects the development of retail and residential properties associated with the International Sports Village. To improve the safety of the site operatives who will be working on or near the highway at Barons Court Roundabout and the new accesses onto the Cogan Spur the speed limit would be reduced from 50 m.p.h. to 30 m.p.h. by way of a temporary order.

To eliminate the confusion caused by frequent changes in speed limits and to reduce traffic speeds on the approaches to the new traffic signals on road safety grounds, it was now necessary to revoke the existing 50 m.p.h. limit on the A4055. Given that the road had a system of street lighting it would revert to a speed limit of 30 m.p.h., however, the proposal was to introduce a 40 m.p.h. limit from a point 310 metres south of Ferry Road Interchange to its junction with Cogan Roundabout.

Cardiff County Council was undertaking the statutory consultation with the Chief Constable and other representative organisations on behalf of this Council.

Having regard to the contents of the report it was

RESOLVED - T H A T the contents of the report be noted.

Reason for decision

In consideration of the fact that Cardiff County Council was undertaking the relevant procedures on behalf of this Council.

(Note: Councillor K.R. Stockdale spoke on the above matter with the consent of the Committee).

274 PLANNING APPLICATIONS (DEER) -

Having considered the following applications for planning permission and, where necessary, the observations of interested parties it was

RESOLVED - T H A T in pursuance of the powers delegated to the Committee the following applications be decided as indicated and any other necessary action taken:

2004/01150/FUL

Received on 14 July 2004

(P119)

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

Mr. & Mrs. D. Evans, Broomwell, Llancarfan, Vale of Glamorgan

Broomwell, Llancarfan

Retention of detached double garage

APPROVED subject to the following condition(s):

1. The diversion of Public Footpath No. 10, Llancarfan, including the improvement of the steps leading to the footpath shall be completed in full accordance with details to be agreed with the Local Planning Authority within two months of the date of this consent. The agreed

improvements shall thereafter be undertaken within 2 months of the date of this agreement. The footpath shall be maintained at all times thereafter in accordance with the approved details.

Reason:

To ensure the reinstatement of the public footpath.

2005/00874/FUL

Received on 1 June 2005

(P121)

C. J. Morgan, 13, Merthyr Street, Barry, Vale of Glamorgan. , CF63 4LA
Mr. Richard Williams-Jones, Pant Ruthin Fach Farm, Ruthin, St. Mary Hill,
Vale of Glam, CF35 5HY

Pant Ruthin Fach Farm, St. Mary Hill

Change of use and alterations to form dwellinghouse

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 permission shall relate to the amended plans refs. 01, 02, 03 and 04 registered on 11th November, 2005, as supplemented by the bat roost mitigation statement received on 5th June, 2006 and the car parking and access layout drawing received on 15th August, 2006.

Reason: for the avoidance of doubt.

3. Prior to the commencement of development, full details of existing and proposed land levels within the proposed residential curtilage to the north of the barn shall be submitted in writing to and approved in writing by the Local Planning Authority, and that area shall be levelled in accordance with the approved details prior to the development hereby approved being brought into beneficial occupation.

Reason:

In the interests of the satisfactory development of the site.

4. 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.

5. 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site other than those as approved under Condition No. 8 below without the prior written consent of the Local Planning Authority.

Reason:

To safeguard local visual amenities.

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

Reason:

To ensure adequate drainage is provided for the development proposed.

8. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority 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.

9. Prior to their use in the development, details of all new and replacement 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:

In the interests of visual amenity and to preserve the character of the Listed Building.

10. The development hereby approved shall be carried out entirely in accordance with the bat roost mitigation method statement received on 5th June, 2006 or such variation thereto that may first be approved in writing by the Local Planning Authority, and in particular no works shall be carried out between 15th October and 31st March in any year.

Reason:

In order to ensure the conservation of the protected species on the site.

11. Prior to their use in the development, a sample of the proposed roof slate shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be carried out using the approved slate.

Reason:

In the interests of visual amenity and to preserve the character of the Listed Building.

12. Notwithstanding the terms of the Town and Country (General Permitted Development) Order or any Order amending, revoking, or re-enacting that Order the barn located to the north of that subject of this permission shall be used for storage purposes ancillary to the residential use of the converted barn only, and shall not be used for any other purpose or converted to any form of residential accommodation without the prior written approval of the Local Planning Authority.

Reason:

For the avoidance of doubt and to define the development hereby approved.

2005/01143/OUT

Received on 14 July 2005

(P.129)

G. Powys Jones The Maltings, East Tyndall Street, Cardiff Bay, Cardiff. CF1 5EA

Andton Properties, C/o Agent.

Land at Higher End, St. Athan

Residential development

REFUSED (written representations)

1. The proposal does not constitute 'rounding off' but constitutes development in the countryside, which would have a detrimental impact on the rural character and setting of this part of St. Athan. The proposal is, therefore, contrary to Policies ENV1 and HOUS3 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which seek to resist housing development in the countryside, unless in the interests of agriculture or forestry. No such justification has been submitted with this application.
2. The site is considered inappropriate for residential development as it would provide a poor living environment for future residents, by virtue of noise from aircraft operating at the nearby RAF base at St. Athan. It would, therefore, be contrary to the advice contained within Planning Policy Wales (March 2002) and Planning Guidance (Wales) Technical Advice Note (Wales) 11(W) Noise, October, 1997.
3. Insufficient information has been submitted to allow full and proper consideration by the Local Planning Authority of the highway safety implications of the proposed development.

2005/01777/LBC

Received on 15 November 2005

(P.135)

C. J. Morgan, 13, Merthyr Street, Barry, Vale of Glamorgan. , CF63 4LA
Mr. Richard Williams-Jones, Pant Ruthin Fach Farm, Ruthin, St. Mary Hill,
Vale of Glam. , CF35 5HY**Pant Ruthin Fach Farm, St. Mary Hill**

Change of use and alterations to form dwellinghouse

RESOLVED - T H A T using the powers delegated to the Local Planning Authority by Cadw, that Listed Building Consent be GRANTED, subject to the following conditions:

APPROVED subject to the following condition(s):

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

Reason:

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

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

Reason:

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

3. Notwithstanding the details provided on drawing reference 03 all new ground floor window and door apertures shall have voussoired swept heads to match those existing elsewhere on the building.

Reason:

To ensure that the new openings in the building will be architecturally/aesthetically consistent with those in the existing building.

4. Notwithstanding the details provided on drawing reference 03 all new first floor window apertures shall be provided so that the lintel is obscured by the eaves level fascia board as currently detailed on the southern elevation of the building.

Reason:

To ensure that the new openings in the building will be architecturally / aesthetically consistent with those existing.

5. All internal finishes shall be as described in the recommendations of the structural report submitted as part of the application.

Reason:

For the avoidance of doubt.

6. Prior to the roofing of the building, a sample of the proposed roofing slate shall be submitted to and approved in writing by the local planning authority and only and only slate of the approved type used in the development.

Reason:

To ensure that the roof covering will be appropriate to the special interest of the building.

7. Any necessary re-pointing or stone repair shall be undertaken using either a hydraulic lime mortar NHL 3.5 to 3 parts non dredged sand as per the specification submitted or using a fat lime putty, at the contractors discretion unless otherwise agreed in writing by the Local Planning Authority. Pointing detail shall be flush, or slightly recessed from the stonework face to match existing detail.

Reason:

For the avoidance of doubt and to ensure for a traditional repair/ appropriate external appearance to the building.

8. Prior to their insertion, details of the location and specification of all flues, chimneys, and soil pipes shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the location and specification of any flues, chimneys and soilpipes do not detract from the rural character of the building.

9. This consent shall relate to the development proposed as supplemented by the works proposed in the Bat Roost Mitigation Statement received by the local authority on 5th June, 2006.

Reason:

For the avoidance of doubt and to ensure for the continued use of the historic building by protected species.

10. Prior to the commencement of the works hereby consented to, Full details [to include site sections] of any proposed ground level regrading works shall be submitted to and approved in writing by the Local Planning Authority and thereafter be implemented in accordance with the approved details prior to the beneficial use of the barn for residential purposes.

Reason:

To ensure that any regarding works will not compromise the setting or structural integrity of the building.

2005/01811/FUL

Received on 21 November 2005

(P.141)

Anna Bendall, Environmental Manager, RWE npower, Windmill Hill Business Park, Swindon. SN5 6PB

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

East Aberthaw Quarry, Aberthaw

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

RESOLVED - T H A T the proposal be approved as a revised restoration scheme for the eastern part of the quarry bowl in discharge of Clause 1(e) of the Section 52 (now Section 106) Agreement signed on 19th October, 1979.

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. Unless otherwise specified in these conditions, the development hereby approved shall be carried out entirely in accordance with the description of development set out in the Environmental Statement and supporting documents received on 21st November, 2005.

Reason:

To define the development and in the interests of general amenity.

3. With the exception of any material specifically required for the treatment of the quarry floor or faces to prepare the site for the deposition of ash, or soils for use in the final restoration of the site, no material other than pulverised fuel ash arising from Aberthaw Power Station shall be deposited in the site.

Reason:

For the avoidance of doubt and in the interests of amenity.

4. Highways and Access

Prior to any pulverised fuel ash being deposited in the quarry, full engineering details of the proposed protected right turn off the B4265, the upgrading of the track between the B4265 and Castle Road, the crossing of the Castle Road and the new access to the quarry off

Castle Road shall be submitted in writing to and approved by the Local Planning Authority. The approved scheme shall include details of proposals for traffic lights to control the Castle Road crossing and of the location and design of any gates at the Castle Road crossing and at the new quarry entrance.

Reason:

In the interests of highway safety and general amenity.

5. Prior to any pulverised fuel ash being deposited in the quarry a scheme of visibility improvements at the 'Four Cross' junction on the B4265 shall be implemented in accordance with details to be first submitted in writing to and approved by the Local Planning Authority.

Reason:

In the interests of highway safety.

6. All loaded vehicles carrying pulverised fuel ash for deposition in the quarry and all empty vehicles leaving the quarry having deposited ash, shall use the new entrance to the site off Castle Road as described in the application documents.

Reason:

In the interests of highway safety.

7. By no later than 31st March, 2007 the results of a feasibility study into alternative methods of ash transport to the quarry shall be submitted in writing to the Local Planning Authority. The feasibility study shall include an assessment of the technical and way-leave issues involved in transporting ash by conveyor or pipeline, with conclusions on preferred long-term ash disposal options.

Reason:

To minimise the environmental impact of transporting ash to the quarry and in the interests of highway safety.

8. Notwithstanding the terms of this consent the Local Planning Authority shall be formally advised in writing of the commencement date for the transportation of pulverised fuel ash by road from Aberthaw Power Station prior to its commencement, and the transportation of the ash by road to the quarry shall run for a temporary period expiring two years after the commencement of the transportation by road, after which date the transportation of pulverised fuel ash to the quarry by road will cease, unless otherwise agreed by the Local Planning Authority.

Reason:

To review the impacts of transporting ash to the quarry by road and to assess alternative options of importing pulverised fuel ash into the quarry site.

9. All vehicles transporting pulverised fuel ash from the power station to the site shall be enclosed or sheeted.

Reason:

In the interests of highway safety and general amenity.

10. 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.

11. Prior to the commencement of any site preparation works in the excavated quarry bowl and prior to the deposition of any pulverised fuel ash in the quarry, a scheme for the cleaning of the wheels and chassis of vehicles leaving the site shall be implemented in accordance with details to be first submitted in writing to and approved by the Local Planning Authority. All vehicles leaving the quarry having deposited pfa shall use the cleaning facilities, which shall be retained in use throughout the duration of tipping operations and the subsequent restoration of the site.

Reason:

In the interests of highway safety.

12. The developer shall ensure that a suitably qualified archaeologist is present during the construction works required for the widening of the access route, 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 and the Local Planning Authority shall be informed in writing, at least two weeks prior to the commencement of the access route construction works, 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.

13. Notwithstanding the Phasing Map submitted with the application, prior to the commencement of development a revised phasing scheme and method statement shall be submitted in writing to and approved in writing by the Local Planning Authority. The approved scheme and statement shall contain:
- (a) detailed proposals to avoid disturbance to birds over-wintering and/or nesting on the lagoons in the quarry floor;
 - (b) proposals for an appropriate stand off distance between the lagoons, the ash deposition area and any access tracks;
 - (c) full details of the method of ash deposition within each phase, including face slopes and bench thicknesses.

Reason:

In the interests of the protection of the ecological interest in the site.

14. Working Methods

Access to the site shall be provided on request at all reasonable times for the Bird Control Co-ordinator of Cardiff Wales Airport.

Reason:

In the interests of aviation safety.

15. Prior to the deposition of any ash in the site, a 1m high fence designed to restrict the movement of geese shall be erected between the high water mark of the lagoons in the quarry and the ash deposition area in accordance with details and in a location to be first approved in writing by the Local Planning Authority.

Reason:

In the interests of aviation safety.

16. No pulverised fuel ash shall be deposited at any level higher than those shown on plan reference 5.10 submitted with the application.

Reason:

In the interests of visual amenity and to ensure the beneficial restoration of the site.

17. The transportation of ash, ash deposition or consolidation operations shall only be carried out in the quarry between the hours of 0800 to 1900 on any day and not at any time on Sundays or Bank Holidays.

Reason:

In the interests of residential amenity.

18. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

Reason:

In order to protect groundwater resources.

19. Amenity and Ecology

During each bird nesting season throughout the period of ash deposition at the site, a survey shall be carried out of:

- (a) any quarry faces that may be affected or disturbed by works during the subsequent breeding season, to identify the location of any breeding Peregrine falcon, and
- (b) the quarry floor to identify the location of any Little Ringed Plover or any other ground nesting bird.

The complete survey, together with proposals for mitigating the effect of ash deposition operations on the identified species, shall be forwarded to the Local Planning Authority within one month of its completion, and ash deposition during the following year shall be carried out entirely in accordance with the submitted survey or any variation thereto that may be first approved in writing by the Local Planning Authority.

Reason:

In order to mitigate the effects of the operation on interests of acknowledged ecological importance.

20. Prior to the carrying out of any site preparation or ash deposition operations within the excavated quarry bowl, a scheme for the provision of an alternative Peregrine falcon nesting platform at an appropriate location within Aberthaw Power Station shall be submitted in writing for the approval of the Local Planning Authority. The approved scheme shall be implemented within twelve months of its approval and shall be so retained for use throughout the duration of ash deposition operations in the quarry.

Reason:

To ensure the protection of the ornithological interest in the site.

21. Prior to the commencement of construction of the new access to the quarry off Castle Road or of any internal access ramp from that access to the quarry void, a scheme for the mitigation of the impact of these parts of the development on any reptiles within the site shall be submitted in writing to and approved in writing by the Local Planning Authority. All subsequent operations shall be carried out entirely in accordance with the approved scheme or any variation thereto that may first be approved in writing by the Local Planning Authority.

Reason:

In order to mitigate the effects of the operation on interests of acknowledged ecological importance.

22. The removal, replanting or translocation of any hedgerows and ground flora required to create new or improved accesses to the B4265, Castle Road and the quarry shall be carried out entirely in accordance with a scheme to be first submitted in writing to and approved in writing by the Local Planning Authority. The approved scheme shall include detailed provisions for any translocation works and details of species and density of any new planting, and for the creation of a new hedgerow on the eastern side of the improved track between the B4265 and Castle Road.

Reason:

In order to protect the ecological interest in the site and in the interests of visual amenity.

23. Any hedgerow removal, forming part of the scheme approved under Condition No. 23 above, shall be carried out only during the months of September to February inclusive.

Reason:

In order to protect the ecological interest in the site and in the interest of visual amenity.

24. Notwithstanding the submitted documents, prior to the commencement of development, a scheme for noise attenuation and for the regular monitoring of noise from the development at or as close as practicable to Home Farm, Fonmon, shall be submitted in writing to and approved in writing by the Local Planning Authority, and the approved scheme or such variation thereto that may first be approved in writing by the Local Planning Authority shall thereafter be fully implemented throughout all periods of ash deposition and subsequent restoration of the site. The approved scheme shall have particular regard to the advice given in Technical Advice Note 11 (Noise) and Minerals Technical Advice Note 1 (Aggregates) in assessing appropriate noise limits at dwellings.

Reason:

In the interests of residential amenity.

25. All reversing sirens on mobile plant, machinery or vehicles shall be of the self-attenuating type with a variable sound power level, automatically adjusted dependent on background noise levels such that the sound power level of the units does not exceed 10 dB above background noise levels.

Reason:

In the interests of local amenity.

26. Prior to the deposition of any pulverised fuel ash in the quarry, a scheme for the minimisation and mitigation of dust arising from operations at the site shall be submitted in writing to and approved in writing by the Local Planning Authority. The approved scheme shall include a working plan and operational procedure to be followed, including actions, roles and responsibilities, shall be implemented at the time of the first deposition of ash in the quarry and shall be retained in operation throughout all periods of ash deposition and subsequent restoration of the site.

Reason:

In the interest of general and residential amenity.

27. No later than twelve months following the date of commencement of ash deposition in each of the phases approved under Condition No. 13 of this permission, a detailed restoration scheme for that phase shall be submitted in writing for the approval of the Local Planning Authority. The approved scheme shall be implemented within twelve months of its approval and shall make provision for formation of topsoils and subsequent seeding and appropriate aftercare.

Reason:

To ensure the satisfactory restoration of the site.

28. The scheme approved under Condition No. 28 above shall have particular regard to the nature and quantities of any capping material to be imported, and shall make provision for an appropriate agricultural aftercare scheme.

Reason:

To ensure the satisfactory restoration of the site.

29. All soils and soil-forming materials on the site at the date of this permission shall be retained for use in the scheme of agricultural restoration to be approved under Condition Nos. 28 and 29 above.

Reason:

To ensure the satisfactory restoration of the site.

30. Notwithstanding the provisions of planning permission reference 79/02300/FUL or the deemed planning permission granted on 3rd November, 1955 by the former Minister of Fuel and Power, no further lateral extension shall take place to the southern or eastern perimeters of the ash mound at Aberthaw Power Station as existing at the date of this permission.

Reason:

In order to protect the ecological interest of the adjoining Site of Special Scientific Interest.

(Note: Councillors A.J. Readman and K.R. Stockdale spoke on the above matter with the consent of the Committee).

2006/00124/FUL

Received on 30 January 2006

(P.162)

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

The development/property is situated within/adjoining the St. Nicholas Conservation Area.

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 Conservation Area. 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, and to Policies HOUS8 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

2. The increase in the number of dwellings sited on the land will intensify the number of vehicle movements to and from the site, along a narrow lane with a poor access off the A48 and will consequently be detrimental to highway safety.

2006/00163/FUL
(P.169)

Received on 7 February 2006

Loyn & Co. Architects, 21, Victoria Road, Penarth, Vale of Glamorgan. , CF64 3EG

John Lean Esq, 68, Huddleston Road, London. , N7 0AG

9, Kymin Terrace, Penarth

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

The development/property is situated within the Penarth Conservation Area.

The application is for demolition within the Penarth Conservation Area.

DEFERRED for a site inspection.

2006/00178/RES
(P.178)

Received on 13 February 2006

Pengraf Design, 4, Spowart Avenue, Llanelli

Mr R Evans, Powersport Ho. , Queens Road, Bridgend, CF31 3UT.

Plot adjacent to Beech House, 69 Broadway, Cowbridge

New dwelling house.

APPROVED subject to the following condition(s):

1. This consent shall relate to the plans registered on 13th February, 2006 other than where amended by plans reference 002 (A) - 005 (A) and cross-section through site received on 10th July, 2006.

Reason:

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

2. Notwithstanding the submitted site plan, further plans of the access to a scale of 1:100 indicating the detailed design of the access, visibility splay, the height and location of the proposed retaining stone walls and details of the driveway and parking areas and their means of construction, shall be submitted to and agreed in writing with the Local Planning Authority before commencement of the development and the access, driveway and parking areas shall thereafter be constructed in

full accordance with the agreed scheme prior to the first beneficial occupation of the dwelling hereby approved and so retained thereafter at all times to serve the dwelling hereby approved.

Reason:

In the interests of highway safety and visual amenity.

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

Reason:

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

4. Prior to their use on site samples of slate, ridge/hip tiles and facing brick to be used in the construction of the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using only those materials approved as samples by the Local Planning Authority.

Reason:

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

5. Notwithstanding the submitted plans, further details and specifications of the proposed windows, doors, rooflights, eaves and verge details to a scale of 1:10, 1:20 or 1:50 as appropriate, shall be submitted to and approved in writing by the Local Planning Authority prior to their use on site and the development shall thereafter be carried out in full accordance with the agreed details.

Reason:

In the interests of visual amenities of the area.

6. Details of a scheme of landscaping including details of all planting, its size, species and density shall be submitted to the Local Planning Authority for their approval in writing.

Reason:

To safeguard local visual amenities.

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

Reason:

To ensure satisfactory maintenance of the landscaped area.

8. Prior to the first beneficial occupation of the dwelling hereby approved, the boundary defining the southern part of the approved residential curtilage shall be reinstated with a post and rail fence (which shall not exceed a height of 1.5m) and shall be inter-planted with plants of approximately 90cms size at planting, planted in a double staggered row comprised of hawthorn, hazel and field maple, planted at 30cm centres and shall thereafter be so maintained at all times. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the visual amenities and to ensure a satisfactory reinstatement of the established residential curtilage.

2006/00555/FUL

Received on 20 April 2006

(P.186)

Martin Tomlinson, Bryn Hyfryd, Primrose Hill, Cowbridge, Vale of Glamorgan.
CF71 7DU

Martin Tomlinson, Bryn Hyfryd, Primrose Hill, Cowbridge, Vale of Glamorgan.
CF71 7DU

Bryn Hyfryd, Primrose Hill, Cowbridge

Removal/alteration of conditions to allow building to be used for short term holiday lets

The property is situated within the Cowbridge with Llanblethian Conservation Area.

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 shown serving The Old Stables and Bryn Hyfryd , including all associated access and turning areas, have been laid out in full accordance with the details shown on Drawing No. 2006-1 Rev 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 submitted plans, further details of the means of enclosure of the holiday let hereby approved, in relation to elevation details and materials/finishes shall be submitted to and agreed in writing by the Local Planning Authority and the agreed means of enclosure shall be fully completed prior to the first beneficial occupation of the holiday let hereby approved and shall thereafter be so maintained at all times.

Reason:

To safeguard local visual amenities and to control the nature of the use of the site in relation to access.

4. This consent only relates to the conversion of 'The Old Stable' to a holiday let, and shall be used solely for the purpose of a single holiday let. Each letting shall be for a period not exceeding four weeks duration and no letting shall be renewed within six months of the end of a previous letting to any of the same occupants in any calendar year.

Reason :

In order for the Local Planning Authority to monitor, as necessary, the occupancy of the holiday let.

5. The developer shall make available for inspection by the Local Planning Authority a register of the names and main residential addresses of all the occupiers of the guest accommodation and the periods of their occupancy within 2 weeks of the Local Planning Authority making such a request in writing.

Reason:

In order for the Local Planning Authority to monitor, as necessary, the occupancy of the holiday let.

2006/00790/OUT

Received on 1 June 2006

(P.191)

Alwyn Jones Penseiri Architect The Bank, 5, Cardiff Road, Taffs Well, Cardiff., CF15 7RA

P. W. Davies, Slade, Southerndown, Vale of Glamorgan., CF32 0RF

Land above Seamount, Dunraven Bay, Southerndown

5 No. environmentally sensitive holiday accommodation units

REFUSED (written representations)

1. In the opinion of the Local Planning Authority the proposal represents an inappropriate and unjustified development in the countryside that would have a significant adverse impact on the character, appearance and setting of both the Glamorgan Heritage Coast and Dunraven Park contrary to Strategic Policies 1, 2, 6 and 8 and Policies ENV1 - Development in the Countryside, ENV2 - Agricultural Land, ENV5 - Glamorgan Heritage Coast, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, ENV17 - Protection of Built and Historic Environment, ENV27 - Design of New Development, EMP7 - Farm Diversification and TOUR4 - Caravan, Chalet and Tent Sites of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011; Supplementary Planning Guidance on Sustainable Development and Design in the Landscape; and national guidance contained in Planning Policy Wales, March 2002.

(Councillor Mrs. A.J. Preston declared an interest in the above matter and withdrew from the meeting during consideration of the item).

2006/00861/FUL

Received on 15 June 2006

(P.206)

Hepher Dixon, Bridewell Gate, 9, Bridewell Place, London, EC4V 6AW
J.D. Wetherspoon, C/o Agent,

37-39, Windsor Road, Penarth

Variation of condition 6 of planning permission 97/00755/FUL

REFUSED (written representations)

1. The proposed extension of opening hours would, by reason of the application site's close proximity to adjacent residential properties, result in the loss of amenity to local residents by virtue of noise

disturbance at unsociable hours. The proposals would therefore be contrary to Policy ENV27- Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

2006/00932/FUL

Received on 30 June 2006

(P.209)

G. Powys Jones, The Maltings, East Tyndall Street, Cardiff., CF24 5EA
Mr. and Mrs. G. George, C/o Agent.

Mill Farm (Y Felin Fach), Monkash

Erection of domestic storage building, also a change of use - extension of residential curtilage.

REFUSED (written representations)

1. The proposed store and extended residential curtilage would constitute unjustified new development in the countryside and Heritage Coast that would be harmful to the character and appearance of the countryside, the environmental qualities of the Heritage Coast and it would fail to preserve or enhance the character or appearance of the Monkash Conservation Area. The proposals are therefore considered to be contrary to Policies ENV1 'Development in the Countryside', ENV5 'The Glamorgan Heritage Coast', ENV8 'Small Scale Rural Conversions', ENV17 'Protection of Built and Historic Environment' and ENV20 'Development in Conservation Areas' of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Council's adopted Supplementary Planning Guidance the Conversion of Rural Buildings and the advice contained in Planning Policy Wales March 2002.

(Note: Councillors J. Clifford and G. John spoke on the above matter with the consent of the Committee).

(Note: The Head of Planning and Transportation agreed to hold discussions with the applicant to discuss possible alternatives in respect of the refused proposal).

2006/01044/OUT

Received on 25 July 2006

(P.214)

Rhys Morgan, Treetops, Nash, Nr. Cowbridge, Vale of Glamorgan., CF71 7NS

Rhys Morgan, Treetops, Nash, Nr. Cowbridge, Vale of Glamorgan., CF71 7NS

Treetops Farmyard, Nash

Removal of Dutch barns and construction of two, two storey detached family homes

REFUSED (written representations)

1. The proposal represents an unjustified form of residential development in the countryside, which would also cause demonstrable harm to the character and appearance of the countryside. It is therefore contrary to Policies ENV1 (Development in the Countryside) and HOUS3 (Dwellings in the Countryside) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and to guidance contained within Planning Policy Wales 2002.

(Councillors A.D. Hampton, M.R. Harvey and G.C. Kemp declared an interest in the below Regulation 3 applications and withdrew from the meeting during consideration of these items).

2006/00412/REG3

Received on 23 March 2006

(P.217)

EPT Partnership, Ty Cefn, Rectory Road, Canton, Cardiff. , CF5 1QL
Vale of Glamorgan Council, The Alps, Wenvoe, CF5 6AA ,

Parc Bryn Y Don, Dinas Powys

Construction of single storey, pitched roof pavillion and changing rooms with access road and parking for two disabled drivers

RESOLVED - T H AT the issuing of a formal decision notice be deferred until 21 days has expired following the service of Notice No. 1 on the other landowner, or any representations received from the owner within that 21 day period have been fully assessed.

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. No works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any species listed under Schedules 2 or 4 of the Conservation (Natural Habitats and c.) Regulations 1994 has been granted in accordance with these regulations and a copy of the licence has been submitted to the Local Planning Authority.

Reason:

To ensure that the habitats and protected species on the site are safeguarded and not derogated by the development.

3. No materials shall be tipped on the site unless full details of their extent and type have been submitted to and approved in writing by the Local Planning Authority prior to their use on site.

Reason:

To prevent pollution of the water environment and to safeguard the visual amenities of the area.

4. Any facilities for the storage of oils, fuels or chemicals, whether during or post construction, shall be sited on impervious bases and surrounded by impervious bund walls, which shall be at least equivalent to the capacity of the tank or storage vessel plus 10%. Details of any such permanent storage areas shall be submitted to and approved in writing by the Local Planning Authority prior to their construction on site.

Reason:

To prevent pollution of the water environment.

5. Prior to the commencement of construction work for the building hereby approved, details of the scheme for control of surface water shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall limit the flows to greenfield run off. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To safeguard the water environment and prevent the exacerbation of flooding in the area.

6. Prior to the commencement of work on the site details of the method for maintaining flows for the watercourse/land drain through the site 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 prevent the exacerbation of flooding in the area.

7. There shall be no external lighting to the development hereby approved other than in accordance with details, including details of the hours of illumination, which shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation on site.

Any lighting on the site shall be installed and operated in accordance with the approved details.

Reason:

To safeguard the environment in this rural location.

8. The scheme of mitigation for protected species on the site as detailed in the report by Bradley Consulting dated 20th June, 2006, shall be fully implemented in accordance with those details and details of the extent of any tree felling or coppicing, works to the pond(s), gravelled livestock access and fence line and of the Management Team and Plan shall be submitted to and approved in writing by the Local Planning Authority prior to works on site. The findings of the post project monitoring shall be submitted to the Local Planning Authority within three weeks of the monitoring visits.

Reason:

No details of these works have been submitted and are required to ensure a satisfactory form of development and to safeguard protected species on the site.

9. 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. 05176 - 100 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.

10. Full details of parking on site for bicycles shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme of parking for bicycles 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 bicycles is provided on site to serve the development.

11. Prior to its installation on site details of the gas storage facility indicated on Drawing No. 05176 - 100C 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:

No details of this part of the development have been submitted.

12. This consent shall relate to drawings reference 05176 - 100C, 05176 - 101, 05176 - 105, received on 26th June, 2006; drawings reference 9985/2001B, 9985/2003B, 9985/2002B, 9985/2004B, received on 28th April, 2006.

Reason:

For the avoidance of doubt as to the approved plans.

2006/00482/REG3

Received on 23 June 2006

(P.225)

Jeff Mabbitt (B3 Burgess Ltd) Castle Building, Womanby Street, Cardiff. ,
CF10 1RG

Vale of Glamorgan, 69, Queens Road, Penarth, Vale of Glamorgan.

69, Queens Road, Penarth

Rebuild front elevation to 69, Queens Road in cavity blockwork, rendered externally in accordance with Minute No. 1979, May 2002

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

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

Reason:

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

2006/00883/RG3

Received on 21 June 2006

(P.227)

Michael Delvin, Vale of Glamorgan Council, The Alps Depot, Wenvoe, Vale of Glamorgan., CF5 6AA

Sue Robbarts, C/o Cadoxton Nursery School, Victoria Park Road, Barry, Vale of Glamorgan., CF63 2JS

Cadoxton Nursery School, Victoria Park Road, Barry

Metal storage container (Minute No. 1979, May 2002)

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

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

Reason:

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

2. The container hereby approved shall be for a temporary period only, and it shall be removed from the site on or before the 1st January, 2010.

Reason:

Given the temporary nature of the structure hereby approved.

2006/00986/RG3

Received on 13 July 2006

(P.229)

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

Director of Environment & Economic Regeneration, Dock Offices, Barry, Vale of Glamorgan., CF63 4RT

Fleet Maintenance Depot, The Alps, Wenvoe

Adaptations of the existing fleet maintenance depot at the Alps to provide a reception area and offices for the Manager, Reception Clerk and Foreman on ground floor

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

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

Reason:

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

2006/00990/RG3

Received on 13 July 2006

(P.232)

Architects/Property Section, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU

Vale of Glamorgan Council, Learning & Development, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU

St. Cyres Comprehensive School, St. Cyres Road, Penarth

Replacement of burnt out History block with two classroom demountable unit

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.

275 ITEMS WHICH THE CHAIRMAN HAD DECIDED WERE URGENT -

RESOLVED - T H AT the following items which the Chairman had decided were urgent by reason of the need to make a decision, be considered.

276 APPEAL DECISION (1 NO. PLANNING: 6 NO. ENFORCEMENT):
LAND TO THE REAR OF DRYSLWYN, PENWYLLT, KIVA KOTI, TURKEY
IAK HOUSE, WITS END AND HEDDFAN, LLANMAES -

On 24th August, 2006 the Council had received a formal decision from the Planning Inspectorate in respect of the above appeals. These appeal decisions had subsequently been granted planning permission for the retention of a substantial area of agricultural land (0.7 hectares) on the eastern fringes of Llanmaes as residential garden extensions serving six dwellings. Having regard to the inspectors conclusions on these appeals it was considered that these had a significant bearing on the ability of the Council to defend other such insensitive and unjustified extensions into the countryside.

Given the implications for the Council in respect of the above and as a matter of urgency, it was suggested the Counsel's opinion be sought on whether a successful challenge on the decision could be made and, if so, to request leave to appeal within the requisite period.

RESOLVED -

(1) T H A T a legal opinion be sought from Counsel concerning the merit of a challenge to the above decisions in the High Court.

(2) T H A T in the event of Counsel advising that a challenge could be suitable, that the Head of Planning and Transportation be authorised, at his discretion, to make an application for leave to appeal as soon as practicable.

Reasons for decisions

(1) To ensure the Council was furnished with Counsel's opinion as to whether a challenge would be sustainable on legal grounds.

(2) To ensure that any challenge can be made within the tight timetables set out by the Town and Country Planning Act.

277 LAND AT TWYN YR ODYN, WENVOE -

2006/00143/ful

Received on 1 February 2006

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)

REFUSED

1. It is considered that the crossroads that would be created, were the access associated with the proposed stable, to be constructed, would be detrimental to highway safety by virtue of crossing and converging traffic causing potential hazards. In addition any alternative access on the road frontage would entail the removal of an approximate 35 metre length of hedgerow to provide adequate visibility splays and this would significantly affect the rural nature of this part of the road and which would cause harm to the character of the Special Landscape Area and would not therefore be acceptable in visual terms. As a consequence the development would be contrary to Policies ENV9, ENV11 and ENV4 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.