

PLANNING COMMITTEE

MINUTES of a meeting held on 27th September, 2006.

Present: Councillor A.D. Dobbinson (Chairman); Councillors R.J. Bertin, Mrs. M.E.J. Birch, G.A. Cox, E. Hacker, A.D. Hampton, Mrs. V.M. Hartrey, F.T. Johnson, Mrs. M. Kelly Owen, G.C. Kemp, Mrs. A.J. Preston, Mrs. M. Randall, S.T. Wiliam, A.J. Williams and M.R. Wilson.

341 APOLOGIES FOR ABSENCE -

These were received from Councillors Ms. R.M. Birch, M.R. Harvey, A.G. Powell and W.C. Vaughan.

342 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 7th September, 2006 be approved as a correct record.

343 DECLARATIONS OF INTEREST -

Councillor Mrs. M. Kelly Owen declared an interest in Agenda Item No. 10 (iii) - WAG Consultation - Changes to Development Control in Wales, specifically the matters relating to "period of validity" and vacated the room during the consideration thereof.

344 SITE INSPECTIONS (DLRS) -

RESOLVED - T H A T the attendance of the following Members at the sites indicated below on 7th September, 2006 be noted:

Apologies for absence were received from Councillors R.J. Bertin, G.A. Cox, A.D. Dobbinson and E. Hacker.

(a) Land at Twyn yr Odyn, Wenvoe	Councillor M.R. Harvey (Chairman for the meeting); Councillors A.D. Hampton, Mrs. V.M. Hartrey, Mrs. A.J. Preston and Mrs. M. Randall
(b) Land at Trehill, St. Nicholas	Councillor M.R. Harvey (Chairman for the meeting); Councillors A.D. Hampton, Mrs. V.M. Hartrey, Mrs. A.J. Preston and Mrs. M. Randall

345 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.

346 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) | |

- | | | | |
|----------------|---|--|---|
| 2006/00177/FUL | A | Llandough Castle,
Llandough, Nr. Cowbridge | Construction of garage and swimming pool annex |
| 2006/00545/LBC | A | Llanblethian House,
Llanblethian, Cowbridge | Internal alterations, porch, conservatory, alterations to external front boundary walls |

2006/00691/FUL	A	2, Llanblethian House, Church Road, Llanblethian, Cowbridge	Remove existing porch, kitchen and conservatory. Build new porch and conservatory. Adjust fenestration to all elevations. Remove part of front wall to improve visibility. Move medieval gate to adjacent wall. Re-render and continue stone course at front
2006/00726/FUL	R	17, New Barn, St. Athan	Second storey extension over existing single storey and new single storey extension to form new family room, cloak etc. and three bedrooms, removal of existing outbuilding
2006/00834/FUL	A	1, Ringwood Crescent, St. Athan	Detached garage
2006/00839/FUL	A	Quorn, 8, Craig Y Eos Road, Ogmore By Sea	Additional dormer to rear of property and amendment to roof construction to new extension
2006/00894/LAW	A	29, Plymouth Road, Penarth	Conversion of dwelling to 3 no. self-contained flats and 7 no. bedsits
2006/00917/FUL	A	80, Cog Road, Sully	Two storey extension to side of existing dwelling with single storey extension to rear
2006/00923/LAW	A	52, Wordsworth Avenue, Penarth	Single storey extension
2006/00928/FUL	A	5, Whitehall Close, Wenvoe	First floor extension over existing lounge
2006/00936/FUL	A	58, Rhodfa Sweldon, Barry	Conservatory to rear elevation
2006/00937/FUL	A	62, Pencoedre Road, Barry	Conversion of loft into two bedrooms and an area for a bathroom. Dormer to be front and rear of the building
2006/00942/FUL	A	36, Drylla, Southra Park, Dinas Powys	Proposed single storey side extension
2006/00951/FUL	A	Midfield House, Pen Y Turnpike Road, Dinas Powys	New glazed conservatory

2006/00968/FUL	A	9, Ffordd Cwm Cidi, Barry	Conservatory
2006/01025/FUL	A	5, Heol-Y-Felin, Llantwit Major	Proposed rear conservatory
2006/01026/FUL	A	27, Trem Y Don, Barry	Construct new two storey domestic extension
2006/00801/FUL	A	14, Marine Parade, Penarth	Removal of modern stairhousing, new timber framed conservatory, new sash windows and doors and general overhaul and repair of building fabric
2006/00871/ADV	A	Lavernock Point Nature Reserve, Lavernock, Nr. Penarth	Welcome signs to orientate visitors and interpretation panels to explain history and wildlife interest of the site
2006/00896/FUL	R	Land adjacent to Pant Y Ffynnon Quarry, A48, Bonvilston	Retain three pig pens, stone yard and steel container for animal feed storage, animal vaccination and medication storage
2006/00934/FUL	A	Rosedew Cottage, Bonvilston	Take down and rebuild front porch - new driveway and crossover and ground floor rear extension
2006/00941/FUL	A	Trevene, Tre Aubrey, Llantrithyd	First floor extension above existing double garage
2006/00953/FUL	A	Sunnyside, The Elms, Peterston Super Ely	Single storey rear extension to existing building
2006/00958/FUL	R	8, Merthyr Street, Barry	Formation of habitable room in roofspace with rear dormer
2006/00960/FUL	A	17, The Mount, Dinas Powys	Provision of 30 solar evacuated tubes to be placed on flat roof of existing dwelling

2006/00965/FUL	A	86, Main Street, Barry	Change of use from part retail and part residential to single residential house
2006/00966/FUL	A	22, Heol Pilipala, Rhose Point	Garage conversion into playroom/nursery
2006/00970/ADV	A	Unit 5, Penarth Road Retail Park, Penarth Road, Cardiff	2 no. internally illuminated fascia signs and 1 no. internally illuminated projecting sign
2006/00971/FUL	A	19, Heol Eyr Mor, Barry Island	Conservatory to rear
2006/00984/FUL	A	14, Llanmead Gardens, Rhose	Loft conversion
2006/00288/FUL	A	12, Broad Street, Barry	Variation of Condition 2 of consent 05/01821/FUL to allow extension of opening hours
2006/00400/FUL	A	Vale of Glamorgan Hotel, Golf and Leisure Complex, Hensol	Additional bar and restaurant and conference/ballroom facilities
2006/00493/FUL	R	15, Windsor Terrace, Penarth	Replace concrete tile roof covering with artificial slate, install conservation roof window (66 x 118) cm to front, replace softwood rear dormer window with UPVc
2006/00591/FUL	A	42, Hewell Street, Penarth	Two storey rear extension
2006/00635/FUL	A	Newton House, East Street, Llantwit Major	Two storey extension providing retail area, consulting room, WC. and stores
2006/00642/FUL	A	4, Eagle Lane, Cowbridge	Change of use to fitness suite
2006/00702/FUL	A	23, Tyle House Close, Llanmaes	Two storey front extension

2006/00772/FUL	A	27, Forster Street, Barry	Construction of new flat roof garage and associated building works to rear of existing property
2006/00785/LAW	R	The Acorns, Maendy Road, Aberthin	Continuous use of part of land as garden
2006/00791/FUL	A	8, Twyn Yr Eglwys, Colwinston	Extension to existing dwelling (amendment to approval 04/01072/FUL)
2006/00822/FUL	R	10, The Grange, Baroness Place, Penarth	Proposed conservatory extension to existing detached garage to house a swimming pool
2006/00846/FUL	R	Land adjacent to 7, Stacey Road, Dinas Powys	Erection of new dwelling
2006/00852/FUL	A	19, Lynmouth Drive, Sully	Repair and replacement of pitched roofs to include revised elevational treatment and first floor accommodation
2006/00860/FUL	A	32, Plymouth Road, Penarth	Alteration to garden access
2006/00865/FUL	A	70, Holton Road, Barry	To convert first and second floors to self-contained flats with car parking and amenity space in rear yard
2006/00881/FUL	A	2, The Grange, Earl Road, Penarth	Single storey rear extension
2006/00931/FUL	A	78, Westward Rise, Barry	Side extension
2006/00977/FUL	A	2, Whitcliffe Drive, Penarth	Dining room extension, convert garden into lounge and detached garage

2006/00982/FUL	A	78, Picton Road, Rhoose	Construction of wall along left hand boundary to side of property and return along the front of the property to existing drive line. Drop kerb and relay pavement to provide better vehicle access to additional parking spaces created. Removal of existing bushes and trees to front and left of the property and cover with chippings
2006/00985/FUL	A	Pound Cottage, Duffryn Lane, St. Nicholas	Single storey rear conservatory
2006/00994/FUL	A	Unit 14D, Atlantic Trading Estate, Barry	Retain an existing two storey office extension
2006/00996/FUL	A	24, Beechwood Drive, Penarth	Ground floor extension to kitchen and garage conversion/extension
2006/00998/FUL	A	Grove Cottage, Llantwit Road, Wick	Erect a single storey extension on existing footings to create a sitting/bedroom accessible with a wheelchair
2006/00999/FUL	A	95, Cedar Way, Penarth	Two storey side extension and regularisation of single storey extension previously constructed
2006/01004/FUL	A	17, Elm Grove Road, Dinas Powys	Two storey extension
2006/01006/FUL	A	159, Redlands Road, Penarth	Demolish kitchen annexe and erect rear single storey extension
2006/01008/LAW	A	18, Westminster Drive, Sully	Convert garage into living accommodation
2006/01011/FUL	A	320, Gladstone Road, Barry	Single storey extension providing kitchen, W.C.

2006/01013/FUL	A	3, Dannog Y Coed, Barry	Conversion of garage into playroom and extension of dining room/lobby to front
2006/01027/FUL	A	2, Park Road, Dinas Powys	Rear extension
2006/01038/FUL	A	27, Sycamore Crescent, Barry	Single storey extension
2006/01083/OBS	N	Land east and west of Leckwith Road, Cardiff	Modification of condition 1 of planning consent ref. 02/2679 (as amended) to allow for an extended period of time to submit an application for reserved matters
2006/01084/OBS	N	Site A, Land east and west of Leckwith Road, Cardiff	Modification of condition 39 of planning consent ref. 02/02679/W to allow ancillary food sales in one unit and in floorspace of up to 744 sq. m.

347 APPEALS (DEER) -

RESOLVED -

- (1) T H A T, having regard to the paper tabled at the meeting, it be confirmed that the Council was now satisfied that the appeal in respect of GM2 House, Plymouth Road, Penarth proceed by way of a hearing.
- (2) T H A T the list of appeals received and decisions concerning appeals arising from the refusal of the Council to grant planning permission or in respect of enforcement action be noted.
- (3) T H A T the statistics relating to appeals for April 2006 to March 2007 be noted, together with the list of forthcoming hearings and public inquiries.

348 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

2006/01021/TCA	A	40, Heol Sant Cattwg, Pendoylan	Remove a large fir tree
2006/00925/TPO	A	Haulfryn, Park Road, Dinas Powys	Fell oak tree
2006/01018/TPO	A	6, Turnpike Close, Dinas Powys	Remove three very large poplar trees in rear garden
2006/01107/TCA	A	Brook Cottage, Bridge Road, Llanblethian, Cowbridge	Work to trees

349 ENFORCEMENT ACTION (DEER) -

(i) Unauthorised marquee and extension to commercial / business use curtilage at the Manor House Hotel, Sully Road, Penarth -

Authority was sought to undertake enforcement action to overcome a breach of planning control in respect of the above where no attempt had been made to regularise the works. A large marquee tent and connecting canopy to the main hotel building had first been observed in the grounds of the property in April 2004. Early in 2005 it was noted that the grounds of the premises had been extended and formally laid out as a garden area with planting, hard surfacing, garden features and ornaments, tables and chairs and items of play equipment. An application to retain the marquee element only for twelve months up to November 2006 was refused in January 2006 and the subsequent appeal lodged against that decision dismissed in July 2006. It was noted, however, that the marquee still remained. The Manor House Hotel was located within the open countryside and within the Green Wedge between Dinas Powys and Penarth with a number of dwellings in relatively close proximity. Complaints, mainly due to noise issues arising from the use of the marquee, had been received and, given that the marquee itself was rarely, if ever, dismantled it was currently viewed as being a virtually permanent structure. Having regard to the various policies detailed in the report, it was considered that the marquee represented an inappropriate form of development. As regards the issue of the encroached land to the south of the Manor House Hotel, it was concluded that the use of the land was contrary to UDP Policies ENV1, ENV3 and ENV27, and, as it was viewed as being tantamount to an unauthorised extension of the curtilage into the open countryside, it was a change of use that should be resisted. Attention was also drawn to the fact that the site contained a number of statutorily protected trees and that, if lawfulness were ever claimed for the land's use in the future, it could weaken the Council's case in trying to retain those trees from further development.

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

- the removal of the marquee and thereafter the cessation of the use of the land to site a marquee;
- cessation of the use of the encroached land as an extension to the approved and established commercial/business curtilage of the Manor House Hotel;
- the removal of all built elements to include laid paths, patios, garden features and ornamental planting from the encroached land.

Reasons for decision

The erection of a marquee represents an inappropriate form of development within the Green Wedge the cumulative impact of which in addition to the already established levels of development on the site would result in an overdevelopment of the site, failing to respect the nature of the Green Wedge and the setting of the existing property. The proposal was therefore contrary to Policies ENV3, ENV27 and EMP3 of the Vale of Glamorgan Adopted Unitary Development Plan 1999-2011 and also the advice contained within Planning Policy Wales 2002. The unauthorised extension of the commercial / business curtilage represents inappropriate and unjustified development in this Green Wedge location and, as such, it is considered to be contrary to Policies ENV1, ENV3 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1999-2011.

350 GENERAL PLANNING MATTERS (DEER) -

(i) Planning Policy Wales Companion Guide (June 2006) -

The WAG recent publication, "Planning Policy Wales - Companion Guide" had been prepared to guide planners and other Stakeholders in applying the WAG's planning policy to the new system of Local Development Plans (LDPs). It referred specifically to Planning Policy Wales 2002, the WAG's principal statement of national planning policy. Committee was reminded that the new LDP system was established in Part 6 of the Planning and Compulsory Purchase Act 2004 and had been followed up by Regulations and the LDP Manual to provide technical guidance on the process of plan preparation. The Companion Guide was designed to complement those documents, its main aim being to assist understanding of the different types of policies set out in Planning Policy Wales and how they should be reflect in LDPs. The Companion Guide stated that a generic criteria-based policy covering the control of most types of development would be a central feature of LDPs, helping to make them more succinct than current UDPs. The Guide provided more detail as to what authorities were expected to include or exclude from national policy within LDPs. Cabinet had, on 20th September, 2006 considered the report and the content of the Companion Guide, and had referred the same to this Committee for information.

RESOLVED - T H A T the report and content of the Companion Guide as endorsed by Cabinet be noted.

Reason for decision

For information.

(ii) Planning Fees for Child Minders -

Draft proposals had been received from the WAG in respect of reducing the fees for the submission of planning applications relating to child minding, and consideration was given to formulating this Council's response. WAG was canvassing for views in respect of whether planning application fees for changes of use and Certificates of Lawful Development for childminders working from their own homes should be reduced by 50%, there being some concern that the current fee payable could act as a barrier to some would-be child minders.

Members were advised that planning permission was not required where the number of children looked after were 6 or fewer and that the number of such applications received annually were not many.

In the draft response appended to the report, attention was drawn to the fact that WAG had only recently agreed a stepped increase in planning application fees which had resulted in an increase in the current year of 20% and next year of 10%. The increase had been put in place in order to ensure that local planning authorities were sufficiently funded to cope with the ever-growing development control workload and it was, therefore, seen as illogical to wind back those recent fee increases given that any beneficial effect had yet to be received. In addition, it was suggested that ad hoc tampering with the traditionally uniform planning fee structure could create a dangerous precedent, and that the proposed changes were ill-conceived and poorly thought out.

Whilst recognising the rationale behind the content of the draft response, Members expressed the view that, given WAG's aim of encouraging childminding provision, WAG might consider other funding mechanisms through which that could be achieved. In order to allow full consideration of such issues, including other potential ways in which the Council and its partners could provide incentives to attract additional childcare provision (all of which were outside the remit of this Committee), it was

RESOLVED - T H A T the report and the appendices thereto be referred to both the Scrutiny Committee (Community Wellbeing and Safety) and to the Cabinet for consideration prior to the Planning Committee formulating a response (in respect only of the proposed changes to the Planning Fees in Wales) in order that a rounded response could be forwarded to WAG by the due deadline of 10th November, 2006.

Reason for decision

To allow the views of the Scrutiny Committee (Community Wellbeing and Safety) and the Cabinet to be encapsulated into the Council's response to the WAG.

(iii) WAG Consultation: Changes to Development Control -

The aforementioned consultation document sought the views of the Local Planning Authority on a number of suggestions, the main changes proposed being detailed in the report and outlined below:

- Local Development Orders (LDOs) - LDOs were an extension of permitted development rights and it was proposed that Local Planning Authorities (LPAs) in Wales would have the same discretionary power as LPAs in England to make LDOs linked to policies in their own Local Development Plans.
- Standard Application Form - Proposals as in England, to introduce an electronic standard application form for planning applications and associated consents.
- Mezzanines - The Planning and Compulsory Purchase Act 2004 brought under planning control the creation of additional floor space within buildings but the provisions required secondary legislation to define the circumstances in which planning permission was needed, and views were sought on the threshold proposed for retail premises.
- Outline Planning Permission and Reserved Matters - Changes were proposed to the outline planning permission regime in relation to an increased minimum standard of information to be provided at the outline application stage and revising the matters that might be reserved.
- Access Statements and Design Statements - Views were being sought as to whether access statements in line with the Disability and Equality Duty to be placed on public authorities from December 2006, including design statements, should be a statutory requirement.
- Period of Validity - Proposed reduction in the period of validity of a detailed planning permission, a listed building consent and conservation area consent from five to three years.
- Use Classes Order - Incorporating Class "A" Uses (Retail), Children's Homes and Childminding, Casinos, Nightclubs and Playing Fields.
- Statutory Consultees - Review of the range of statutory consultees to be undertaken in the future.

The suggested Local Planning Authority's response, summarised below, was appended to the report:

- Local Development Orders - The principle of LDOs was questioned
- Standard Application Forms - Restricting the form to an electronic version was not considered inclusive and the suggestion of one standard form covering the considerable range of applications inappropriate

- Outline Planning Applications - The revisions to the outline planning permission and reserved matters regime were welcomed
- Design and Access Statement - The principle of Design and Access Statements was accepted
- Use Classes and General Development Procedure Order - The changes to the Use Classes Order were generally welcomed but not those relating to A1 and A2 uses. It is recommended that the system be changed to mirror that reflected in England
- Statutory Consultees - Delaying the review was not considered sustainable.

Following discussion on the above, particularly in respect of e-government and the use of electronic application forms, it was

RESOLVED -

(1) T H A T the position be noted and that a report be submitted to a future meeting explaining the current planning application process and the implications thereon of the use of electronic application forms.

(2) T H A T the report and Appendix A to that report be endorsed and formally issued to the WAG as this Council's response to the consultation on the Development Control System in Wales.

(3) T H A T a copy of the report and Appendix A to that report be referred to Cabinet for information.

Reasons for decisions

(1) The report provides information on the Development Control System and the proposed changes to the System.

(2) The report forms the Council's response to the review of the changes to Development Control in Wales.

(3) For information purposes.

(iv) Planning Application Ref. 02/01636/OUT: Land at and adjoining White Farm, Merthyr Dyfan, Barry - Residential and Open Space Development, Including Associated Building and Engineering Operations -

At the Planning Committee on 30th July, 2003 the Council resolved to grant conditional planning consent for the application seeking outline planning consent for residential development and an area of open space at the site known as White Farm, the consent being subject to the applicant's entering into a Section 106 Legal Agreement. Although the Section 106 Agreement was now close to signature by both parties, the Council's Ecologist (having been contacted by local residents regarding the possibility of protected species on the site) had now submitted comments. A copy of those comments were appended to the report and, as ecology and wildlife

protection were material considerations and having regard to Regulation 3(4) of the 1994 Wildlife and Habitats Regulations, Local Planning Authorities were required to have regard to such matters.

It was considered that whilst the issue of the principle of the development was not to be revisited, it was appropriate that additional conditions should be attached to any outline consent to require the undertaking of surveys at the time of any development by the developer. It was considered that the condition would ensure that there was no derogation of habitat if any protected species were found and mitigation measures, where appropriate, were secured.

RESOLVED -

(1) T H A T the following condition be added to the planning permission for application ref. 02/01636/OUT:

Condition

Prior to any site clearance or works in relation to the development hereby approved the site shall be surveyed for the presence of protected species and primary habitats and species and details of the finding of the surveys and any proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. No site clearance or development shall take place on the site other than in accordance with the approved survey and mitigation works.

Reason

To ensure that any protected or priority species and their habitats are safeguarded and not derogated by the development hereby approved.

(v) Mill-Lay Lane, Llantwit Major: Proposed 30 m.p.h. Speed Restriction -

The temporary 30 m.p.h. speed restriction would expire in May 2007. It was now proposed to introduce a Traffic Regulation Order, the effect of which would be to make a permanent 30 m.p.h. speed restriction along the lane. Details of the proposal were shown on Plan No. T/06/202/IAJ.

RESOLVED -

(1) T H A T, subject to the views of the Chief Constable and other representative organisations of road users, public notice be given of the Council's intention to make a Traffic Regulation Order under Section 84 of the Road Traffic Act 1984 to implement speed restrictions as described in the schedule attached 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 improve road safety on the highway network to comply with the above legislation.
- (2) To allow the proposal to be implemented.

(vi) High Street, Penarth: Proposed Temporary Police Vehicles Only and Disabled Persons Parking Place Order -

The Police had requested that, for the period relating to refurbishment works at Penarth Police Station, the Council designate a section of on-street parking for use by marked police vehicles only and for a disabled persons parking space to be established to assist disabled visitors to the police station.

RESOLVED -

- (1) T H A T public notice be given of the Council's intention to make a temporary Order under Section 14 of the Road Traffic Regulation Act 1984, the effect of which was described in Appendix A to the report and shown on Plan No. T/06/205/DMS.
- (2) 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 an Order under Section 1 of the Road Traffic Regulation Act 1984, the effect of which was described in Appendix B to the report and shown on Plan No. T/06/205/DMS.
- (3) T H A T, in the event of no objections being received, the Order be made.

Reasons for decisions

- (1&2) To comply with the requirements of the Road Traffic Regulation Act 1984.
- (3) To permit the proposed Traffic Regulation Order to be introduced.

351 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:

2005/01830/FUL

Received on 25 November 2005

(P.117)

Zenith Design Solutions, Bromfield, Westra, Dinas Powys, Vale of Glamorgan, CF64 4HA

Ms G.Somerville & Ms M.Davies, 12, Greenhaven Rise, Llandough, Penarth. , CF64 2PN

12, Greenhaven Rise, Llandough

Retention of two storey extension to side with rear facing dormer extension

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

1. The unauthorised dormer is removed and reduced back to the size of that originally approved in regard of application ref: 2004/00541/FUL.

REFUSED (written representations)

1. The dormer as constructed, the dormer extension by virtue of its size, prominent siting and design constitutes an incongruous form of development, which detracts from the visual amenities of the area. The proposal is, therefore, contrary to the objectives of Policy ENV27 (Design of New Developments) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

2006/00163/FUL

Received on 7 February 2006

(P.120)

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

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

9, Kymin Terrace, Penarth

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

WITHDRAWN**2006/00441/FUL**

Received on 28 March 2006

(P.129)

CDN Planning Limited, 77, Herbert Street, Pontardawe, Swansea. , SA8 4ED

JCW (Construction) Limited, The Jays, 7, Wick Road, Ewenny, Bridgend. , CF35 5BL

Garage building at Little West, Southerndown

Alterations and extensions to provide three residential apartments and associated parking space

DEFERRED for site visit.

2006/00508/FUL

Received on 10 April 2006

(P.132)

James Carter : Alan Barker, Bank Chambers, 92, Newport Road, Cardiff. ,
CF24 1DG

Mr. & Mrs. R. Murray, C/o Agent

44, Westgate, Cowbridge

Alterations to existing and 2 storey extension at rear

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the amended plans reference 839/23A and 24A received on 15th August, 2006 and the development shall be carried out strictly in accordance with these details.

Reason:

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

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

Reason:

To safeguard the privacy of adjoining occupiers.

4. Notwithstanding the submitted drawings and prior to the commencement of any works to the front elevation, further details and specifications of the proposed replacement/additional windows and fanlight on the front elevation of the dwelling to a scale of 1: 20 (including cross-sections) shall be submitted to and approved in writing

by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason :

To ensure that the visual amenities of the Conservation Area are safeguarded.

2006/00640/FUL

Received on 8 May 2006

(P.137)

Andrew Gwatkin, 4, Tan Y Fron, Barry, Vale of Glamorgan., CF62 6QQ

Andrew Gwatkin, 4, Tan Y Fron, Barry, Vale of Glamorgan., CF62 6QQ

4, Tan Y Fron, Barry

Replace existing rock face wall, which is unstable, with new rock face wall with pillars and lattice style fence panels

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

1. The reduction in the height of the boundary wall and fence, where it is sited adjacent to the highway to a height not exceeding 1 metre above pavement level.

REFUSED (written representations)

1. The development as built is considered to result in an unacceptable and incongruous form of development which detracts from the special character and general amenities of the Barry Garden Suburb Conservation Area. The development is therefore considered contrary to Policies ENV17 (Protection of Built and Historic Environment), ENV20 (Development in Conservation Areas) and ENV27 (Design of New Developments) contained within the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the approved Barry Garden Suburb Supplementary Planning Guidance.

2006/00646/FUL

Received on 8 May 2006

(P.140)

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

Mr. S. U. Wright, Lyndongrove, Llanblethian, Cowbridge, Vale of Glamorgan.

Lyndongrove, Llanblethian

Hard surfacing of land adjacent to existing barn and retention of horse trainer

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

- i. The removal of all unauthorised block paving areas and the reinstatement of the land to grass.
- ii. The removal of the horse walker from its current location and re-site it directly to the rear of the stable buildings.

REFUSED (written representations)

1. The block paved hard surface, and horse walker, by virtue of their significant size and scale, are considered to represent an unacceptable, unjustified and urbanising form of development which would be detrimental to the character of the countryside, especially when considered in conjunction with the other authorised and unauthorised development at the site. The proposal is therefore considered contrary to Policies ENV1 (Development in the Countryside), ENV9 (Development Involving Horses) and ENV27 (Design of New Developments) contained in the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

2006/00845/FUL

Received on 13 June 2006

(P.143)

Larcombe & Co., 68, Bryngwyn Road, Newport., NP20 4JT

Mr. and Mrs. Pearce, Holbourne Villa, 9, Cardiff Road, Cowbridge, Vale of Glamorgan.

Primrose View, St. Quentins Close, Llanblethian

Demolition of existing bungalow and erection of 2 no. semi-detached dwellings (resubmission of revised proposals)

REFUSED (written representations)

1. The proposed redevelopment of the site for a pair of semi-detached two storey dwellings would by virtue of their siting, size and scale, result in an inappropriate and cramped form of development at variance with the spacious character of the area and result in over development of the site. The proposal would therefore be contrary to Policies HOUS 9 (Residential Development Criteria) Policy HOUS2 (Settlements), HOUS12 (Residential Privacy and Space) and ENV27 (Design of New Developments) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the advice contained within Planning Policy Wales (2002).

2006/00876/FUL

Received on 19 June 2006

(P.149)

J. H. Leeke & Sons, Unit 1, Mwyndy Cross Ind. Estate, Mwyndy, Pontyclun.,
CF72 8PN

J. H. Leeke & Sons, Unit 1, Mwyndy Cross Ind. Estate, Mwyndy, Pontyclun.,
CF72 8PN

Vale of Glamorgan Hotel, Golf & Spa Resort, Hensol Park, Hensol

Improvements to existing short game practice area

APPROVED subject to the following condition(s):

1. The golf practice area hereby approved shall only be used by golfers when under the supervision of a qualified golf professional, as stated in Mr. G. Leeke's letter to the Vale of Glamorgan Council of the 20th May, 2006, and shall not be open to the public or club members without such supervision.

Reason:

In order to control the nature of activities within the site and to protect the residential amenities of the neighbouring property.

2. All driving bays located within the tee zone shall be separated at all times when the area is in use with the 'bay dividers' as detailed on Plan 6 of the plans hereby approved.

Reason:

In order to protect the safety and amenities of the neighbouring property and to prevent errant balls leaving the application site.

2006/00959/FUL

Received on 7 July 2006

(P.154)

Christopher Brooke, 5, Trem-y-Fforest, Llanharry, Pontyclun, CF72 9GW

Christopher Brooke, 5, Trem-y-Fforest, Llanharry, Pontyclun, CF72 9GW

Corrwg Fach Farm, Pendoylan, Cowbridge

Straightening of access road to facilitate emergency services access and comply to Local Authority recommendations

REFUSED (written representations)

1. By virtue of it's size, prominent siting and construction materials, the proposed new access track would constitute an incongruous and visually intrusive feature that would unacceptably impact on the rural appearance and character of the locality. The proposed development is

therefore contrary to the aims of Policies ENV9 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

2006/00967/OUT

Received on 7 July 2006

(P.157)

Mr. R. L. Young, 6, Caebach Close, Culverhouse Cross, Cardiff., CF5 4TU

Mr. R. L. Young, 6, Caebach Close, Culverhouse Cross, Cardiff., CF5 4TU

Ty Canol, Craig Penllyn

Demolish existing cottage, garage and outbuildings and build two detached houses, together with associated external works

APPROVED subject to the following conditions(s):

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

Reason:

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

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

Reason:

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

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

(a) The expiration of five years from the date of this permission.

(b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

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

4. This consent shall only relate to the amended plans reference Drawing No. 285/06/03(2)B received on 18th August, 2006 and the

development shall be carried out strictly in accordance with these details.

Reason:

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

5. Neither one of the dwellings hereby approved shall be beneficially occupied with the proposed means of vehicular access, as indicated on the approved layout plan Drawing No. 285/06/03(2)B, received 18th August, 2006 has been completed to the adoptable standards of the Highway Authority and the hatched area has been dedicated as adopted highway.

Reason:

In the interests of highway safety.

6. No development shall take place until the implementation of an appropriate programme of building recording and analysis of the existing house Ty Canol has been agreed with the Local Planning Authority to be carried out by a specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification.

Reason:

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

7. Full details of a scheme for the foul and surface water drainage of the site 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.

Reason:

To ensure satisfactory drainage of the site.

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 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.

9. Prior to the commencement of development details including cross sections of the finished levels of the site in relation to existing ground levels and finished ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the visual amenities of the area and amenities of neighbouring occupiers are safeguarded.

10. The detailed plans shall provide parking facilities to meet the standards of the Local Planning Authority.

Reason:

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

11. The proposed dwellings shall be designed in accordance with the Council's approved Supplementary Planning Guidance on Amenity Standards.

Reason:

In the interests of general amenities and quality of design.

12. Plans and particulars of the reserved matters referred to in Condition (No. 1) above relating to design and external appearance of the buildings and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

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

13. 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 a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected or placed within the curtilage of the dwellings hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the the scale of development and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

2006/01035/FUL

Received on 24 July 2006

(P.166)

V. J. Thomas & Son, Pancross Farm, Llancarfan, Vale of Glamorgan., CF62 3AD

David Harris, NFU Office, The Valebarn, Verity's Court, Cowbridge, Vale of Glamorgan., CF71 7AJ

Pancross Farm, Llancarfan

Retention of siting of residential caravan at Pancross Farmyard until 31st December, 2008, to house essential dairy farm workers.

APPROVED subject to the following condition(s):

1. This consent shall enure for the sole benefit of the applicant and shall relate only to the siting of the static caravan in the location shown on the submitted plans for a temporary period expiring on the 31st December, 2008 and on or before that date, the static caravan and any associated supporting structures, shall be removed wholly off-site; unless with the prior written approval to any variation of this timescale, of the Local Planning Authority.

Reason:

To precisely outline the parameters and extent of the consent and allow the Local Planning Authority to maintain control over the siting of the static caravan unit.

2. Notwithstanding the terms of Condition No. 1, the static caravan hereby approved shall only be occupied by persons who are solely employed for the purposes of agriculture at Pancross Farm.

Reason:

In order to control the occupancy of the static caravan unit.

2006/01045/FUL

Received on 25 July 2006

(P.169)

Mrs. J. Rendell, 48, Redbrink Crescent, Barry Island, Vale of Glamorgan, CF62 6TH

Mrs. J. Rendell, 48, Redbrink Crescent, Barry Island, Vale of Glamorgan, CF62 6TH

48, Redbrink Crescent, Barry Island

Extension to front and rear

DEFERRED to enable agents to amend the scheme.

2006/01099/FUL

Received on 2 August 2006

(P.173)

Martin Brewer, 139, Pontypridd Road, Barry, Vale of Glamorgan., CF62 7LW

Martin Brewer, 139, Pontypridd Road, Barry, Vale of Glamorgan., CF62 7LW

Llyswerry Old Limeworks, St. Athan Road, Aberthaw

Retention of secure car parking

WITHDRAWN

RESOLVED - T H A T the Director of Legal and Regulatory Services be authorised to take all necessary action, including action under Section 172 and 184 of the Town and Country Planning Act 1990 (as amended) to serve an Enforcement and Stop Notice to ensure the timely cessation of the unauthorised use, the removal of all tipped materials and security fencing and the replanting of a hedgerow where it has been unlawfully removed.

2006/01114/FUL

Received on 7 August 2006

(P.179)

Mike Otton, Professional Building Services, 13, Elm Close, Llanmartin, Newport, NP18 2HT

Mr. M. Robinson, 87, Daffodil Court, Ty Canol, Cwmbran, Torfaen., NP44 6JF

12, Paget Road, Barry Island

Conversion of existing retail outlet and flats to 6 flats and cafe with rear extension

REFUSED (written representations)

1. In the opinion of the Local Planning Authority the proposal represents an overscaled and poorly designed extension, the size, form, massing and detailing of which would appear as an inappropriate and intrusive feature within the context of the Old Harbour and would therefore

neither preserve nor enhance the character and appearance of this part of the Barry (Marine) Conservation Area. The proposal is therefore contrary to Policies ENV6 - East Vale Coast, ENV20 - Development in Conservation Areas, ENV27 - Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance relating to Barry Development Guidelines and the Barry Marine Conservation Area Appraisal; and national guidance contained in Planning Policy Wales March 2002 and TAN12 - Design.

2. In the opinion of the Local Planning Authority the proposal represents an unacceptable and insensitive overdevelopment of the site that would have an adverse impact on the residential amenities of neighbouring occupiers and detract from highway safety. The proposal is therefore contrary to Policy ENV27 - Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Amenity Standards and national guidance contained within Planning Policy Wales March 2002.

352 ITEMS WHICH THE CHAIRMAN HAD DECIDED WERE URGENT -

RESOLVED - T H A T the following items, which the Chairman had decided were urgent for the reasons shown, be considered.

353 VALE OF GLAMORGAN CONSERVATION ADVISORY GROUP -

Urgent by reason of the need to keep Members up to date with current views

The following report of a meeting held on 31st August, 2006, was submitted:

Present: Councillor Ms. R.M. Birch (Chairman); Councillor A.D. Dobbinson (Vice-Chairman), Mr. M. Flynn (RTPI), Mrs. J. Williams (The Victorian Society), Mr. M. Jones (Llantwit Major Local History Society), Mr. R. Simpson (Campaign for the Protection of Rural Wales), Mrs. P. Goodwin (Pride in Barry), Mrs. E. Jervis (The Wenvoe History Group) and Mr. A.H. Jones (Barry Preservation Society).

Officers: Mr. N. Lloyd, Mr. M. Goldsworthy and Mr. C. Hope.

(a) Apologies for absence -

These were received from Mr. G. Robertson (Penarth Society), Mr. L. Millar (Cowbridge Chamber of Trade) and Mr. R. Burston (St. Nicholas Society).

(b) Minutes -

AGREED - T H A T the minutes of the meeting held on 29th June, 2006 be agreed.

(c) Information Feedback -

04/01715/FUL GM2 House, Plymouth Road, Penarth. This application was refused at the 12th July, 2006 Planning Committee.

At its meeting of 11th May, 2006 Conservation Group recommended refusal, on the following grounds:

- (1) The design of the proposal was inappropriate for this part of the Conservation Area.*
- (2) The visual impact of the proposal would have a detrimental impact on the character of the Conservation Area, neither preserving nor enhancing the same.*

06/00059/FUL Y Bwthyn, Llangan. This application was approved on 30th June, 2006 under delegated powers.

Conservation Group recommended refusal at its 15th February, 2006 meeting as it considered the proposal did not enhance the character of the Conservation Area.

06/00162/OUT 4a Geraints Close, Cowbridge. This application was refused at the Planning Committee of 12th July, 2006.

Conservation Group recommended refusal at the 11th May, 2006 meeting on the grounds that the development would be harmful to the character of the Conservation Area.

06/00796/FUL Land at Orchard House, Boverton Road, Boverton. This application was refused under delegated powers on 10th August, 2006.

Conservation Group recommended that the application was refused at the 29th June, 2006 meeting due to its size and scale.

06/00797/FUL Land at Orchard House, Boverton Road, Boverton. This application was refused on 10th August, 2006 under delegated powers.

Conservation Group recommended that the application was approved at the 29th June, 2006 meeting.

(d) Applications in Conservation Areas -

(i) Barry

2006/00849/FUL Received in 13 June 2006

Miss. L.C. Richardson, 17 Westward Rise, Barry, Vale of Glamorgan, CF62 6PN
Miss. L.C. Richardson, 17 Westward Rise, Barry, Vale of Glamorgan, CF62 6PN

17 Westward Rise, Barry

Two story side and rear extension and single story rear extension.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the grounds that the visual impact of the proposal would have a detrimental impact on the character of the Conservation Area, neither preserving or enhancing the same.

2006/01114/FUL Received on 7 August 2006

Mike Otten, Professional Building Services, 13 Elm Close, Llanmartin, Newport, NP18 2HT
Mr. M. Robinson, 87 Daffodil Court, Ty Canol, Cwmbran, Torfaen, NP44 6JF

12 Paget Road, Barry Island

Conversion of existing retail outlet and flats to 6 flats and café with rear extension.

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

(ii) Dinas Powys

2006/01060/FUL Received on 27 July 2006

Mr. & Mrs. Baston, 13 Britway Road, Dinas Powys, Vale of Glamorgan.
Austin Partnership, 11 Drake Walk, Waterfront 2000, Atlantic Wharf, Cardiff, CF10 4AN

13, Britway Road, Dinas Powys

Side carport, bedroom and attic extension.

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

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

(iii) East Aberthaw

2006/00818/FUL Received on 26 June 2006.

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

Land east of Chequers, East Aberthaw

Erection of 2 no. dwellings.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the grounds that the proposal represented an unacceptable and inappropriate form of development which would adversely affect general residential amenities and the character and appearance of the Conservation Area, particularly in view of the two storey design.

(iv) Flemingston

2006/00862/FUL Received on 15 June 2006

*Mr. & Mrs. R. Eustace, Court House, Flemingston, St. Athan, Vale of Glamorgan, CF62 4QJ
Mr. & Mrs. R. Eustace, Court House, Flemingston, St. Athan, Vale of Glamorgan, CF62 4QJ*

Court House, Flemingston, St. Athan

Proposed first floor extensions over existing kitchen breakfast, utility room and double garage.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the grounds that the proposal was inappropriate for this part of the Conservation Area with reference in particular to the scale of the proposed extension and its impact on adjacent buildings.

(v) Llantwit Major

2006/00364/FUL Received on 15 June 2006

*Gills of Maesteg, Llwydarth Road, Maesteg, CF34 9EY
Bernard Clatworthy RIBA, 15 Denison Way, Earlswood, St. Fagans, Cardiff,
CF5 4SF*

Upper House Garage, Turkey Street, Llantwit Major

Erection of apartments and house.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the grounds that the design and scale of the proposal was inappropriate for this part of the Conservation Area and represented an over development of the site.

2006/00890/CAC Received on 21 June 2006

*Gills of Maesteg, Llwydarth Road, Maesteg, CF34 9EY
Bernard Clatworthy RIBA, 15 Denison Way, Earlswood, St. Fagans, Cardiff,
CF5 4SF*

Upper House Garage, Turkey Street, Llantwit Major

Demolition of existing buildings.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the basis that the current proposals would constitute overdevelopment of the site which would thereby impact on the character of the Conservation Area and adjacent buildings.

(vi) Penarth

2006/00969/FUL Received on 7 July 2006.

*Bertelli & Co. Ltd., c/o 18 Church Road, Whitchurch, Cardiff, CF14 2DZ
Steve Jackson Design Limited, Philpot House, Station Road, Rayleigh, Essex,
SS6 7HH*

Mediterraneo Restaurant, 10 The Esplanade, Penarth

Construction of roof-top apartment, relocation and screening of existing plant.

RECOMMENDED - REFUSAL - The Group felt that the application should be refused on the grounds that the visual impact of the proposal would have a detrimental impact on the character of the Conservation Area, neither preserving or enhancing the same.

2006/01074/FUL Received on 27 July 2006.

John & Sian Colderley, 73a Stanwell Road, Penarth, Vale of Glamorgan, CF64 3HJ

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

73a Stanwell Road, Penarth

2 story extension to side of existing residential dwelling.

RECOMMENDED - T H A T consideration of the application be deferred.

RESOLVED - T H A T the report be noted.

354 PUBLICATION OF NEW NATIONAL PLANNING POLICY GUIDANCE:

- MINISTERIAL INTERIM PLANNING POLICY STATEMENT (MIPPS) 01/2006 - HOUSING
- TECHNICAL ADVICE NOTE (TAN) 1 JOINT HOUSING LAND AVAILABILITY STUDIES
- TECHNICAL ADVICE NOTE (TAN) 2 PLANNING AND AFFORDABLE HOUSING (REF. MIN NO. C2609) -

Urgent by reason of the need to keep Members up to date with current policy

Having already responded to the consultation drafts in respect of the above in October 2005, Cabinet had, on 6th September, 2006 considered the final documents. Cabinet had noted the same and referred the report to this Committee for information.

RESOLVED - T H A T the publication of the above and the Director's report be noted.