

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **26 APRIL, 2018**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

1. BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS

(a) Building Regulation Applications - Pass

For the information of Members, the following applications have been determined:

2016/0505/BN	A	24, South Road, Sully	Replace roof slates, batons and felt, Upgrade insulation
2017/0995/BN	A	35, Trebeferad, Boverton	First floor extension and associated alterations
2018/0102/BN	A	Coopersale House, Piccadilly, Llanblethian	Single Storey extension to side elevation for new utility room
2018/0117/BR	AC	16, Lake Hill Drive, Cowbridge	Extension to existing dwelling
2018/0122/BR	AC	20, Taf Close, Barry	Rear single storey extension under permitted development planning regulations and conversion of the existing garage to a habitable space under planning permitted development.
2018/0129/BN	A	Middle Lodge, Clemenston	Single storey garden room extension
2018/0169/BN	A	48, West Farm Road, Ogmore By Sea	Combine two rooms at ground floor level into one.
2018/0174/BR	AC	14, Greenacres, Barry	Single storey extension incorporating dining room
2018/0175/BN	A	Stepping Stones, Craig Penllyn, Cowbridge	Structural alterations replacing flat roof with pitched new bathrooms

2018/0176/BR	AC	39, Westbourne Road, Penarth	Single storey rear extension
2018/0179/BR	AC	6, Berkley Drive, Penarth	Two storey extension and alterations
2018/0181/BN	A	34, Nightingale Place, Dinas Powys	Single storey small rear extension, to provide conservatory for a dining room and a part kitchen(using adjacent outhouse store room). Extension to have direct access to the rear garden
2018/0183/BR	AC	65, Woodham Park, Barry	Two storey side extension
2018/0185/BR	AC	Cross Trees, 1, Cefn Mount, Dinas Powys	Roof attic conversion and rear dormer extension
2018/0187/BN	A	12, Wordsworth Close, Llantwit Major	Single storey extension to rear of property. Rooflight,
2018/0188/BN	A	11, Plover Way, Sully	Single storey rear extension to rear of house to enlarge kitchen
2018/0190/BN	A	Whitethorns, Marine Parade, Penarth	Small extension and minor internal works
2018/0191/BN	A	Twyn Bach, St. Nicholas	New enclosed front porch, single storey garage to side, replacement windows and doors and renew front main roof.
2018/0194/BN	A	6, Salmons Wood, Graig Penllyn	Single storey extension
2018/0197/BN	A	3, Rookery Close, Sully	Two rooms into one
2018/0199/BN	A	Oakdale, Sully Road, Sully	Convert/Upgrade existing attic loft - to include new bathroom
2018/0202/BN	A	Ridgeway, Colwinston, Cowbridge	Main roof to be re-tiled, including strip back to rafters, repair of any damaged battons and fitting new felt and tiles

2018/0206/BN	A	50, Redlands Avenue, Penarth	Two storey extension
2018/0207/BN	A	17, Norris Close, Penarth	Two storey/single storey extension
2018/0208/BN	A	49, Lewis Road, Llandough	First floor extension and loft conversion
2018/0210/BN	A	103, Redlands Road, Penarth	Removal of chimney and installation of steel beam
2018/0212/BN	A	48, Bryn y Gloyn, Rhoose	Single storey orangery with glazed roof
2018/0217/BN	A	8, St. Davids Crescent, Beggars Pound, St. Athan	External door in kitchen
2018/0219/BN	A	8, Guys Road, Barry	Refurbishment of end terrace house, creating a 4 bedroom property. Additional ground floor shower. RSJ to be installed between kitchen and lounge. Thermal insulation to all exterior walls. Replacement access windows to new bedrooms
2018/0220/BN	A	32, Tathan Crescent, St. Athan	Open the existing roof of chalet style bungalow to enable the moving of ground floor bathroom to first floor
2018/0222/BN	A	Green Oak Cottage, Craig Penllyn	Construction of double garage with room above
2018/0224/BN	A	24, Archer Road, Penarth	Single storey kitchen extension. Two storey garage/coach house (non habitable) at rear of garden
2018/0225/BN	A	26, Hickman Road, Penarth	Single storey rear and side extension
2018/0226/BN	A	24, Slade Close, Sully	Loft conversion with dormer
2018/0227/BN	A	5, Talyfan Close, Cowbridge	Replacement of single storey flat roof with single storey tiled pitched roof

2018/0228/BN	A	1, Slade Wood, House, Ramsey Road, Barry	Fire door and frame renewal
2018/0229/BN	A	3, Church View, Marcross	Full re-wire
2018/0230/BN	A	6, Williams Crescent, Barry	FD30 door and frame to kitchen and Re-wire of property
2018/0231/BN	A	9, Caradoc Avenue, Barry	WHQS Kitchen
2018/0232/BN	A	12, Stradling Place, Llantwit Major	WHQS Wet room and partial rewire to outbuildings
2018/0233/BN	A	17, Chesterfield Street, Barry	WHQS Kitchen and bathroom
2018/0234/BN	A	21, Langland Road, Barry	WHQS Kitchen and bathroom
2018/0236/BN	A	25, Castleland Street, Barry	WHQS Kitchen and re-wire
2018/0237/BN	A	25, Fair Oaks, Dinas Powys	WHQS Bathroom and kitchen and Re-wire
2018/0238/BN	A	28, Parkland Walk, Barry	WHQS Kitchen and fitting of FD30 door and frame to kitchen. Re-wire
2018/0239/BN	A	41, Pontalun Close, Barry,	New Fire door and frame
2018/0240/BN	A	49a, Main Street, Barry	FD30 Door and frame to kitchen
2018/0241/BN	A	52, Dylan Crescent, Barry	Fire door and frame
2018/0242/BN	A	70, Norwood Crescent, Barry	WHQS Kitchen and bathroom
2018/0243/BN	A	2, Southey Street, Barry	Removal of load bearing wall and placement of steel beams between kitchen and dining room
2018/0244/BN	A	73, Buttrills Walk, Barry	WHQS Kitchen, Bathroom, FD30 Fire door and frame and re-wire
2018/0245/BN	A	121, Court Road, Barry	Fire door and frame

2018/0247/BN	A	1, St. Augustines Crescent, Penarth	WHQS kitchen and bathroom
2018/0248/BN	A	24, Baruc Way, Barry	Garage conversion
2018/0250/BN	A	91, Eagleswell Road, Llantwit Major	Roof covering and roof line replacement works
2018/0251/BN	A	2, Channel View, Marcross	Roof covering and roof line replacement
2018/0252/BN	A	4, Channel View, Marcross	Roof covering and roof line replacement works
2018/0253/BN	A	9, Channel View, Marcross	Roof covering and roof line replacement works
2018/0254/BN	A	Tudor Cottage, 19, Pencoedtre Road, Barry	Removal of approx. 5m load bearing wall between the kitchen and the dining room
2018/0256/BN	A	Glebe Cottage, Mount Road, The Common, Dinas Powys	Conservatory with underfloor heating and install log burner via Hetas installer. New porch
2018/0258/BN	A	Ty Waun, Southerndown Road, St. Brides Major	Knock down internal walls to combine 3 rooms into one larger kitchen-diner space and widen existing window opening
2018/0259/BN	A	Glenn Cottage, 3, College Street, Llantwit Major	Replacement pitched roof. Slate front, non-slate rear
2018/0264/BN	A	19, Merthyr Dyfan Road, Barry	Installation of a vertical through floor lift for disabled access to first floor
2018/0265/BN	A	105 and 107, Barry Road, Barry	Demolish front face of both properties and re-build as before
2018/0267/BN	A	22, Beechwood Drive, Penarth	Dormer loft conversion
2018/0268/BN	A	Sutton Farm, Fort Road, Lavernock	Extension to existing dwelling to provide ancillary full-time carers accommodation

2018/0272/BN	A	19a, Millbrook Road, Dinas Powys	Minor structural alterations to ground floor flat including relocation of living room door, raising of brick work arch in existing chimney breast and blocking up of existing window
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(b) Building Regulation Applications - Reject

For the information of Members, the following applications have been determined:

2017/0993/BR	R	Plot 3B, Atlantic Point, Atlantic Trading Estate, Hayes Road, Sully	Construction of portal frame light industrial building split into 4 No. separate units
2018/0189/BN	R	5, Corn Glas, Barry	Single storey rear kitchen extension
2018/0203/BN	R	Brecon House, 7, Highwalls Road, Dinas Powys	Single storey extension to provide downstairs toilet
2018/0209/BN	R	First Floor, 114, Redlands Road, Penarth	Loft conversion and internal alterations

(c) The Building (Approved Inspectors etc.) Regulations 2000

For the information of Members the following initial notices have been received:

2018/0039/AI	A	Brynteg, Treoes	Installation of Velux windows and insulate existing sloping roof (works to include material alterations to structure, controlled services, fittings and thermal elements)
2018/0040/AI	A	2, The Meadows, Penllyn	Garage conversion and associated works
2018/0041/AI	R	8, Guys Road, Barry	Conversion of existing to two flats, staircase to first floor and associated works

2018/0042/AI	A	The Nest, Church Close, Ogmore By Sea	Proposed replacement of existing flat roof of extension to lantern style roof and renovation of extension, works to include material alterations to structure, controlled services, fittings and thermal elements
2018/0043/AI	A	Ty Gwyn, Newton, Cowbridge	Construction of a ground floor utility room and first floor bedroom extension
2018/0044/AI	A	White Lodge, Maendy, Cowbridge	Proposed construction of a two storey side extension and rear conservatory, works to include material alterations to structure, controlled services, fittings and thermal elements
2018/0045/AI	A	14, Cledwen Close, Barry	Single storey rear extension
2018/0046/AI	A	(Land to rear), Westgate Cowbridge	37 residential unit(s)
2018/0047/AI	A	14, Buckingham Place, Barry	Single storey rear extension and associated works
2018/0048/AI	A	Cae Glas, Blackhall Road, St. Brides Major	Proposed two storey extension to rear and single storey front extension
2018/0049/AI	A	Wellwood Dentistry, 5, Cornerswell Road, Penarth	Proposed material alterations to existing ground floor to create ground floor dental facility and material alteration to access to 1st and 2nd floor habitable accommodation
2018/0050/AI	A	Ashcroft, Cowbridge	Loft conversion and associated works
2018/0051/AI	A	29, Wenvoe Terrace, Barry	Loft conversion and associated works

2018/0052/AI	A	2, John Street, Penarth	Single storey rear extension, alterations and associated works
2018/0053/AI	A	46, Westbourne Road, Penarth	Single storey rear extension, works to include material alterations to structure, controlled services, fittings and thermal elements
2018/0054/AI	A	10, Vale Court, Cowbridge	Single storey rear extension
2018/0055/AI	A	8, Stradling Close, Cowbridge	Single storey side and rear extension, front porch, internal alterations and associated works
2018/0056/AI	A	Cats Protection, 87, Eastgate, Cowbridge	Fit-out
2018/0057/AI	A	3, Druids Green, Cowbridge	Single storey extension and associated works

(d) Section 32 Building Act, 1984

It is proposed to implement the above section of the Building Act with a view to remove from the filing system, building regulation plans relating to work which has not commenced. This section of the Building Act makes provision for the Local Authority to serve notice in respect of plans which are three or more years old. Where such notices have been served (when the proposal has not commenced), it means that the plans are of no further effect and can be destroyed.

It is proposed to serve notices in respect of the following Building Regulations applications.

2014/0772/BR
2014/0789/BN
2015/0031/BR
2015/0071/BR
2015/0076/BR
2015/0089/BN
2015/0123/BN

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PLANNING COMMITTEE : **26 APRIL, 2018**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

3. PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved	O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C - Unclear if permitted (PN)	B - No observations (OBS)
EB - EIA (Scoping) Further information required	E - Split Decision
EN - EIA (Screening) Not Required	G - Approved the further information following "F" above (PN)
F - Prior approval required (PN)	N - Non Permittal (OBS - objections)
H - Allowed : Agricultural Condition Imposed : Appeals	NMA – Non Material Amendments
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	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2013/00018/1/C D	A	Jeff White Motors Ltd., Gileston Road, St. Athan	Discharge of Condition 6 - Environmental Management Plan. Planning permission ref. 2013/00018/FUL : Change of use to class A1 retail
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2013/00036/3/N MA	A	10, Park Road, Penarth	Non- Material Amendment - Variation of Conditions 6 - Details (Levels-Sections), 18 - Foundations and 24 - Boundary wall, to allow retrospective approval of details reserved by condition. Planning Permission 2013/00036/FUL: New three storey dwelling built over existing pool with access formed off Park Road
2014/00242/1/N MA	A	Land to the rear of St David's Primary School, Colwinston	Non Material Amendment application in relation to proposed additional boundary enclosures to plots 21, 37, 41 and 42 -- Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works (NMA)
2014/00242/7/N MA	A	Land to the rear of St David's Primary School, Colwinston	Non-Material Amendment - Alteration to Plot 1 (Inclusion of a Conservatory). Planning Permission ref. 2014/00242/7/NMA : Development of 64 residential dwellings, open space, sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works
2014/00282/2/C D	A	Land at Caerleon Road, Dinas Powys	Discharge of Condition 12 - Drainage details for residential development of 70 dwellings and associated works

2014/00452/3/N MA	A	Plot 4, The Grange, Wenvoe	Retention of a conservatory to the rear of plot 4
2014/00460/6/N MA	A	Plot 26, Manor Park, Sully Road, Penarth	Non-Material Amendment - Proposed alteration of approved dwelling to include rear conservatory extension. Planning permission reference 2014/00460/FUL - Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works
2014/00791/1/N MA	A	Brynheulog, St Andrews Road, Wenvoe	Non-Material Amendment - Changes to approved materials to include rendered blockwork walls, slate roof and roller shutter doorway. Planning Permission ref. 2014/00791/FUL : Proposed stables

2014/00995/1/N MA	A	Land adjacent to Llantwit Major bypass, B4265, Boverton	Non-Material Amendment : Amendment to delete Condition 16 requiring submission of a licence persuant to the Conservation of Habitats and Species Regulations 2010 - Planning Permission ref: 2014/00995/FUL : Change of use of agricultural land to residential development (C3) including demolition of a disused building and the development of 65 residential dwellings, public open space, landscaping, highway improvements and associated engineering works
2014/01483/4/N MA	A	Badgers Brook Rise, Ystradowen	Amendments to the attenuation pond designs and inclusion of toddler proof fencing and access gates to the perimeter of these ponds
2015/00016/4/N MA	A	Land South of Craig Yr Eos Avenue, Ogmored by Sea	Non-Material Amendment - Amendment to Condition 2 of 2015/00016/FUL to amend approved house types (see Description of Proposal document) - Residential development for 20 dwellings
2015/00016/5/N MA	A	Land to the South of Craig Yr Eos Avenue, Ogmored by Sea	Non-Material Amendment - Amendment to Condition 21 for public art to be provided off the site rather than on the site - Planning Permission ref: 2015/00016/FUL : Residential development for 20 dwellings

2015/00392/3/C D	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Condition 10 - Landscaping and Tree Protection. Planning Permission ref. 2015/00392/OUT: Outline application for residential development for up to 50 dwellings, together with alignment of initial section of highway linking Cardiff Road and Cross Common Road at Land at Cardiff Road/Cross Common Road, Dinas Powys
2015/00527/1/N MA	A	Lyndon Scaffolding Plc, Unit 9, Atlantic Trading Estate, Barry	Non-Material Amendment - Vary the terms of Conditions 4, 6 and 9 by changing the wording of the conditions to read 'the details required by the condition are to be completed by the end of April 2018' rather than the current description which states 'prior to beneficial use or occupation' Planning Permission ref. 2015/00527/FUL : Industrial development for B1, B8 and part A3 use with car parking, service yard and new access from Bendrick Road
2015/00570/3/N MA	A	Site on Woodlands Road junction with Tynewydd Road, Barry	Non Material Amendment - Amendments to approved plans to include the following alterations: Relocated sub-station and enlarged bicycle store. Planning permission 2015/00570/FUL: New Proposed development of 27 new apartments in a 1 bed and 2 bed mix at the vacant site on Woodlands Road junction with Tynewydd Road

2015/00647/5/N MA	R	2, Stanwell Road, Penarth	Non-Material Amendment - To alter the car parking, refuse store and site frontage tree planting arrangement. Planning Permission ref. 2015/00647/FUL : Extension and alteration of existing property to form seven self-contained residential apartments and one town house with on- site car parking, cycle and bin store facilities (resubmission of application ref: 2014/1392FUL)
2015/00707/2/N MA	A	Rosedew Farm, Beach Road. Llantwit Major	Non Material Amendment - Seeking to amend the wording of conditions 16 and 18 of planning permission 2015/00707/FUL
2016/00364/RES	A	Barry Waterfront South Quay, Barry	Landscaping within the Parkside Phase - namely the areas known as Linear Park and Waterside Gardens
2016/00723/1/C D	A	University Hospital Llandough, Penlan Road, Llandough, Penarth	Discharge of condition 3 - Extensions to existing building for use by Specialist Rehabilitation Services, plus observation building, and highway improvements, and landscape works
2016/00778/1/C D	A	The Chapel, Chapel Terrace, Twyn Yr Odyn	Discharge of Condition 13- Site clearance scheme for ecology - Residential redevelopment of 15 affordable homes with associated works

2017/00188/1/C D	A	Land within the curtilage of Kingfisher Hall, St. Nicholas	Discharge of Conditions 3 - Schedule of construction materials including samples, 4 - Archaeological Watching Brief, 5 - Levels, 6 - Parking layout, 7 - Landscaping scheme, 10 - Acoustic fence and 11 - Tree Protection Scheme. Planning Permission 2017/00188/FUL : Erection of new dwellinghouse, with associated works and access arrangements
2017/00421/1/N MA	A	Westbury, 24, Friars Road, Barry	Non-Material Amendment - Adjust size of garage, remove glazed feature doors and introduce new window to front (garden) elevation. Planning Permission ref: 2017/00421/FUL : To take down existing lean to outbuilding and dilapidated garage - to construct new single storey extension to rear of dwelling - to construct new garage and garden store to rear of garden - to provide new staircase access and associated works to access existing second floor room, including new velux windows
2017/00476/RES	A	Dockside Quay, Barry Waterfront.	Development of the site known as Dockside Quay for residential development, A3 units and associated infrastructure works, parking, and landscaping

2017/00541/5/C D	A	Northcliffe Lodge, Northcliffe Drive, Penarth	Discharge of Condition 4 - Engineering details for means of access - Demolition of existing and erection of 30 apartments and associated works
2017/00661/FUL	A	Land off Chapel Terrace, Twyn Yr Odyn	Construction of new barn to be used for stabling and animal shelter with areas for feed/hay storage and maintenance of plant and machinery in connection with the land
2017/00724/1/N MA	A	Land at Caerleon Road, Dinas Powys	Non-Material Amendment - Replace approved bricks and grey window detail for 2017/00724/RES - residential development
2017/00738/3/C D	A	Southcot, 27, Cog Road, Sully	Discharge of Condition 3 - Materials Details (revised). Planning Permission ref. 2017/00738/FUL : Replacement of a dwelling (formerly semi detached) with new semi- detached dwellings
2017/00880/FUL	A	Land adjacent to The Stables, Corntown Road, Corntown	Proposed perimeter fencing and change of use land from agricultural to residential
2017/00988/FUL	A	Ty Mynydd Barn, Ty Mynydd, Welsh St. Donats	Proposed change of use of existing barn into quality tourist self catering accommodation
2017/01068/FUL	A	13, Harlech Drive, Dinas Powys	Two storey side extension
2017/01156/ADV	A	2-3, Station Approach, Penarth	High level projecting sign

2017/01173/FUL	A	19 & 21, Church Terrace, St Mary Church	Proposed two storey rear extension and proposed new bay window to front elevation
2017/01181/1/N MA	A	Doprey Cottage, Tre Aubrey Lane, Llantrithyd	Non-Material Amendment - Alteration of fenestration to south elevation on first floor. Planning Permission ref. 2017/01181/FUL : Extension to existing dwelling
2017/01302/FUL	A	17, Norris Close, Penarth	Two storey/single storey extension
2017/01314/FUL	A	28, Fonmon Road, Rhoose	Ground floor rear extension, rear dormer and replacement detached garage with first floor store
2017/01315/FUL	A	19, Whitcliffe Drive, Penarth	Ground floor front extension wth balcony and introduction of French doors
2017/01316/LAW	A	28, Fonmon Road, Rhoose	Erection of rear dormer and installation of Velux rooflights
2017/01317/FUL	A	Garden Flat, 41, Westbourne Road, Penarth	Demolish existing rear extension and replace existing plus 15 sq. m. new single storey extension, ancillary garden works and new access via remote control sliding gate from rear lane
2017/01318/FUL	A	Tolzey Cottage, Tredogan Road, Penmark	Demolish existing timber garage and rebuild

2017/01330/FUL	A	Llantwit Major Bowling Club, Boverton Road, Llantwit Major	Demolition and removal of single storey wooden changing rooms and erection of single storey brick built replacement changing room and toilets. Including disabled access and separate toilet. also to include storage room, a meeting room and office with flat roof
2017/01335/LBC	A	Penarth Yacht Club, Esplanade. Penarth	Installation of through floor lift to benefit disabled person
2017/01344/FUL	A	Cae Glas, Blackhall Road, St. Brides Major	Single storey extension to the front of the existing property and two storey extension with Juliet balconies to the rear.
2018/00001/FUL	A	60, Romilly Park Road, Barry	Proposed roof replacement to include flat roof within new pitched roof and balconies
2018/00004/FUL	A	1a & 1b, Park Avenue, Barry	Conversion of two apartments to one dwelling with extensions, balcony, new windows and alterations to existing windows.
2018/00014/FUL	A	Primrose Cottage, Llancarfan	Proposed partial conversion (first floor hobby room of existing garage to form self contained guest accommodation including alterations to roof to incorporate flat roof dormer to rear and 2 no. conservation roof lights to road elevation
2018/00015/FUL	A	26, Tyle House Close, Llanmaes	Ground floor front extension

2018/00020/FUL	A	7, Ham Lane South, Llantwit Major	Demolition of existing garage attached to side of house. Replacement with bedroom to building regulations on same footprint
2018/00022/LAW	A	141, Plassey Street, Penarth	The proposal involves a dormer roof extension to the rear
2018/00030/FUL	A	43, The Verlands, Cowbridge	Two storey extension incorporating master bedroom and en-suite
2018/00034/FUL	A	52, Porthkerry Road, Barry	Loft conversion with rear dormer and porch to front elevation
2018/00037/FUL	A	6, Whitcliffe Drive, Penarth	Single/two storey rear extension. Alterations to front to include new first floor balcony complete with doors in place of windows. Porch extended and new widened vehicular access
2018/00043/FUL	A	Homri Farm, Well Lane, St. Nicholas	Demolition of existing dilapidated extensions to the rear of original farmhouse. Building of replacement extensions to the rear of the building, new double garage to the side of the house and new porch to the front of the house.
2018/00045/FUL	A	34, Nightingale Place, Dinas Powys	Provision of new conservatory/dining room and part relocation of kitchen on rear extension to the house at ground floor

2018/00046/LAW	A	8, Salisbury Avenue, Penarth	<p>On the roof above the rear elevation of the property, we will replace one damaged rooflight with two new rooflights.</p> <p>Additionally, on the roof above side elevation, we will add two new rooflights. The new rooflights will be manufactured by Velux and measurements will be as follows:</p> <p>Rear elevation roof (Rooflights 3 & 4): 2 x 118cm high and 78cm wide</p> <p>Side elevation roof (Rooflights 1 & 2): 70cm high x 114cm wide - These will be placed above the existing purlin which is 190cm from the floor so these windows will only offer a view of the sky in normal use - they are being added to bring in light.</p>
2018/00049/FUL	A	Llancarreg, Beach Road, Southerndown	Provision of a replacement dwelling
2018/00051/RG3	A	Ysgol y Deri, Sully Road, Penarth	Works at Ysgol Y Deri Respite Centre to include the construction of a single storey enclosed corridor as an extension to the existing building providing a new method of access to three proposed classrooms following internal alterations of the existing building
2018/00052/LAW	A	67, Monmouth Way, Boverton, Llantwit Major	Single storey rear extension and enlargement of hardstanding area to front

2018/00054/FUL	A	Residential Accommodation above 4, Royal Buildings, Stanwell Road, Penarth	Change of use from 1 no. 3 bed maisonette apartment to 2 no. apartments - 1 no. 2 bed at second floor and 1 no. 1 bed at third floor (attic). NOTE: Internal reconfiguration only of existing 2 bed first floor apartment and not part of change of use application but supplied for information to describe access from lower floors
2018/00055/FUL	A	Side garden of Glen View, 99, Penlan Road, Llandough	Variation of Condition 2 - Planning Ref. 2015/00355/FUL (Construction of new detached house in garden of residential property) to change external alterations to the proposed dwelling as per revised submitted plans.
2018/00057/FUL	A	40, High Street, Cowbridge	Removal of Condition 2- amended site plan, and variation of Condition 3- parking on planning permission 2011/00086/FUL for conversion to two apartments
2018/00066/FUL	A	12, Downs View, Aberthin	Retention of extension approved under 2017/01023/FUL with the addition of two rooflights
2018/00069/LAW	A	14A, Walston Road, Wenvoe	Construction of a dormer extension to the rear, rooflights and replacement of the garage doors with French doors.

2018/00076/FUL	A	229, Barry Road, Barry	Demolition of existing rear conservatory, WC and garden shed and construction of single storey kitchen extension with Orangery type roof
2018/00077/FUL	A	21, Wick Road, Ewenny	Rear single storey extension
2018/00080/FUL	A	The Captains Wife, Vintage Inn, Beach Road, Swanbridge	Alteration and fit out works to outbuilding to form external Bar
2018/00081/FUL	A	3, St. Augustines Road, Penarth	Loft conversion to include new flat roof dormer, plus associated works
2018/00083/FUL	A	26, St. Pauls Avenue, Barry	Construction of a detached garage in the back garden, accessed from the back lane
2018/00085/FUL	A	1, Church Terrace, St. Mary Church	Two storey and single story rear extension with Juliette balcony, single storey side extension and front porch
2018/00087/FUL	A	123, Wordsworth Avenue, Penarth	Proposed 2 storey extension to side and rear elevations with Juliet balcony, plus internal structural alterations and remodelling of the dwelling
2018/00088/FUL	A	35, Peterswell Road, Barry	Refurbishment of existing property, with new build side, and rear extension
2018/00090/FUL	A	3, Holms Court, Minehead Avenue, Sully	Take out front (reduce brickwork under), replace with white UPVC sliding doors. New wooden deck with handrails
2018/00094/FUL	A	16, New Barn, St. Athan Road, Flemingston	Proposed stable block

2018/00098/FUL	A	Wayside, 49, Lavernock Road, Penarth	Detached garage to rear and reconstruction of single storey side store and pantry
2018/00099/FUL	A	43, Montgomery Road, Barry	Front and side ground floor extension with terrace to rear
2018/00103/FUL	A	Brookside, 17, Tyle House Close, Llanmaes	New hipped roof over garage/car port and front porch
2018/00105/OUT	R	20, Longmeadow Drive, Dinas Powys	New detached bungalow at the side of property
2018/00106/FUL	A	24, Smithies Avenue, Sully	Single storey rear extension, conversion of garage and internal renovation
2018/00107/FUL	A	185, Cardiff Road, Dinas Powys	Single storey rear extension
2018/00108/FUL	A	126, Cedar Way, Penarth	Single storey rear extension and part conversion of garage. New entrance porch
2018/00111/LAW	A	18, Mountjoy Place, Penarth	Proposed loft conversion including hip to gable and dormer to rear elevation
2018/00113/FUL	A	Samreboi, 30, Cog Road, Sully	New porch, replacement garage to side of property and a rear single storey extension
2018/00123/FUL	A	2, Waycock Road, Barry	Repositioning and resizing of detached garage as approved 2011/00972/FUL
2018/00124/FUL	A	21, Cledwen Close, Barry	Convert existing adjoining garage to an additional living space incorporating bay front window. Replace existing UPVC porch with masonry walls and render

2018/00131/ADV	A	Nationwide Building Society, 21, Windsor Road, Penarth	Illuminated logo and letters. Aluminium fascia panel. Internally illuminated projection sign. Internally illuminated ATM surround. Statutory sign. Switch vinyl. Manifestation dots
2018/00134/LAW	A	Ystrad Court, Treerhyngyll,	Residential dwelling
2018/00147/FUL	A	2, Kymin Terrace, Penarth	Single storey rear extension
2018/00157/FUL	A	40, Victoria Road, Penarth	Proposed detached double garage
2018/00160/FUL	A	4, Westgate, Cowbridge	External: Remove existing Nat West brand signage and ATM. Internal: Through-out the building, carefully remove non-original fixtures, fittings, furniture and equipment relating to the operation of the Nat West branch
2018/00161/FUL	A	33, Cardiff Road, Dinas Powys	The demolition and reconstruction of an existing garage at the rear of the property
2018/00172/FUL	A	8, Anchor Road, Penarth	Erection of balcony at rear of 8, Anchor Road and create access to balcony from kitchen on first floor
2018/00181/LAW	A	Greenmantle, 8, Stradling Close, Cowbridge	Demolition of existing garage, side porch and rear terrace deck. Construction of new single storey extensions to side and rear elevations

2018/00192/FUL	A	1, St. Martins Close, Penarth	Single storey side extension, replacing conservatory. Alterations to roof layout of ground floor extension on front elevation
2018/00218/LAW	A	24, Slade Close, Sully	Proposed loft conversion and rear dormer

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4. APPEALS

(a) Final Planning Appeals Received in the Last Financial Year

L.P.A. Reference No: 2017/01099/FUL
Appeal Method: Written Representations
Appeal Reference No: D/18/3195748
Appellant: Mrs Helen Davies
Location: The Coach House, 6 Beach Lane, Penarth, CF64 1AN
Proposal: To clad all sides of the house from first floor up, (excluding areas of stone wall). To change windows to front of house from existing pvc-u to sash windows. To have flue for log burning stove rising from flat roof. Replacement of existing balustrade.
Start Date: 13 March 2018

L.P.A. Reference No: 2017/00998/FUL
Appeal Method: Written Representations
Appeal Reference No: 18/3197805
Appellant: Brittons Holdings
Location: Little West Apartments, Main Road, Southerndown
Proposal: The construction of a building to house 4 two-bedroom apartments
Start Date: 19 March 2018

L.P.A. Reference No: 2017/00640/FUL
Appeal Method: Written Representations
Appeal Reference No: 18/3198004
Appellant: CTIL & Vodafone Limited
Location: Streetworks on the footpath of Bron Y Mor at the junction with Lakeside, Barry
Proposal: Installation of a 12.5m mock telegraph pole, supporting shrouded antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto.
Start Date: 21 March 2018

(b) Final Enforcement Appeals Received in the Last Financial Year

None

(c) Planning Appeal Decisions

None

(d) Enforcement Appeal Decisions

None

(e) April 2017 – March 2018 Appeal Statistics – Year End

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals <small>(inc. tree appeals and appeals for conservation area consent)</small>	W	10	4	14	-
	H	1	-	1	-
	PI	-	2	2	-
Planning Total		11 (65%)	6 (35%)	17	-
Enforcement Appeals	W	2	1	3	1
	H	-	-	-	3
	PI	-	1	1	-
Enforcement Total		2 (50%)	2 (50%)	4	4
All Appeals	W	12	5	17	-
	H	1	-	1	-
	PI	-	3	3	-
Combined Total		13 (62%)	8 (38%)	21	-

(f) April 2018 - March 2019 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (inc. tree appeals and appeals for conservation area consent)	W	-	-	-	-
	H	-	-	-	-
	PI	-	-	-	-
Planning Total		-	-	-	-
Enforcement Appeals	W	-	-	-	-
	H	-	-	-	-
	PI	-	-	-	-
Enforcement Total		-	-	-	-
All Appeals	W	-	-	-	-
	H	-	-	-	-
	PI	-	-	-	-
Combined Total		-	-	-	-

Background Papers

Relevant appeal decision notices and application files (as detailed above).

Contact Officer:

Mrs Justina M Moss, Tel: 01446 704690

Officers Consulted:

HEAD OF REGENERATION AND PLANNING

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5. TREES

(a) Delegated Powers

If Members have any queries on the details of these applications please contact the Department.

Decision Codes

A - Approved

R - Refused

E Split Decision

2018/00082/TPO	A	The Old Vicarage, Hillhead, Llantwit Major	Work to Trees - TPO No. 03 1977
2018/00125/TPO	A	Brooklands, 3, Mill Park, Cowbridge	Reduction to Ash Tree in Tree Preservation Order reference No. 13 2004
2018/00142/TCA	A	Whitethorns, Marine Parade, Penarth	Work to trees within the Penarth Conservation area - Fell Cypress and Pine; Pollard Lime
2018/00143/TPO	A	St. Annes, Old Port Road, Wenvoe	Work to trees - Covered by TPO no. 4 1951 G04
2018/00144/TCA	A	Aberthin House, Llanquian Road, Aberthin, Cowbridge	Work to trees - Within the Aberthin conservation area
2018/00166/TCA	A	3, Marine Parade, Penarth	Works to trees in the Penarth Conservation Area - 30% reduction of Walnut (front) and 10 to 15% Reduction of 2 Bay Trees (side)
2018/00175/TCA	A	3, Portland Close, Penarth	Work to trees in the Penarth Conservation Area

2018/00177/TCA	A	8, Church Place South, Penarth	Work to trees in the Penarth Conservation Area - Remove 2 conifers
2018/00195/TPO	A	Rear of 11 and 12, Shackleton Close, St. Athan	Work to trees covered by TPO No. 12 2003 Gp 2 - Crown reduction of 0% to 40%, to 2 Ash Trees

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7. ENFORCEMENT INVESTIGATION UPDATE

LAND AND BUILDINGS AT SITESERV RECYCLING (HANGAR A), LLANDOW TRADING ESTATE, LLANDOW

Background

1. Members will recall the Planning committee on 1st November, 2017, where planning application reference 2017/00329/FUL was reported with a recommendation for approval. The application proposed the retention of the change of use of the building referred to as Hangar A from a storage and distribution use (use class B8) to a materials recovery facility and ancillary offices (use class B2), with the retention of a weighbridge and weighbridge office.
2. Members were concerned with regard to the operation of the site, particularly in view of the recent fire at the site that had destroyed the building referred to as Hangar B. Members resolved to grant permission subject to a number of conditions, but requested an update from the Enforcement Officer with regard to compliance with the requirements of these conditions. This update is provided as follows.

Update of Enforcement Investigation

3. The 2017 planning permission was granted with 18 conditions, the majority of which sought to control the use of the site in order to mitigate its impact on the surrounding area. Four of the conditions require the submission of information for approval by the council. These required as follows:
 9. *Notwithstanding the submitted plans and documents, within one month of the date of this consent a **Fire Prevention and Mitigation Strategy** (to include a revised Fire Prevention and Mitigation Plan and details of monitoring and review of the Plan) shall be submitted to and approved in writing by the Local Planning Authority. Once the Fire Prevention and Mitigation Strategy has been approved in writing, the use of the site for a mixed use as a facility for the receipt, sorting, storage and export of non-hazardous waste, together with an ancillary office; for the storage of skips; and for the storage of commercial vehicles shall be carried out at all times in accordance with the approved Fire Prevention and Mitigation Strategy.*

14. *Notwithstanding the submitted plans, within one month of the date of this decision details of **a fire resistant acoustic fence** to be erected along the westernmost boundary of the site at a minimum height of 3 metres shall be submitted to and approved in writing by the Local Planning Authority. The fire resistant acoustic fence shall be completed in accordance with the approved details within three months of the date of their approval and shall thereafter be so retained.*
15. *Within one month of the date of this permission **details of all external lighting**, to include specification, means of operation (whether permanent or sensor/security lights, and hours of operation), and lux plots to prevent / minimise light spillage outside of the site (including atmospheric light pollution) shall be submitted to and approved in writing by the Local Planning Authority. All lighting on site shall be provided in accordance with the approved scheme.*
16. *Notwithstanding the submitted plans, within one month of the date of this decision details of the extent and type of **surfacing of the haul road and vehicle parking / skip storage area** indicated on plan number 002/B - Site Layout Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall propose a bound surface and, for the vehicle parking / skip storage area, the installation of an oil, diesel and petrol interceptor. The bound surface and oil, diesel and petrol interceptor shall be completed in accordance with the approved details within three months of the date of their approval and shall thereafter be so retained.*
4. The Enforcement Officer has recently inspected the site with the Council's Environmental Health Officer. At the site visit the Council's officers met with the operator and his agent. Councillors Cave and Parker were also in attendance. The operations on the site and the above conditions were discussed at the meeting.
5. With regard to condition 9 and the requirement for a Fire Prevention Mitigation Strategy, a Fire Prevention and Mitigation Plan (FPMP) is a requirement of the Natural Resources Wales (NRW) Permit that has been granted for the site. The FPMP has been prepared and is currently being considered by NRW. NRW have indicated that the Plan is close to being approved by them, subject to some minor changes. During the recent site visit it was noted that there was a significant stockpile of wood being stored between hangar A and the boundary of the site with the caravan site (to the east). This was raised as a fire safety concern during the site visit and is a matter that has been raised with NRW. NRW have, therefore, requested that the FPMP be amended to include a plan indicating the more appropriate location of a storage area for the wood intended to fuel the biomass burner on site.
6. Condition 9 requires the submission of the FPMP to the Council for its approval along with details of the monitoring and review of the plan. It is, of course, essential that the FPMP approved by NRW is that also approved in virtue of condition 9. To this end, the operator has submitted a Non Material Amendment (NMA) application (ref: 2017/00329/1/NMA) in order to vary the

terms of condition 9 so as to change the date for the submission of the FPMP for approval by the Council so that the FPMP approved by NRW can be submitted in compliance with condition 9. This NMA is outstanding pending acceptable details being submitted to discharge the condition.

7. With regard to condition 14 and the requirement for a fire resistant acoustic fence along the boundary of the site with the caravan park, the operator's agent has advised of their trouble in sourcing a fire resistant fence that is economically viable and would have the acoustic properties required to mitigate the noise from vehicles travelling along the haul road to the east of Hangar A. The original purpose of the condition was to require a fence that would mitigate to a sufficient degree the noise of the vehicles driving along the haul road adjacent to the fence. After the 'fire resistant' requirement was placed on the condition at Committee, the Enforcement Officer has looked into the likely benefit of this requirement, given the distance between the building and the fence. Consideration was given to whether the distance between the two is a sufficient fire break in the event of a fire. The building is a minimum of 29 metres from the fence (site boundary). In addition, it was noted during the site visit that the trees and landscaping along this eastern boundary overhangs the boundary and would overhang the new fence, potentially negating any fire resistance properties of a new fence.
8. To this end the Enforcement Officer has consulted with colleagues in Building Control and asked them to consider the required distance for the purposes of the Building Regulation approval (not that any such approval is required as the building is existing). They considered the construction of the Hangar (i.e. its fire resistant properties), its size and its distance from the fence. It has been concluded that gap between the fence and the Hanger is a more than sufficient fire break for the purposes of Building Regulations, the location of the fence being more than 20 metres over the required distance.
9. Having considered this, and providing all wood waste is removed from the land between the Hangar and the fence, the Enforcement Officer is of the view that the requirement for the acoustic fence to also be fire resistant is overly onerous. Notwithstanding this, the fence should still have some fire resistant properties, even if that is to provide a fire resistant coating.
10. The operator has been advised of the above and details of the fencing are still awaited at which time, the requirements of the condition will need to be amended.
11. Turning to condition 15 and the requirement for the details of external lighting, this matter is the subject of the NMA application, referred to above. The applicant has asked that the determination of the application be delayed pending the submission of the approved FPMP and details of its review, as well as the acoustic fence. In order to allow for the formal approval of all details, the applicant has been advised that a Condition Discharge Application must also be submitted.
12. Finally, with regard to condition 16 and the required additional bound surfacing of the site, this is a matter that was discussed on site with the Operator and their Agent. The Operator has advised that the cost of resurfacing in a bound

material all of the remaining unbound surfaces is prohibitive. Having regard to the ground conditions on site, it was suggested that a rationalised area of bound surfacing is considered, focusing on the areas where there is a concentration of vehicle movements. Your officers await the operator's revised scheme.

Additional Planning Matters on Site

13. Notwithstanding the above outstanding conditions, the Council has received an informal request (i.e. no formal application has been received to date) from the operator to amend the hours of operation specified by condition 3 of the 2017/00329/FUL permission. The condition states as follows:
 3. *All activity and operations (including the movement of commercial vehicles, movement of skips, operations within Hangar A, deliveries to the site, export of material and the operation of any plant or equipment) relating to the use of the site hereby approved and set out in condition 2 as a facility for the receipt, sorting, storage and export of non-hazardous waste, together with an ancillary office; the use of the site for the storage of skips; and the use of the site for the storage of commercial vehicles shall not be carried out outside of the following specified hours:*
 - Monday to Friday 07:00 to 18:00;
 - Saturday 07:00 to 16:00; and
 - at no time on Sundays or Public Holidays.
14. The change requested is to allow a 06:30 am start for vehicles leaving the site to take empty skips to their customers. There would be no change to the hours of operation of the waste transfer station. Until an application is made no formal consideration will be given to this matter.
15. Finally, there has been some recent activity on the site of the former Hangar B. NRW require the removal from the site of the material that remains on the site of the former Hangar B, which is the waste material that was being stored in the building at the time of the fire. NRW have advised that the site operator is proposing to trommel (mechanically sort through) the material in order to remove any recyclable material before what is left is sent to land fill. It has been suggested that such a process may well result in the material being removed from the site more swiftly. NRW have advised that such work would be a breach of their Permit for the site as the Permit does not allow the sorting of material unless within a building. However, NRW agreed to a short trial in order to establish the effects of the trommelling and to establish if it would be appropriate to allow any further on site sorting to take place.
16. Notwithstanding the above, whilst there is no planning permission in place for the sorting of material on the site of the former Hangar B, such a use would benefit from temporary permitted development rights granted under The Town and Country Planning (General Permitted Development) Order 1995 (as amended) for a 28 day period. The Enforcement Officer has advised the operator that, should such a use of the site extend beyond the 28 days, planning permission will be required.

RECOMMENDATION

- (1) That Members note the above update with regard to the current enforcement investigation relating to the Siteserv Site, Llandow.

Background Papers

Enforcement File Ref: ENF/2018/0016/CLL

Contact Officer - Mrs. Justina M. Moss, Tel: 01446 704690

Officers Consulted:

All relevant Chief Officers have been consulted on the contents of this report.

MARCUS GOLDSWORTHY
HEAD OF REGENERATION AND PLANNING

THE VALE OF GLAMORGAN COUNCIL

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REPORT OF THE HEAD OF REGENERATION AND PLANNING

8. GENERAL PLANNING MATTERS

Discharge of Condition 26 (Drainage Scheme) of Planning Permission
2014/01505/OUT – Land at North West Cowbridge

REASON FOR COMMITTEE DETERMINATION

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because:

- In determination of application 2014/01505/OUT at the Committee Meeting of 14 January 2016, Members requested that drainage details (Condition 26) and all reserved matters applications be reported to a future meeting of the Planning Committee for approval.

PURPOSE OF THIS REPORT

This report seeks Planning Committee's approval for the reinstatement of officer delegation to determine the technical drainage details in discharge of condition 26 (Drainage) to enable these details to be agreed when the Council's drainage engineer is satisfied with the technical details and to ensure the commencement of the development on site is not unreasonably withheld for Planning Committee to consider technical drainage details.

SITE AND CONTEXT

The site comprises part of the site at North West Cowbridge previously granted planning permission for up to 475 houses and a link road between the A48 and Llantwit Major Road to the south (2014/01505/OUT). The site is allocated for residential development in the adopted Vale of Glamorgan Local Development Plan and lies within the settlement boundary for Cowbridge.

DESCRIPTION

In determination of application 2014/01505/OUT at the Committee Meeting of 14th January 2016, Members requested that drainage details (Condition 26) be reported to a future meeting of the Planning Committee for approval. Condition 26 states:

No development shall commence until a scheme for the comprehensive drainage of the development hereby approved, designed to take into account the submitted North West Cowbridge Service Supply Statement outcomes and showing how foul water, road, roof / yard water and land drainage will be dealt with, and including full details of all existing drains / connections running through the site and details of any culvert or bridge and a phasing programme for such works shall be submitted to and approved in writing by the local planning authority. The drainage scheme for the site shall be designed to ensure that all foul and surface water discharges separately from the site and land drainage and surface water run-off shall not discharge nor connect either directly or indirectly into the public sewerage system. The approved scheme of drainage shall be implemented and completed in full accordance with the agreed details, specifications and phasing programme (identified in condition 19 above), prior to the first beneficial occupation of the development or associated approved phase of development it serves, whichever is the sooner.

Reason:

To ensure the effective drainage of the site and to ensure that development does not cause or exacerbate any adverse conditions on the development site, adjoining properties and environment, with respect to flood risk and to protect the integrity and prevent hydraulic overloading of the Public Sewerage System and to ensure compliance with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

Application 2014/01505/2/CD which includes the details submitted to discharge this condition has been under consideration by the Council since 8th June 2017, with negotiations ongoing with the applicant.

RELEVANT PLANNING HISTORY

2018/00240/RES, Address: Land at North West Cowbridge, Proposal: Phase 2 of the development consisting of 306 new homes, new public open space, landscaping and highways infrastructure. Decision: Pending consideration

2017/00841/RES, Address: Land at North West Cowbridge, Proposal: Phase 1 of the development consisting of 169 dwellings with associated access, roads and footpaths, landscaping, public open space and other ancillary works. Decision: Committee resolution to approve subject to S106 agreement

2017/00829/ADV, Address: Land at North West Cowbridge, Cowbridge, Proposal: 3 no. flag and pole to existing A48 Signage, 3 no. flag and pole to existing Llantwit Major road signage, Decision: Approved

2017/00520/FUL: Site of proposed new roundabout, Land at the A48, North of Darren Farm, Cowbridge: Revised roundabout arrangement to facilitate access to the new link road and the strategic housing development approved under 2014/01505 and to provide 4th arm for access to land to the north of the A48 - Approved

2017/00256/ADV, Address: Land at North West Cowbridge, Proposal: Chevron sign is used to create maximum visibility where visitors approach from both directions. In this case, the chevron sign is a two main/front facing sign panels. Decision: Approved

2014/01505/2/NMA - Address: Land at North West Cowbridge. Non material amendment to permission 2014/01505/OUT to vary condition 18 of permission to make an amendment to the scale parameters approved. Decision: Approved

2014/01505/5/CD Address: Land at North West Cowbridge; Discharge of Condition 33 - Fencing of trees and hedgerows. Planning permission ref. 2014/01505/OUT. Decision: Pending

2014/01505/4/CD Address: Land at North West Cowbridge; Discharge of Conditions 9 - Public Open Space, 23 - Construction Environmental Management Plan, 25 - Construction Traffic Management Plan, 27 - Proposed Perpetual Management and Maintenance and 32 - Disposal of Excavated Material. Planning permission ref. 2014/01505/OUT. Decision: Pending

2014/01505/3/CD Discharge of conditions 17 (Landscaping for link road), 24 (Landscape and Ecology Environmental Management Plan), 35 (Landscaping) and 38 (mitigation for skylark and lapwing) of 2014/01505/OUT Decision: Pending

2014/01505/2/CD. Discharge of conditions 12 (full engineering details – link road), 16 (full engineering details of the proposed Puffin Crossing on Llantwit Major Road), 22 (levels), 26 (drainage), 28 (lighting), 29 (engineering details of the junctions) and 36 (footway) of 2014/01505/OUT . Decision: Pending

2014/01505/1/CD Discharge of conditions 13 (Relaxation Document), 19 (Phasing Plan), 21 (Scheme of Archaeological Investigation)of 2014/01505/OUT Decision: Conditions Partially Determined (Approved only)

2014/01505/1/NMA Amend the trigger points to conditions 17, 23, 24, 25, 26, 32, 33, 35 and 38 of permission 2014/01505/OUT – Decision: Approved

2014/01505/OUT, Address: Land at North West Cowbridge, Proposal: Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths/cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a, Decision: Approved

CONSULTATIONS

The Council's Highway and Engineering (Drainage) Team were consulted and indicate that 'the strategy being developed is still following the principles of the outline surface water strategy, albeit with some technical details yet to be satisfied for discharge of condition. Outside of the planning process a Water Framework Directive has been undertaken for some of the structures of to reduce and mitigate any detrimental impact on the quality of the watercourse. The developer has submitted additional information in support of the overall surface water drainage strategy which is currently under review.'

The Council's Environmental Health Officer was consulted regarding the location of the waste water pumping station who refer to the DEFRA Code of Practice on Odour Nuisance from Sewage Treatment Works in relation to the position of such facilities and need to avoid a statutory nuisance. In conclusion they state *'hence we support and endorse guidance issued by Welsh Water that states a 'cordon sanitaire' of 15 metres for the pumping station in relation to residential development should be in place'*.

REPRESENTATIONS

None received for this application, albeit comments have been made to application 2018/00240/RES raising concerns about the location of the pumping station.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy
POLICY SP3 – Residential Requirement
POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG1 – Housing Supply in the Vale of Glamorgan
POLICY MG2 – Housing Allocations

Managing Development Policies:

POLICY MD2 - Design of New Development
POLICY MD5 - Development within Settlement Boundaries
POLICY MD7 - Environmental Protection
In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 9, 2016) (PPW) is of relevance to the determination of this application.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 15 – Development and Flood Risk (2004)

Other relevant evidence or policy guidance:

- Welsh Office Circular 016/2014: The Use of Planning Conditions for Development Management

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

When resolving to grant planning permission for the original outline planning permission, Members requested that details relating to drainage (condition 26) be reported back to Committee for consideration by members.

Members may be aware that the application for the discharge of condition 26 is currently under consideration by the Planning Department, in consultation with relevant consultees including the the Council's Operational Manager Highways and Engineering (Drainage) and Dwr Cymru Welsh Water.

Foul Drainage

In terms of foul flows arising from the site, the applicant is seeking to install a pumping station within the site (indicated within the approved masterplan) and the provision of a rising water main that will connect the foul sewerage system from the site with existing apparatus at a point of connection (SS98735903) south of the application site on Church Road, Llanblethian, that will in turn connect with the existing Llanblethian sewerage treatment works. Following consultation with Dwr Cymru Welsh Water they confirm these details are acceptable in principle for the disposal of foul water flows, subject to the applicant entering into an agreement under Section 104 of the Water Industry Act 1991.

It is noted that concern has been raised in response to reserved matters submission 2018/00240/RES with regard to the potential impact of the proposed pumping station on the amenity of neighbouring properties by virtue of noise and odour impacts. Following consultation with the Council's Shared Regulatory Services (Environmental Health) they confirm that they support the guidance issued by Welsh Water that states a 'cordon sanitaire' of 15 metres for the pumping station in relation to residential development should be in place. The details provided indicate that a separation of in excess of 15 metres will be provided to existing dwellings and would appear therefore to be acceptable in principle. Officers have sought further clarification from the developer in this regard and will liaise further Dwr Cymru Welsh Water and the Council's Shared Regulatory Services to ensure that a statutory nuisance from either odour or noise will not result, prior to the discharge of the condition.

Surface Water

In terms of surface water drainage, the condition discharge application is accompanied by technical details relating to the proposed link road and Phase 1 of the residential development (approved under permission 2017/00841/RES). The submitted details include a number of sustainable drainage features including attenuation/infiltration basins in land to the east and west of the link road, provision of a swale on the route of the existing Llantwit Major road (to be realigned as part of these works) in addition to infiltration basins and check dams within Phase 1 of the development.

Following discussion with the Council's Highways and Engineering (Drainage) section, the general strategy for the drainage of the site would appear to be acceptable in principle. The submissions relating to the drainage of the site include a significant level of information that is largely technical in nature and ongoing discussion between the Council's Drainage Engineer and the developer reflect this.

Given that the principles of the drainage strategy is considered to be appropriate subject to further technical details, it is requested that Members reinstate officer delegation to approve these details under delegated powers. This, of course, would be subject to formal approval from The Council's Operational Manager Highways and Engineering (Drainage), Shared Regulatory Services and Dwr Cymru Welsh Water that they are fully satisfied with the details of the comprehensive drainage of the site, following the submission of the appropriate technical details following discussion with the applicant.

RECOMMENDATION

Subject to confirmation of technical approval from the Council's Operational Manager Highways and Engineering (Drainage), that the determination of condition 26 (Drainage) can be approved under delegated powers, without further reporting to planning committee.

Reason

In view of the fact that the Council's drainage engineer is satisfied with the principles of the drainage strategy and to ensure the commencement of the development on site is not unreasonably withheld for Planning Committee to consider technical drainage details.

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9. PLANNING APPLICATIONS

Background Papers

The following reports are based upon the contents of the Planning Application files up to the date of dispatch of the agenda and reports.