

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **6 SEPTEMBER, 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:

2018/0011/BN	A	3, Elfed Avenue, Penarth	Single storey orangery to side of property
2018/0013/PO	AC	Young Voices, Grove Mews, Rear of 1, Corporation Road. Birchgrove, Cardiff	Internal works, demolish walls and open rooms with beams and relocation of kitchen
2018/0273/BN	A	37, Conybeare Road, Sully. CF64 5TZ	Single storey orangery
2018/0337/BN	A	13, Harlech Drive, Dinas Powys	Two storey side extension
2018/0361/BR		The Boat House, 4, Cog Road, Sully	Internal and external refurbishment of former pub, into Cafe / Restaurant
2018/0438/BN	A	7, Woodland Place, Penarth	Demolition of wall and insert steel beams
2018/0445/BN	A	39, Elfed Avenue, Penarth	Single storey side and double storey rear extension to create open plan kitchen and dining space on ground floor and extra bedroom and en-suite at first floor
2018/0474/BN	A	West Cross House, 10, Stanwell Road, Penarth	Re-roof including renewal of rainwater goods

2018/0577/BN	A	18, Heol Pearetree, Rhoose Point	Conversion of a detached double garage into a living space for an elderly disabled man. To include small extension at back of garage
2018/0618/BN	A	24, Wenvoe Terrace, Barry	Part of wall removed between kitchen and dining room. Steel placed to carry supporting wall with pad stones
2018/0631/BN	A	57, Murch Road, Dinas Powys	New build garage. Rear single storey extension with flat roof and new front dormer
2018/0648/BR	AC	Church Cottage, Aberthin Lane, Aberthin	Proposed demolition of existing dwelling and outbuildings and construction of two detached dwellings with improved site access
2018/0664/BN		5, St. Martins Close, Penarth	Double storey extension to rear of property
2018/0668/BN	A	2, Petrel Close, Cosmeston, Penarth	Single storey extension
2018/0717/BN	A	2, Dunraven Street, Barry	Strengthening the timbers underneath the stairs as the doorway is being knocked out
2018/0718/BN	A	14, Lettons Way, Dinas Powys	Replacement of Conservatory roof with conventional mono pitched roof with rooflights, plus approx. 2m x 2m extension to the conservatory footprint
2018/0740/BN	A	23, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0741/BN	A	24, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof

2018/0742/BN	A	Flat 1, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0743/BN	A	Flat 2, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0744/BN	A	Flat 3, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0745/BN	A	Flat 4, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0746/BN	A	Flat 5, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0747/BN	A	Flat 6, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0748/BN	A	Flat 7, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0749/BN	A	Flat 8, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0750/BN	A	Flat 9, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0751/BN	A	Flat 10, Slade Wood House, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0752/BN	A	Flat 1, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0753/BN	A	Flat 2, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0754/BN	A	Flat 3, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof

2018/0755/BN	A	Flat 4, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0756/BN	A	Flat 5, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0757/BN	A	Flat 6, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0758/BN	A	Flat 7, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0759/BN	A	Flat 8, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0760/BN	A	Flat 9, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0761/BN	A	Flat 10, Ty Ffynnon, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0762/BN	A	1, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0763/BN	A	2, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0764/BN	A	3, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0765/BN	A	4, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0766/BN	A	5, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0767/BN	A	6, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof

2018/0768/BN	A	7, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0769/BN	A	8, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0770/BN	A	10, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0771/BN	A	11, Ramsey Road, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0774/BN	A	17, Castle Street, Barry	Removal of small chimney breast with stack supported by gallow brackets and moving door to under stairs cupboard
2018/0775/BN	A	30, Golwg Y Coed, Barry	Single storey rear extension
2018/0776/BN	A	26, Shakespeare Avenue, Penarth	Small load bearing wall removal, and install required support beam
2018/0778/BN	A	191, Winston Road, Barry	Flat roof to pitched roof
2018/0779/BN	A	11, Llantwit Major Road, Cowbridge	Two Storey side extension with single storey rear extension
2018/0780/BR	A	Barry Yacht Club, The Pierhead Docks, Barry	Replace septic tank with new cesspool
2018/0781/BR	AC	61, Porth y Castell, Barry	Proposed double storey side and single storey rear extension
2018/0785/BN	A	19, Liscum Way, Barry	Single storey garage and porch extension.
2018/0787/BN	A	31, Dyserth Road, Penarth	Loft conversion comprising hip to gable and dormer to rear
2018/0788/BN	A	69, Plymouth Road, Penarth	Single storey extension
2018/0789/BN	A	6, Odyuns Fee, Rhoose	Convert garage to kitchen

2018/0791/BN	A	40, Matthew Road, Rhose	Rear extension
2018/0793/BR	AC	168, Westbourne Road, Penarth	Domestic extension
2018/0794/BN	A	92 South Road, Sully, Penarth	Conversion of the existing garage to a habitable space
2018/0795/BR	AC	8, Melville Close, Barry	Proposed first floor side extension, internal structural alterations and associated external works
2018/0796/BN	A	17, Meadow Court, St. Brides Major	Reinstate ground floor water closet and form structural arch between living and dining room
2018/0797/BN	A	16, Cwrt Newton Pool, Rhose	Two storey extension
2018/0798/BN	A	19, Montgomery Road, Barry	Change bathroom into shower room
2018/0799/BN	A	14, Tudor Place, Llantwit Major	Change bathroom to shower room
2018/0800/BN	A	3, Catherine Meazey Flats, Penarth	Change bathroom to wet room
2018/0801/BN	A	42, Grove Place, Penarth	New roof
2018/0802/BN	A	Court House, Flemingston Road, Flemingston	New external front porch and hallway doors. Replacement kitchen. New vaulted kitchen roof and conservation roof lights. New external bi folds to rear kitchen space
2018/0803/BN	A	34, Winston Road, Barry	Re-roof
2018/0804/BN	A	32, Winston Road, Barry	Re-roof
2018/0805/BN	A	1, Porth y Castell, Barry	Re-roof with Velux to rear
2018/0806/BN	A	79, South Road, Sully	Rear extension, single storey to create utility room and kitchen/diner

2018/0807/BN	A	Church Farm, Llandow	Re thatch of existing property to include new fireproof thermal membrane under new reed thatch
2018/0808/BR	AC	26, Pontypridd Road, Barry	Proposed single storey bathroom, sitting and dining room extension
2018/0809/BR	AC	59, Caer Odyn, Dinas Powys	Proposed single storey rear and side extension, with internal alterations and associated external works
2018/0810/BN	A	112, Plassey Street, Penarth	Alterations to existing house including removal of chimney and installation of steel RSJs to support wall
2018/0811/BN	A	The Old School House, Llandough	Conversion of existing building into a 3 bedroom house
2018/0812/BN	A	Westwinds, Llangan,	External wall insulation under 10mm
2018/0813/BR	AC	On the Rocks Restaurant, Beach Road, Swanbridge, Sully	Weather enclosure creating a foyer for the grill, W.C. facilities and an ice cream servery
2018/0814/BN	A	The Stables, Church Road, Llanblethian,	Replacement of Main House roof slates (not extension) including fitting of chimney pots and construction of pitched roof dormer windows. Replacement of gutters, fascias, soffit boards and downpipes. Rendering of West and North walls
2018/0815/BR	AC	22, Rectory Close, Wenvoe	Single storey rear extension and extension to front
2018/0816/BR	AC	37, Lavernock Road, Penarth	Single storey rear extension to enlarge the kitchen

2018/0818/BN	A	17, Robinswood Crescent, Penarth	Part wall out two rooms into one
2018/0819/BR	AC	Marianville, 9, Llantwit Major Road, Cowbridge	Two storey extension and loft conversion
2018/0820/BN	A	1, Gildas Close, Llantwit Major	Installation of bi-folding doors to rear elevations
2018/0823/BR	AC	Finnegans Inn, 1-8, Station Approach Road, Barry Island	New sun terrace over retail unit
2018/0825/BN	A	33, Afal Sur, Barry	Bathroom Conversion
2018/0827/BR	AC	52, Court Road, Barry	Proposed loft conversion with rear dormer extension, with mezzanine floor to rear annexe
2018/0830/BN	A	Greystones, 45, Highwalls Avenue, Dinas Powys	Attached garage and room above
2018/0832/BR	AC	St. Cyres School, Sully Road, Penarth	Canopy
2018/0833/BN	A	Annex Building, Greendown Hotel, Drope Road, St. Georges Super Ely	Insertion of new lintel above widened opening. Creation of 3 No residential properties from existing buildings
2018/0834/BN	A	54, Lower Pike Street, Barry	Refurbishment and rebuilding of rear lean-to
2018/0835/BN	A	Old Cogan Hall, Sully Road, Penarth	Taking out septic tank and replacing with treatment plant
2018/0836/BN	A	Cwm Rhondda, Park Road, Barry	Fit new dormer to existing room on front elevation
2018/0837/BN	A	48, Uplands Crescent , Llandough, Penarth	Knock down existing kitchen wall to create a kitchen diner, create a downstairs shower room with toilet
2018/0838/BR	AC	9, Windsor Terrace, Penarth	Extension to existing garage
2018/0841/BN	A	185, Cardiff Road, Dinas Powys	Single storey extension to enlarge the lounge



2018/0843/BN	A	13, Oakfield Road, Barry	Single storey rear extension
2018/0844/BN	A	111, Westward Rise, Barry	Extension above utility room
2018/0845/BN	A	2a, Westward Rise, Barry	Re-roof
2018/0846/BN	A	2, Dulverton Drive, Sully	Take a support pillar out and put in an RSJ
2018/0847/BN	A	Grafton, Claude Road West, Barry	Re-roof and new fascias and guttering
2018/0849/BN	A	23, Goscombe Drive, Cogan	Single storey rear extension to enlarge lounge
2018/0850/BN	A	231, Barry Road, Barry	New roof
2018/0851/BN	A	5, Rhodfa Felin, Barry	Take down existing conservatory and rebuild
2018/0853/BR	AC	21, Fairfield Rise, Llantwit Major	Proposed single storey rear extension, dormer loft extension and internal alterations
2018/0854/BN	A	11, Cedar Way, Penarth	Knock through, demolish a wall and insert a steel to create one room
2018/0856/BN	A	Escrick Mede, Claude Road West, Barry	Full roof replacement and dormer and first floor roof replacement
2018/0857/BN	A	14, Town Mill Road, Cowbridge	Proposed sun room/conservatory
2018/0858/BN	A	14, Wordsworth Close, Llantwit Major	Alteration of foul water drainage. Removal of load bearing wall between kitchen/dining room. Replacement of existing steel beam with a dog leg beam in order to move staircase opening and fit new staircase. Enlarge doorway between hall and living room. Conversion of garage to habitable room. Replace all windows and doors

2018/0859/BN	A	24, Wenvoe Terrace, Barry	Loft conversion, no dormer
2018/0860/BN	A	Rawley Court, Turkey Street, Llantwit Major	Conversion of existing barn into a dwelling
2018/0862/BN	A	2, Chaucer Road, Barry	Proposed side extension to form ground floor wetroom and living space with bedroom above. Porch to front
2018/0863/BR	AC	98, Holton Road, Barry	New shopfront, new windows, new shutter, stone cleaning
2018/0865/BN	A	43, Hinchsliff Avenue, Barry	Single storey extension to rear lounge, second storey extension on existing ground floor side extension
2018/0866/BN	A	24, Heol Y Fro, Llantwit Major	Single storey extension enlarging the kitchen including utility room with small toilet sink
2018/0868/BR	AC	Highlands, Old Barry Road, Penarth	Construction of 11 No. 2/4/5 bedroom houses together with associated garages and highways
2018/0869/BN	A	38, Trebeferad, Boverton	Re-roof - remove existing tiles, batten and felt. Fit new breathable membrane, tanalised battens and plain concrete Marley roof tiles
2018/0872/BN	A	14, Earl Crescent, Barry	Change bathroom into wet room
2018/0873/BN	A	27, Pontalun Close, Barry	Change bathroom to wet room
2018/0876/BN	A	59, Purcell Road, Penarth	Single storey rear extension
2018/0882/BN	A	35, Smithies Avenue, Sully	Rear extension to enlarge the kitchen and roof extension to existing dormer

2018/0884/BN	A	14, Romilly Park Road, Barry	Removal of wall between existing kitchen and dining room
2018/0886/BN	A	31, Canon Street, Barry	Removal of dividing wall between kitchen and dining room
2018/0888/BN	A	132, South Road, Sully	Roof replacement (3 roofs including skylights being installed), new exterior window on landing, wall ties being replaced. Render being fixed (small amount) and coating put on exterior walls. Loft insulation fitted in loft spaces. Installation of new loft joists
2018/0890/BN	A	78, Clive Road, Barry	Dormer attic conversion
2018/0900/BN	A	50, Cedar Way, Penarth	WHQS work to kitchen, bathroom and rewire
2018/0901/BN	A	42, Pendine Close, Barry	Supply and fit fire door and frame
2018/0902/BN	A	19, Severn Avenue, Barry	Supply and fit fire door and frame to the kitchen
2018/0903/BN	A	3, Cornwall Road, Barry	Supply and fit fire door and frame

(b) Building Regulation Applications - Reject

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

2018/0777/BN	R	6, Whitcliffe Drive, Penarth	Alterations and 2 storey extension
2018/0824/BN	R	1, Cae Newydd, St Nicholas,	Construction of a single storey contemporary glazed extension to the rear of an existing double storey single occupancy residential dwelling house
2018/0829/BN	R	6, Broadway, Cowbridge	Alterations and extensions
2018/0871/BN	R	43, The Parade, Barry	Demolish existing detached garage and build a sun room

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

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

2018/0106/AI	A	27, Timbers Green, Llangan	Construction of a single storey rear extension, works to include material alterations to structure, controlled services, fittings and thermal elements
2018/0107/AI	A	58, Adenfield Way, Rhoose	Replace conservatory roof with Icotherm solid roof and associated works
2018/0108/AI	A	88, Kingsland Crescent, Barry	Proposed sub-division of dwelling to form 4 No. self-contained apartments and associated external alterations (works to include material alterations to structure, controlled services, fittings and thermal elements)
2018/0109/AI	A	Thursday House, Llanmaes, Llantwit Major	Proposed construction of two storey granny annex and single storey extension to main house (works to include material alterations to structure, controlled services, fittings and thermal elements)
2018/0110/AI	A	55, Boverton Road, Llantwit Major	Proposed single storey rear extension, works to include material alterations to structure, controlled services, fittings and thermal elements
2018/0111/AI	A	1, Paget Terrace, Penarth	Proposed conversion into 2 No. dwellings including rebuilding of structurally unsound front annex elevation and first floor side extension with roof terrace and new roof windows to main roof (works to include material alterations to structure, controlled services, fittings and thermal elements)

2018/0112/AI	A	49, Norwood Crescent, Barry	Proposed single storey extension and associated work
2018/0113/AI	A	3, Uppercliff Drive, Penarth	Change of use to form student and staff accommodation
2018/0114/AI	A	Loungers, 16, Windsor Road, Penarth	Internal alterations and refurbishment to existing retail unit to form Bar/Cafe
2018/0115/AI	A	Oakville, Graig Penllyn, Cowbridge	Internal structural alterations and associated works
2018/0116/AI	A	8, Larchwood, Wenvoe	Single storey extension and associated works
2018/0117/AI	A	5, Main Avenue, Peterston Super Ely	Extension to existing attached garage ( works to include material alterations to structure, controlled services, fittings and thermal elements)
2018/0118/AI	A	6, Merthyr Dyfan Road, Barry	Proposed replacement of conservatory with single storey rear extension from dpc only utilising sub structure work (works to include material alterations to structure, controlled services, fittings and thermal elements)
2018/0119/AI	A	25, Windsor Road, Penarth	Shop refurbishment
2018/0120/AI	A	41, Lavernock Road, Penarth	Single storey extension with associated works
2018/0121/AI	A	Plot to the left of 99, Penlan Road, Llandough	New detached dwelling (as amended)
2018/0122/AI	A	25, Liscum Way, Barry	Proposed conversion of attached garage to habitable area (works to include material alterations to structure, controlled services, fittings and thermal elements)

2018/0123/AI	A	2, Channel View, Ogmore By Sea	Proposed single storey rear extension (works to include material alterations to structure, controlled services, fittings and thermal elements)
2018/0124/AI	A	3, Le Sor Hill, Peterston Super Ely	Single storey rear extension, internal alterations and associated works
2018/0125/AI	A	Bluebell Wood, St Hilary, Cowbridge	Proposed ground floor rear link extension to incorporate garage wing and create hallway and conversion of bungalow to dormer bungalow exclude gas installations (works to include material alterations to structure, controlled services, fittings and thermal elements)
2018/0126/AI	A	14A, Walston Road, Wenvoe	Dormer loft conversion and associated works
2018/0127/AI	A	Arosfa, Sully Road, Penarth	Loft conversion and single-storey rear I side extension
2018/0128/AI	A	Woodlands, Westgate, Cowbridge	Construction of detached garage with attached shed and associated works
2018/0129/AI	A	3, Plymouth Road, Penarth	Rear dormer extension, internal alterations at ground floor and associated works

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 6 SEPTEMBER, 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

2012/00873/1/N MA	A	Land at The Paddocks, Penarth	Non-Material Amendment - Non compliance with CODE requirements and minor external alteration. Planning Application ref. 2012/00873/1/NMA : Construction of a new single dwelling and associated works
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2012/00895/1/C D	A	Abbey Road, Ewenny	Discharge of conditions 6, 8, 10, 11, 13, 14 and 17 - The erection of five detached dwellings, access arrangements, landscaping and associated works as enabling development to facilitate the restoration of the Ewenny Priory
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2013/00563/1/C D	A	Land adjoining La Fleunie, Graig Penllyn, Cowbridge	Discharge of Condition 7 (scheme of landscaping)
2014/00933/2/N MA	A	Land at Pentre Meyrick	Non Material Amendment - Vary condition 2 to the approved house types designs in order to ensure that they comply with DQR requirements, including slight reposition of certain plots, most notable being plots 10 and 11 - Planning Application 2014/00933/FUL for development of 13 affordable homes and associated works
2015/00249/3/N MA	A	Plots 59, 74 and 75, Cae Newydd, Tinkinswood, St. Nicholas (Land to the East of St. Nicholas)	Non Material Amendment for substitution of house types on plots 59, 74 and 75 form Worcester to Oxford Lifestyle. Planning Permission ref. 2015/00249/FUL : Development of 100 houses and associated open space vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville
2015/00960/5/C D	A	Land at Sycamore Cross, Bonvilston	Discharge of Condition 19 - Public Open Space Strategy. Planning Permission 2015/00960/FUL for development of 120 homes and all associated works



2015/01176/1/C D	A	Monkton Barns, Wick	Discharge of Conditions 6 - Natural Resources Wales Licence and 7 - Mitigation Statement - Bats and Owls. Planning Permission ref. Conversion of existing barns for single residential unit and associated annex, holiday let and associated works
2016/00769/1/C D	A	Land adjacent to 42, Kenilworth Road, Barry	Discharge of Condition 3 - Drainage or General - Scheme General - To be Maintained
2016/00867/1/C D	A	Court Close, Aberthin	Discharge of conditions 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15 and 18 - Proposed residential development (20 no units) and associated highway and ancillary works
2016/00955/1/N MA	A	6, Craig Yr Eos Avenue, Ogmore By Sea	Non-Material Amendment - Change finish of gables from render to blue slate weatherboard cladding and change finish of dormers from hung tiles to blue slate weatherboard cladding. Planning Permission ref. 2016/00955/FUL : Loft extension
2016/01142/1/N MA	A	The Highlands, Old Barry Road, Penarth	Non-Material Amendment - Internal layouts amended; portico design amended; chimneys replaced with wood burner flues. Plots 4, 6 and 7 - first windows in rear elevations amended; ground floor glazed projection on rear elevation amended. Plot 5 - front elevation gable amended; utility room door relocated to side elevation; bi-fold doors on rear elevation

			increased in length; position of west elevation windows amended. Plots 8 to 11 - first floor windows in rear elevation amended
2016/01468/1/N MA	A	South Quay, Barry Waterfront, Barry	Increase height of rockfall protection fence by 500mm. Insert maintenance access gate. Vary position of fence between 1.25m - 2.4m
2016/01501/1/C D	A	Llanerch Vineyard, Hensol	Discharge of Condition 2 - Materials Details. Planning Permission ref. 2016/01501/FUL : Retention and completion of guest accommodation block
2017/00316/1/C D	A	Plot 3B, Atlantic Trading Estate, Barry	Discharge of Conditions 3 - Drainage, 4 - Scheme for SUDS & 12 - Public open space details. Planning Permission ref. 2017/00316/FUL : Construction of single storey, light commercial unit, split into 4 separate units
2017/00339/1/C D	A	Bryn Farm, Pont Sarn Lane, Clawddcoch	Discharge of Conditions 7 - Levels and 8 - Means of Enclosure. Planning Permission re. 2017/00339/OUT : Outline planning application for a farmworkers dwelling
2017/00497/1/C	A	Bryneithin Home for the Elderly, St. Andrews Rpad, Dinas Powyso	Discharge of Conditions 5 - Arboricultural Method Statement and 6 - Remedial Arboricultural Works. Planning Permission ref. 2017/00497/FUL : Retention of the development for 24 residential units granted

			planning permission by virtue of applications 2015/00954/FUL and 2016/00494/FUL with an amendment to the parking layout to serve that development
2017/00541/7/C D	A	Northcliffe Lodge, Northcliffe Drive, Penarth	Discharge of Condition 14 - Geotechnical assessment - Demolition of existing and construction of 30 and associated works
2017/00746/4/C D	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Condition 10 - Details of Lighting. Planning Permission ref. 2017/00746/RES : Approval of all matters reserved including Appearance, Landscaping, Layout and Scale and the subsequent discharge of planning conditions 2 (Reserved Matters), 6 (Drainage), 10 (Tree Protection), 12 (Slab levels), 16 (Noise Assessment) attached to the Outline Permission (Ref: 2015/00392/OUT) at Land off Cardiff Road/Cross Common Road, Dinas Powys
2017/00825/1/N MA	A	31, Dyserth Road, Penarth	Non Material Amendment: To condition 3 (Materials to Match Existing) of Planning Permission 2017/00825/FUL: Loft conversion comprising hip to gable and dormer to rear
2017/01094/1/N MA	A	12, Tudor Place, Llantwit Major	Reduce size of single storey rear extension

2017/01136/2/C D	A	Former St Cyres Lower School, Murch Road, Dinas Powys	Discharge of Condition 25 - Construction Environment Management Plan (CEMP). Planning Permission ref. 2017/01136/HYB : Hybrid application comprising Full application for residential development for 215 units, highways and drainage infrastructure and associated landscaping; and Outline application in respect of the community and recreational use zone
2017/01148/FUL	A	10, Park Road, Penarth	Erection of new summer house/garden room and greenhouse
2017/01195/1/C D	A	Barn Cottage, St. Mary Church, Cowbridge	Discharge of Condition 3 - Details of stone wall and fence. Planning permission ref. 2017/01195/FUL : Change of use of land for use as domestic garden associated with Barn Cottage
2017/01242/1/N MA	A	2, Murlande Way, Rhoose	Amendments to dimensions of extension and removal of windows to south east elevation
2017/01300/1/N MA	A	Ridgebrook, Colwinston	Non-Material Amendment - Provide additional glazed area to bedroom 1. Planning Permission ref. 2017/01300/FUL : Raise roof line to provide larger bedrooms, adjustments to front elevation, construct new extensions to provide family room, lounge, bedroom. Take down existing stables and construct new stables

2017/01307/OUT	A	Land Adjacent, 38, Main Street, Cadoxton, Barry	Construction of a block of 4 no. 1 bed flats with on site parking
2017/01354/FUL	A	Tyr Mynydd Farmhouse, Ty Mynydd Lane, Welsh St. Donats	Proposed restoration of existing farmhouse (County Treasure) for use as self-catering holiday accommodation
2018/00025/HH	A	3 and 4, Eastbrook Close, Dinas Powys	High Hedge
2018/00053/FUL	A	1, Brig y Don Hill, Ogmore by Sea	Amendments to an existing planning application (2016/01097/FUL: Two storey side and single storey rear extension) also adding a single garage on the site
2018/00100/RES	A	Bryn Farm, Pont Sarn Lane, Clawddcoch	Application for Reserved Matters for a farmworkers dwelling at Bryn Farm, Pont Sarn Lane, Clawddcoch (2017/00339/OUT)
2018/00150/FUL	R	Rectory Stables, Llandough, Cowbridge	Alterations and extension of existing stable block and retention of horse exercise area
2018/00158/FUL	A	21, West Terrace, Penarth	Single storey extension to the rear
2018/00176/FUL	A	40, Broad Street, Barry	Demolish the existing building and replace with 3 apartments

2018/00204/FUL	A	18, High Street, Barry	General alterations to existing shop and convert first floor storage to retail A1 use with office facilities and storage to second floor. Proposed new opening for rear fire escape, stairs and platform. Proposed new Velux window to the rear and replacement window. Proposed canopy to be fitted on the front elevation.
2018/00222/FUL	A	Village Hall/Scout Hall, Highwalls Road, Dinas Powys	Demolition of existing single storey rear extension and construction of a two storey rear extension including access ramp and erection of flag pole
2018/00225/FUL	A	37, Harding Close, Boverton, Llantwit Major	Single storey rear extension
2018/00226/1/N MA	A	Dan Yr Allt, Corntown Road, Corntown	Remove parts of walling and introduce extra glazed elements. Roof to have larger glazed sections, internal shower area now not required.
2018/00236/FUL	A	Stepping Stones, Craig Penllyn	New decked area to rear, including first floor and upper tier to garden. Replace flat roof with low pitched and new blue/black non asbestos slates to main roof. Replace all cottage style windows with UPVC grey. Replace all iron balustrading with glass. Renewing all fascias and gutters and re-rendering with fined down finish

2018/00238/FUL	A	63, Stanwell Road, Penarth	Replace existing UPVC double glazed windows with double glazed UPVC vertical sliding sash windows
2018/00239/1/C D	A	29, Park Road, Barry	Discharge of Condition 3 - Materials Details. Planning Permission ref. 2018/0023/FUL : Change of use of the shop from retail to child care and installation of railings at the front of the shop
2018/00248/FUL	A	11, Cwrt Newton Pool, Rhoose	Convert garage to living room
2018/00252/FUL	A	Windmill Park, Hayes Road, Barry	Proposed demolition of existing buildings and erection of Class B1/B2/B8 Unit (Phase 1) together with associated parking and access arrangements
2018/00287/FUL	R	Heathcliffe, 18, Marine Parade, Penarth	Construction of a detached garage and refurbishment of the existing dwelling
2018/00306/1/C D	A	Navron, Boverton Road, Boverton, Llantwit Major	Discharge of Conditions 4, 6 and 7. Planning permission 2018/00306/LBC - The introduction of a two-storey rear extension to the house following demolition of the rear single-storey wing; associated internal and external alterations; and general refurbishment works
2018/00321/FUL	A	34, Plymouth Road, Penarth	Extension to rear of existing dwelling and use of flat roof as balcony with associated enclosure.

2018/00359/FUL	A	Meliden, Sunnycroft Lane, Dinas Powys	Replacement dwelling on site of former house burned down
2018/00360/1/C D	A	Whitethorns, Marine Parade, Penarth	Discharge of Conditions 3 - Method statement for pedestrian access and 4 - Details of gates. Planning Permission ref. 2018/00360/FUL : Small single storey extension to principal elevation. Reinstall front gates to driveway and create new pedestrian access. Insert new front access to dwelling with new small gable over
2018/00380/FUL	A	Meadow View, Crossways, Cowbridge	To retain the dwelling originally granted planning permission on 18 March, 2005 (Ref 04/01935/FUL) without complying with condition 1 imposed on that permission, as varied by the amended condition subject of planning permission 2014/00505/FUL, dated 2 July 2014
2018/00407/FUL	A	3, Plymouth Road, Penarth	Single storey rear extension and loft conversion complete with rear dormer
2018/00413/FUL	A	17, Ashgrove, Dinas Powys	Extension to existing garage complete with new pitched roof to front part of garage



2018/00431/LBC	A	5, Pwll Y Min Crescent, Peterston Super Ely	The application is for the repair and modernisation of the existing extension involving two walls at the rear of property. We will be maintaining the existing footprint. The existing structure is rotting due to the type of wood used in the side panels. We would like to replace the current wooden structure with UPVC and glass. All glass will be double glazed gas filled safety glass. We would like to place EPDM rubber over the top of existing fibreglass roof on same extended conservatory area, helping to prevent further leaks and improve insulation. We would also like to Replace existing white UPVC roof lantern for a grey UVPC lantern of the same size. The current roof lantern leaks due to poor fitting
2018/00438/FUL	A	24, Heol-Y-Fro, Llantwit Major	Single storey rear extension
2018/00445/FUL	A	8, Kymin Terrace, Penarth	Division of existing property to form 2 No. self contained dwellings. Construction of rear single and two storey extensions
2018/00460/FUL	A	Hazel Court Ponds, Llysworney	Full planning application for a rural enterprise workers dwelling
2018/00462/FUL	R	Lower House Farm, Colwinston	Two storey side extension and porch to front

2018/00465/FUL	A	7, Marine Parade, Penarth	Complete demolition of existing Garage Building to be replaced with new indoor swimming pool structure
2018/00470/FUL	A	The Cwm, Brook Lane, St. Nicholas	Variation of Condition 1 of permission CR/15363/B from the original wording to TAN 6 Rural Enterprise Condition. Removal of Condition 2 to align with above
2018/00476/FUL	A	The Lodge, Dimlands Road, Llantwit Major	Addition of a bespoke Victorian veranda to the rear of the property in front of the kitchen and abutting the 2012 extension
2018/00479/FUL	A	Ground Floor Flat, 58, Cornerswell Road, Penarth	Single storey side extension
2018/00484/FUL	A	1, Paget Terrace, Penarth	Conversion into 2 dwellings including re-building of structurally unsound front annex elevation & first floor side extension with roof terrace & new roof windows to main roof & demolition of garage
2018/00488/FUL	A	36, Plymouth Road, Penarth	Rear/side ground floor extension, new concrete steps to existing basement, 2 no. Juliet balconies to rear elevation of existing property and erection of summer house in rear garden. Demolition of existing garage.
2018/00489/FUL	A	Stonecroft Cottage, Penllyn, Cowbridge	Demolition of existing detached garage with erection of new pitched roof garage in same position

2018/00497/FUL	A	10, Lon Y Rheilffordd, Barry	Proposed garage conversion
2018/00498/FUL	A	8, Fferm Goch, Llangan	Existing double extension to be demolished to first floor level, to allow for new double extension to be built up off of the existing ground floor walls. Internal alterations to first floor to provide large master bedroom and En-suite. Single storey extension with flat roof, to offer open plan living and dining space
2018/00501/FUL	A	27, Ceri Avenue, Rhoose	Loft conversion of existing bungalow incorporating front and rear dormers, with Juliet balcony to the rear. Single storey extension to rear
2018/00502/FUL	A	36, Plymouth Road, Penarth	Replacement windows
2018/00506/FUL	A	Bar 44, Windsor Road, Penarth	Construction of single storey rear extension, extension of existing first floor stairwell enclosure to accommodate revised stair position internally and introduction of rooflights in the existing flat roof rear annexe
2018/00507/FUL	R	Holly Cottage, Tower Hill, Penarth	Contemporary style glass veranda
2018/00516/FUL	A	Bryncethin, Tredogan Road, Penmark	Converting integrated garage into living space and rear single and double storey extension. Proposed bin store to front elevation and new buried oil tank in the front garden.

2018/00518/FUL	A	Hillcrest, 7, Llantwit Major Road, Cowbridge	Demolition of existing carport and porch - creation of new 2 storey side extension
2018/00519/FUL	A	2, Cwrt Y Vil Road, Penarth	Single storey rear extension
2018/00522/FUL	A	Marianville, 9, Llantwit Major Road, Cowbridge	Proposed two storey extension to side and front of bungalow and alteration works to facilitate use of first floor
2018/00526/FUL	A	214, Redlands Road, Penarth	Two storey side extension and infill at ground floor plus new first floor to rear. New off street parking to be created at the front
2018/00531/LBC	A	The Lodge, Dimlands Road, Llantwit Major	Addition of a bespoke Victorian verandah to the rear of the property in front of the kitchen and abutting the 2012 extension
2018/00533/FUL	A	113, St. Davids Crescent, Penarth	Small infill extension to front of property to provide utility and WC.
2018/00535/FUL	A	5, Rhodfa Felin, Barry	Single storey rear extension
2018/00538/1/C D	A	63, Cardiff Road, Dinas Powys	Discharge of Condition 2 - Surfacing. Planning Permission ref. 2018/00538/FUL : Change of use of waste land adjoining 63, Cardiff Road to garden land
2018/00538/FUL	A	Land adjoining 63, Cardiff Road, Dinas Powys	Change of use of waste land adjoining 63, Cardiff Road to garden land

2018/00539/FUL	A	18, Dudley Place, Barry	Demolition of existing single storey rear extension to be replaced by the construction of new single storey rear extension
2018/00546/FUL	A	3, Maillards Haven, Penarth	Demolition of single storey double garage and the erection of new 2 storey extension in its place
2018/00549/FUL	A	23, Brookside, Dinas Powys	Proposed entrance porch
2018/00554/FUL	A	Southerndown Lodge, Southerndown	Proposed extension and change of use from granny annexe to holiday let
2018/00555/LAW	A	37, Caer Worgan, Llantwit Major	Side and rear single storey extension, rear dormer to rear roof space
2018/00556/FUL	A	2, Castle Avenue, Penarth	Renovation and conversion of an existing disused outbuilding into a workshop and carport, incorporating a new roof
2018/00558/FUL	A	Coldbrook House, Hebbles Lane, Coldbrook Road West, Barry	Proposed first floor side extension and roof conversion
2018/00562/FUL	A	Romilly Independent Financial Planning, 26, Hickman Road, Penarth	The change of use of part of the existing building from Commercial/Financial services to Residential accommodation with a Ground Floor extension to the existing building
2018/00563/FUL	A	4, Cae Newydd, St Nicholas	Construct a single storey contemporary glazed extension to the rear of an existing detached single occupancy double storey property

2018/00564/FUL	A	7, Penlan Rise, Llandough, Penarth	Single storey porch
2018/00565/FUL	A	24, Cambrian Avenue, Llantwit Major	We propose to have an extension built in an 'L' shape to the rear and side of the property
2018/00568/LBC	A	2, Castle Avenue, Penarth	Renovation and conversion of an existing disused outbuilding into a workshop and carport, incorporating a new roof
2018/00572/FUL	A	Isca, Twyncyn, Dinas Powys	Replacement windows to front elevation to the road
2018/00573/LAW	R	1, 2 and 3, St. Michaels Close, Colwinston	Removal of Electric Economy 7 storage heaters and immersion tank, supply and fix new air source heat pumps and associated wet heating system
2018/00574/FUL	R	Pentre Meyrick House, Ruthin Road, Pentre Meyrick	Change of use of part of existing paddock into residential use. Construction of a macadam tennis court with 8 foot chain link fencing enclosing it on part of existing paddock
2018/00577/FUL	A	37, Lavernock Road, Penarth	Proposed single storey rear extension and rear dormer loft conversion
2018/00578/FUL	R	88, Wordsworth Avenue, Penarth	Proposed two bedroom s/c house to rear

2018/00582/FUL	A	25, Tair Onen, Nr. Cowbridge	Extension of curtilage and change of use to garden. Widening driveway within property using existing access to accommodate another vehicle. Erection of a stock proof fence, beech hedge samplings planted, trench dug and prepared for stone boundary wall to match existing boundary wall.
2018/00584/FUL	A	24, Barry Road, Barry	Single storey side extension
2018/00585/FUL	A	Garn Farm, Port Road, Wenvoe	Variation of Condition 2 of 1986/00754/FUL to replace with rural enterprise condition under TAN 6
2018/00587/FUL	A	Horeb English Baptist Chapel, Ewenny Road, St. Brides Major	Conversion of disused place of worship to single dwelling
2018/00591/FUL	A	Ingleby, 91, Broadway, Llanblethian, Cowbridge	The construction of single storey front extensions, an increase in the ridge height to create a first floor with front dormers, rear first floor balconies, a rear ground floor extension, raised terrace and alteration works.
2018/00593/FUL	A	2, Taynton Mews, Cowbridge	Single storey dining room extension to side elevation
2018/00594/FUL	A	3, Lower Farm Court, Rhoose	Infill front porch utilising existing roof overhang
2018/00599/FUL	A	10, Cardigan Crescent, Boverton, Llantwit Major	Single storey rear extension. Existing garage rebuilt with new pitched roof. New pitched roof to entrance porch
2018/00600/FUL	A	4, Tudor Place, Llantwit Major	Single storey side extension

2018/00602/FUL	R	6, The Keys, Llantwit Major	Two storey extension to rear
2018/00603/FUL	R	Istwyn Barn, Lon Cwrt Ynyston, Leckwith	Sun lounge extension and detached garage with home office over
2018/00606/FUL	A	52, Windsor Road, Penarth	External alterations to basement
2018/00608/FUL	A	On The Rocks Grill and Cafe Bar, Beach Road, Swanbridge, Sully	Weather enclosure creating a foyer for the Grill, WC facilities and ice cream servery
2018/00609/FUL	A	25, Minehead Avenue, Sully	To install a circular window for the second storey in the side elevation of our house
2018/00610/FUL	A	Cliff House, Llancarfan	Change of use of part of field to create a horse exercise or winter run out court. The court area is 20 x 50m. Separated from the rest of the field to allow use all year round
2018/00612/FUL	A	55, Shakespeare Avenue, Penarth	Single storey front and two storey side extensions with rear dormer and take down front boundary wall to provide car parking in the forecourt and external alterations
2018/00614/RG3	A	Barry Comprehensive School, Port Road West, Barry	External temporary changing room



2018/00615/FUL	A	Hill Cottage, A48, Bonvilston	Proposed construction of detached masonry walled pitched roofed garage, construction of detached timber framed flat roof dog house, construction of low level brickwork external pen enclosures, repair work to existing retaining walls and reinstatement of terrace area
2018/00620/FUL	R	Fern Cottage, Llwyn Nwyddog Farm, Cowbridge Road, Ystradowen	Proposed alterations to two storey extension to existing property
2018/00623/FUL	A	18, Heol Pearetree, Rhoose Point, Rhoose	Conversion of detached double garage into living accommodation for elderly relative
2018/00624/FUL	A	Greystones, 45, Highwalls Avenue, Dinas Powys	Two storey side extension for double garage and bedroom above
2018/00626/LAW	A	Penllyn Estate Farm, LLwynhelig, Cowbridge	Use of existing building as Waste Transfer Station
2018/00632/FUL	A	4, Dannog Y Coed, Barry	Part garage conversion. Remove garage door brick up and fit window
2018/00635/FUL	A	13, St. Davids Avenue, Llantwit Major	Single storey garden room off of kitchen, incorporating a downstairs toilet and shower

2018/00636/FUL	A	Seafield House, 18, Clinton Road, Penarth	Existing garage to be demolished and a single storey extension to be constructed. Minor alterations to rear and a new electronic gate access to front drive. New pedestrian gate access to be formed to front and side of property. Rear dormer to be enlarged. Existing pitched roof to rear study to be removed and a new flat roof to be created over. New flat roof extension to be formed at rear of property. New single storey out house to be formed at side of property to home boiler and storage.
2018/00637/FUL	A	Tynywaun Farm, Newton	Variation of Condition 2 of Planning Permission 2015/00368/FUL to increase the height of the building by 750mm.
2018/00639/FUL	A	43, Pill Street, Cogan, Penarth	Garage and storage
2018/00640/FUL	A	Hill Cottage, West Street, Llantwit Major	The building of a oak timber canopy with tiled roof over the rear door of the house, this replaces existing canopy and will be on a small sloping roof with 3 oak posts on staddle stones
2018/00642/FUL	A	Fairwinds, Grants Field, The Downs, St. Nicholas	Construct first floor extension over existing single storey extension and external stairs
2018/00644/FUL	A	33, Anchor Road, Penarth	1 new first floor balcony to the rear of the property

2018/00647/FUL	A	Brookfield Stables, Off Groesfaen Road, Peterston Super Ely	Proposed extension to existing stable to form hay store to existing stable block
2018/00648/FUL	A	17, Newbarn Holdings, St. Athan Road, Flemingston	New agricultural general purpose barn
2018/00650/FUL	A	Frampton Court, Frampton	Change of use from agricultural land to residential to create a new access and driveway to dwelling
2018/00652/FUL	A	Llantwit Major Fire Station, Llanmaes Road, Llantwit Major	Single storey extension to the west elevation, to offer office space and welfare facilities to the police department. Alterations and extension to parking area
2018/00653/FUL	A	Bluebell Wood, St. Hilary	Alteration work including renewing and raising roof line to provide additional accommodation within roof space
2018/00654/FUL	R	17, Borough Close, Cowbridge	Removal of Condition 2 from Planning Permission ref. 2010/00485/FUL to allow granny annexe to be used as a separate dwelling
2018/00657/FUL	A	3, Maes Lloi, Aberthin	Proposed two storey extension incorporating dormers and balcony
2018/00659/FUL	R	Spindrift, 61, Craig Yr Eos Road, Ogmore By Sea	Demolition of existing conservatory and construction of new two storey living room with balcony
2018/00660/FUL	A	Arcadia, Port Road West, Barry	Proposed alterations and extensions to existing dwelling

2018/00661/FUL	A	23, Cwrt Y Vil Road, Penarth	Reduce height of existing parapet to existing rear single storey extension. Demolish existing lean-to roof. Construct new low level parapet with glass balustrade. Regularise lean-to shape, to rationalise the rear elevation of the existing rear extension
2018/00663/FUL	A	15, Clinton Road, Penarth	First floor ensuite dressing area above existing garage at side of dwelling
2018/00666/FUL	A	Overway, 12, Park Road, Penarth	Photovoltaic panels to roof at rear of existing property
2018/00668/FUL	A	31, Channel View, Ogmore By Sea	Replace 2 existing roof lights to the front of the property with larger roof lights and add a third roof light
2018/00669/FUL	A	1, Cae Newydd, St. Nicholas	Construction of a single storey contemporary glazed extension
2018/00670/FUL	A	3, Petrel Close, Penarth	Existing detached double garage to be replaced with a two storey extension
2018/00672/LAW	A	2, Baron Road, Penarth	Addition of dormer to existing loft conversion
2018/00673/FUL	A	17, Church Avenue, Penarth	Front 5 windows to house, are timber sash sliding windows to be changed to UPVC sash sliding windows
2018/00674/FUL	A	Ty Fry Lodge, Pendoylan	Two storey extension to rear to provide sitting room/study at ground floor level, and bedroom and shower room to first floor

2018/00678/FUL	A	18, Birch Grove, Barry	Proposed loft conversion comprising rear dormer extension with Juliet balcony, insertion of conservation roof lights and frontal porch extension
2018/00679/FUL	A	7, Park Road, Penarth	Partial demolition of a single storey garage and reconstruction of a smaller garage in the same location. The construction of a rear and side single storey extension. Alteration of windows in the stairwell, the replacement of a first floor rear window and for the addition of two new roof lights to the rear slope of the existing roof to replace two existing Velux roof lights.
2018/00680/FUL	A	Woodlands, Westgate, Cowbridge	Detached garage with attached garden shed in the grounds of Woodlands, Westgate, Cowbridge
2018/00682/LBC	A	Hill Cottage, West Street, Llantwit Major	The building of a oak timber canopy with tiled roof over the rear door of the house, this replaces existing canopy and will be on a small sloping roof with 3 oak posts on staddle stones
2018/00685/FUL	A	12, Westbourne Road, Penarth	Single storey extension to the rear of the property
2018/00687/PNA	A	Land at Coed Arthur, Llancarfan	Forestry Machinery Storage Building
2018/00688/FUL	A	62, High Street, Cowbridge	External and internal repairs
2018/00689/LBC	A	62, High Street, Cowbridge	External and internal repairs

2018/00690/FUL	A	4, Sullivan Close, Penarth	Demolition of existing garage and construction of new two storey rear extension with Juliet balcony, new garage to side and front porch/utility room
2018/00691/FUL	A	30, Sycamore Crescent, Barry	Conversion of garage to hobbies room, new porch extending across front elevation incorporating extension of lounge. Widening of existing driveway. New downstairs wc/shower room and repositioning of existing utility room. New orangery to rear of property. Increase the height of the existing single storey garage and replace flat roof with a pitched roof. Alterations to existing openings; including first floor side elevation window and ground floor rear elevation
2018/00693/LBC	A	Ty Fry Lodge, Pendoylan	Two storey extension to rear to provide sitting room/study at ground floor level, bedroom and shower room to first floor
2018/00694/FUL	A	11, Merlin Close, Penarth	Extend existing porch 2.8m across to the edge line of main house
2018/00698/FUL	A	42, Stanwell Road, Penarth	Window replacement in conservation area to front and rear elevations
2018/00699/FUL	A	Pengelli Farm, Lane From Hensol Cottage To The Old Barn, Pendoylan	Extension of Pengelli Farm House
2018/00700/FUL	A	13, Robinswood Crescent, Penarth	Side and rear extension over the existing garage

2018/00702/FUL	A	Bridgend Boxing Club, Kings Wood Court, Ogmore Road, Ewenny	Proposed change of use from Boxing Centre (D2) to Children's Nursery (D1) with secure play area, new ramped access, parking/drop off, cycle and refuse storage facilities
2018/00704/FUL	A	5, Philadelphia Close, Barry	To take down existing shed - Construct new two storey extension, including new entrance porch
2018/00706/FUL	A	5, Vere Street, Barry	Proposed change of use from shop with flat over to 3 self contained flats. New external staircase to rear
2018/00707/ADV	A	Santander UK Plc., 4-4A, Windsor Road, Penarth	Replacement projecting sign
2018/00708/FUL	A	1, Millfield Drive, Cowbridge	Two storey extension to side elevation and front porch extension
2018/00709/LBC	A	Natwest, 2, Plymouth Road, Penarth	Installation of new fibre and copper cabling to provide connections to new BT circuits and cisco wireless access points. There is a requirement to install a gas seal unit. Internal drilling is required for new PVC trunking internally in the basement and on the ground floor. Drilling will also be required to mount the AP points to the walls or ceiling
2018/00710/FUL	A	51, Palmerston Road, Barry	Single storey rear/side extension alongside existing two storey rear. Dormer loft conversion under permitted development

2018/00716/FUL	A	The Cherries, Pendoylan Road, Pendoylan	Removal of Condition 2 of Planning Permission CR/7365 (1961) relating to an agricultural occupancy condition for the dwelling
2018/00718/FUL	A	14, Clive Place, Barry	Proposed single storey rear/side extension, new rear attic dormer roof / window with Juliet balcony and new raised gable to existing rear roof slope (includes demolition of rear bathroom extension)
2018/00719/FUL	A	The Cross, Church Road, Llanblethian	Proposed alterations and extensions to existing conservatory
2018/00721/OBS	B	Cargo Road and Locks Road, Cardiff Bay, Cardiff	Temporary use as Capitol Cardiff Bay beach (including artificial beach, water activity, play area, marquee, bandstand and food and drink stalls)
2018/00725/FUL	A	8, Tair Onen, St. Hilary	Rear extension
2018/00726/FUL	A	Spar Stores, 73, Stanwell Road, Penarth	Replacement of existing aluminium hinged door and glazing panel with automatic sliding door and fixed glazing panels
2018/00727/LAW	A	25, Lon Fferm Felin, Barry	Construction of rear extension with flat roof and brickwork to match existing.
2018/00729/FUL	A	WRU Centre of Excellence, Hensol Castle Park, Hensol	Extension to existing training facilities
2018/00739/FUL	A	46, Cornerswell Road, Penarth	Loft conversion consisting of 'L' shaped dormer arrangement
2018/00742/FUL	A	Pen Y Bryn, Llanmaes	Enlarged Oil Shed



2018/00749/FUL	A	Dan Y Coed, Church Road, Llanblethian, Cowbridge	Single storey extension of living room on side (south- east) elevation
2018/00753/FUL	A	1, Tenby Close, Dinas Powys	New pitched roof over existing conservatory
2018/00772/FUL	A	27, Timbers Green, Llangan	Single storey rear extension to kitchen/dining room to create an orangery
2018/00778/FUL	A	27, Baruc Way, Barry	Proposed garage conversion with widening of existing driveway
2018/00807/LAW	A	10, Whitcliffe Drive, Penarth	Single storey rear extension to existing house
2018/00825/FUL	A	60, Romilly Park Road, Barry	Dormer to west side of property to access attic room with a existing planning approval

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 6 SEPTEMBER, 2018

REPORT OF THE HEAD OF REGENERATION AND PLANNING

4. APPEALS

(a) Planning Appeals Received

L.P.A. Reference No: 2018/00209/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 18/3205244  
Appellant: Mr. Lee Thomas  
**Location:** **Arcadia, Port Road West, Barry**  
Proposal: Proposed demolition of existing dwelling/outbuilding. Construction of pair of semi detached 3 storey houses with access and parking  
Start Date: 11 July 2018

L.P.A. Reference No: 2018/00186/FUL  
Appeal Method: Written Representations  
Appeal Reference No: D/18/3206458  
Appellant: Mr. & Mrs. Willan  
**Location:** **42, Stanwell Road, Penarth**  
Proposal: Alteration to existing lower rear dormer to provide a reduced sized dormer on the roof of the existing rear annexe  
Start Date: 17 July 2018

L.P.A. Reference No: 2018/00031/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 18/3206929  
Appellant: Mr. Gareth Lucas  
**Location:** **Lower House Farm, Flanders Road, Llantwit Major**  
Proposal: Use of land for the siting of holiday cabins and shepherd's huts  
Start Date: 26 July 2018

L.P.A. Reference No: 2018/00367/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 18/3207973  
Appellant: Mr. Paul Stevens,  
**Location:** **Side garden of Glenview, 99, Penlan Road, Llandough**

Proposal: Variation of Condition 2 of Planning Permission  
2018/00055/FUL to alter pitch of roof and to  
include open gables  
Start Date: 1 August 2018

L.P.A. Reference No: 2017/00910/FUL  
Appeal Method: Written Representations  
Appeal Reference No: 18/3207515  
Appellant: Redrow Homes (South Wales) Ltd  
**Location:** **Land at The Rectory, Port Road, Wenvoe**  
Proposal: 12 dwellings and associated infrastructure -  
Appeal against Condition 3 of planning  
permission 2017/00910/FUL (highway works  
and drainage)  
Start Date: 3 August 2018

L.P.A. Reference No: 2018/00525/FUL  
Appeal Method: Written Representations  
Appeal Reference No: D/18/3208584  
Appellant: Mr. Scott Young  
**Location:** **19, Eastgate, Cowbridge**  
Proposal: Demolish existing rear addition. Construct new  
two storey rear annex and single storey addition  
Start Date: 10 August 2018

L.P.A. Reference No: 2018/00337/FUL  
Appeal Method: Written Representations  
Appeal Reference No: D/18/3208677  
Appellant: Ms. Jill Lewis  
**Location:** **19, Portland Drive, Barry**  
Proposal: Metal fencing to front garden  
Start Date: 13 August 2018

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(b) Enforcement Appeals Received

None

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(c) Planning and Enforcement Appeal Decisions

L.P.A. Reference No: ENF/2014/0275/PC  
Appeal Method: Written Representations  
Appeal Reference No: C/17/3178799  
Appellant: Mr Luke Bater  
**Location:** **Land and buildings at Penmaen Livery Yard,  
Treguff, St. Mary Church**

Proposal: Without planning permission, the material change of use of the land from a mixed use as a livery yard and horse rug wash business to a mixed use as a livery yard, horse rug wash business and a fire wood log processing, storage and distribution business

Decision: ENF appeal DISMISSED  
Date: 30 July 2018  
Inspector: Melissa Hall  
Council Determination: Committee

## **AND**

L.P.A. Reference No: 2017/00427/FUL  
Appeal Method: Hearing  
Appeal Reference No: 17/3191675  
Appellant: Luke Bater  
**Location: Penmaen Livery Yard, St. Mary Church**  
Proposal: Change of use from a livery yard & ancillary horse rug wash business to a mixed use of livery yard with ancillary horse rug washing business, agriculture & the commercial storage and distribution of firewood logs as well as the extension of an existing indoor riding school building to house a biomass boiler for use in connection with the drying & sale of firewood logs - resubmission of 2015/00177/FUL

Decision: Appeal Dismissed  
Date: 30 July 2018  
Inspector: Melissa Hall  
Council Determination: Delegated

## **Summary**

This enforcement appeal (S174) was dealt jointly with the planning application appeal (S78) for the same site. A single decision was issued in respect of both appeals. Appeal A dealt with the Enforcement Notice and Appeal B dealt with the planning application appeal.

### **Appeal B: The S78 Appeal**

The Inspector firstly dealt with Appeal B, i.e. the appeal against the refusal of planning permission. She considered the main issues to be:

- Whether the development is in an appropriate location having regard to local and national planning policy, including in relation to the principles of sustainable development.
- The effect of the development on highway safety.

#### *Location of the site and sustainability*

The Inspector noted the guidance in TAN 6 on rural enterprise and came to the view that the log processing business is not related to the land in question or that it does not obtain its primary input from the site. Neither was she convinced that it represents a land management activity or

support service in the spirit of that described in the TAN. Accordingly, she was of the view that the use does not constitute a rural enterprise in line with the TAN 6 definition.

The Inspector agreed with the Council case, that the use is not one which requires a rural location, as required by LDP Policy MD14.

The Inspector considered whether the use was a farm diversification proposal, (Policies MD14 and MD17), but concluded that in order to constitute a farm diversification scheme referred to in national and local planning policy, the development must relate primarily to a working farm rather than a mixed use comprising agriculture and equestrian activity as appears to be the case here. As such, she concluded that the development the subject of the appeal did not constitute a farm diversification scheme.

Whilst the Inspector noted that the appellant clients are within the rural settlements, she stated that: *"the location of the site, which has not been justified as a rural enterprise or farm diversification scheme, is inherently less sustainable in terms of inter alia raw timber deliveries and access to necessary infrastructure, the co-location of ancillary services and accessibility for staff including the availability of public transport"*. As such, she found the development at odds with the overall sustainability objectives of LDP Policies, the sustainability aims of the Council's Supplementary Planning Guidance 'Sustainability', Planning Policy Wales and TAN 6.

The Inspector considered the economic benefit of the development and the potential to contribute towards the government targets for renewable energy and support a move to a low carbon economy. However, she considered the economic and employment opportunities that the development achieves to be limited and, in any event, outweighed by the harm to the Council's overall strategy of directing economic growth to appropriate locations and protecting the countryside from unjustified, unsustainable development.

#### *Highway Safety*

The inspector noted the Council's principle concerns related to the ability of the rural highway network to accommodate the vehicles associated with the business and the a ability for vehicles to manoeuvre within the site

39. I saw that the site incorporates a front yard area which, the appellant states, provides sufficient space for a vehicle to turn so as to enter and leave the site in a forward gear. Whilst the Inspector did not necessarily agree with the Council's first concern, she was *"not persuaded that there is sufficient space within the yard to provide an adequate turning area especially if there are parked vehicles present in association with the other uses on the site. In these circumstances, I am concerned that HGV's will need to perform dangerous reversing manoeuvres onto the adjacent highway in order to enter or leave the site, detrimental to highway safety. I therefore find conflict with LDP Policy MD2 (6) which requires new*

*development to have no unacceptable impact on highway safety, and with PPW, TAN 6 and TAN 18 'Transport' in this regard."*

**Appeal A: The ground (f) appeal**

An appeal on ground (f) is that the steps required to comply with the requirements of the EN are excessive and lesser steps would overcome the objections.

On this matter, with the exception of the requirement to remove the log splitter, the Inspector found that *"the remaining requirements of the EN are not excessive and there are no lesser steps put forward by the appellant that would remedy the breach of planning control or the injury to amenity that has been caused by the breach. The appeal on ground (f) therefore succeeds to a limited extent, but otherwise fails."*

**Appeal A: The ground (g) appeal**

The appeal on ground (g) is made on the basis that the 2 month period for compliance with the EN is too short in view of the need to secure sufficient time and labour to arrange for the dismantling of the equipment, as well as fulfilling contractual obligations. At the Hearing, both parties agreed that a period of 4 months would allow sufficient time to comply with the requirements of the EN. The Inspector agreed with this and allowed the ground (g) appeal to allow for the extended period.

**Conclusions**

*Appeal A:*

The appeal on ground (f) was allowed to a limited extent and the ground (g) appeal succeeded as the compliance period was found to be too short. For the purposes of the Appeals statistics, this result has been recorded as an appeal dismissed, in view of the success in the more significant ground (f).

*Appeal B*

The planning application appeal was dismissed.

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(d) April 2018 – March 2019 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
<b>Planning Appeals</b> (inc. tree appeals and appeals for conservation area consent)	<b>W</b>	6	3	9	-
	<b>H</b>	2	-	2	-
	<b>PI</b>	-	-	-	-
<b>Planning Total</b>		8 (70%)	3 (30%)	11	-
<b>Committee Determination</b>		-	1 (100%)	1	
<b>Enforcement Appeals</b>	<b>W</b>	-	-	-	-
	<b>H</b>	1	-	1	-
	<b>PI</b>	-	-	-	-
<b>Enforcement Total</b>		1	-	1	-
<b>All Appeals</b>	<b>W</b>	6	3	9	-
	<b>H</b>	3	-	3	-
	<b>PI</b>	-	-	-	-
<b>Combined Total</b>		9 (75%)	3 (25%)	12	-

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

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 6 SEPTEMBER, 2018

REPORT OF THE HEAD OF REGENERATION AND PLANNING

5. TREES

(a) Delegated Powers

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

**Decision Codes**

A - Approved  
E Split Decision  
R - Refused

Tree applications Report

2018/00390/TPO	A	7, Clos Cradog, Penarth	Work to trees covered by TPO 2003 No 10 W06 - Crown raise Ash and reduce Field Maples
2018/00581/TPO	A	13, Pwll Y Min Crescent, Peterston Super Ely	Horse chestnut tree in front garden - TPO No. 2, 1959
2018/00619/TPO	A	Cross Cottage, Stallcourt Close, Llanblethian, Cowbridge	Removal of 1 no. Cypress Macrocarpa and Crown Raise of 2 no. Cypress Macrocarpa from Tree Preservation Order No 07 1973
2018/00658/TCA	A	77, Eastgate, Cowbridge	Reduction of Yew tree within the Cowbridge Conservation Area. Tree in rear garden. Reduce all around by 1m



2018/00671/TCA	A	3, Park Road, Penarth	Work to trees in the Penarth Conservation Area - Fell conifer and holly to ground level and reduce all remaining trees to 2 foot above wall height, from front of properties to pollards sycamore and also yew just passed sycamore same height as surrounding hedges
2018/00683/TPO	A	Old Rosedew House, Colhugh Street, Llantwit Major	Work to trees covered by Tree Preservation Order No. 03, 1977 - Trees referenced in the schedule as 548 and 549
2018/00686/TCA	A	Beechwood, 6, Stanwell Road, Penarth	Work to Trees in the Penarth Conservation Area - Removal 1 x eucalyptus front garden; reduction 1 x yew front garden; 2 metre clearance 1 x beech neighbouring front garden number 8
2018/00746/TCA	A	Old Rosedew House, Colhugh Street, Llantwit Major	Works to trees within the Llantwit Major Conservation Area referenced in the schedule as 542, 543, 544, 545, 546 and Group 1
2018/00768/TCA	A	The Paddocks, Llanmaes	Work to tree in Llanmaes Conservation Area - Fell dying Ash tree and fell dead Silver Birch tree

2018/00789/TCA	A	19, Clive Place, Penarth	T1 multistem Sycamore - crown lift, thinning of crown, T2 Sycamore - crown lift, thinning of crown, T3 Sycamore - crown lift, thinning of crown, T4 Cherry Tree - felling, T5 Bay Tree - reduction in height, T6 Apple Tree - crown lift, T7 Copper Beech Tree - crown lift
2018/00791/TCA	A	Cherry House, Park Road, Barry	T1 Mature Ash tree - reduce back to previous reduction points. T2 Multi stem Ash tree - crown lift over highway

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: **6 SEPTEMBER, 2018**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

GENERAL PLANNING MATTERS

Background Papers

The following report is based upon the contents of the Application file up to the date of dispatch of the agenda and reports.

**2017/00806/LAW** Received on 4 August 2017

J M Envirofuels (Barry) Limited  
WYG 5th Floor, Longcross Court, 47, Newport Road, Cardiff. CF24 3JQ

**Land at Berth 31, Wimborne Road, Barry**

"The use of the land identified on the Location Plan BAR002J for the handling, storage and distribution of pre-processed wood"

REASON FOR COMMITTEE DETERMINATION

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

- the application has been called in for determination by Councillor N. Hodges, given concerns with the safety of the proposal.

EXECUTIVE SUMMARY

This is an application for a Lawful Development Certificate in respect of the use of land for purposes falling within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The application relates to the use of the land for the handling, storage and distribution of pre-processed wood. The submissions also make reference to ancillary items within the site such as a site office, entrance gate and palisade fence, two 'cross block wall' structures for supporting piled wood, a weighbridge and a water tank, however, the application relates to the use of the land and not operational development.

The application asserts that the land has been used for B8 purposes for in excess of 10 years and that, as a consequence, the use of the site for such purposes is now lawful and immune from any enforcement action. Evidence has been submitted to support the applicant's case including a sworn affidavit and a log of activity at the berth.

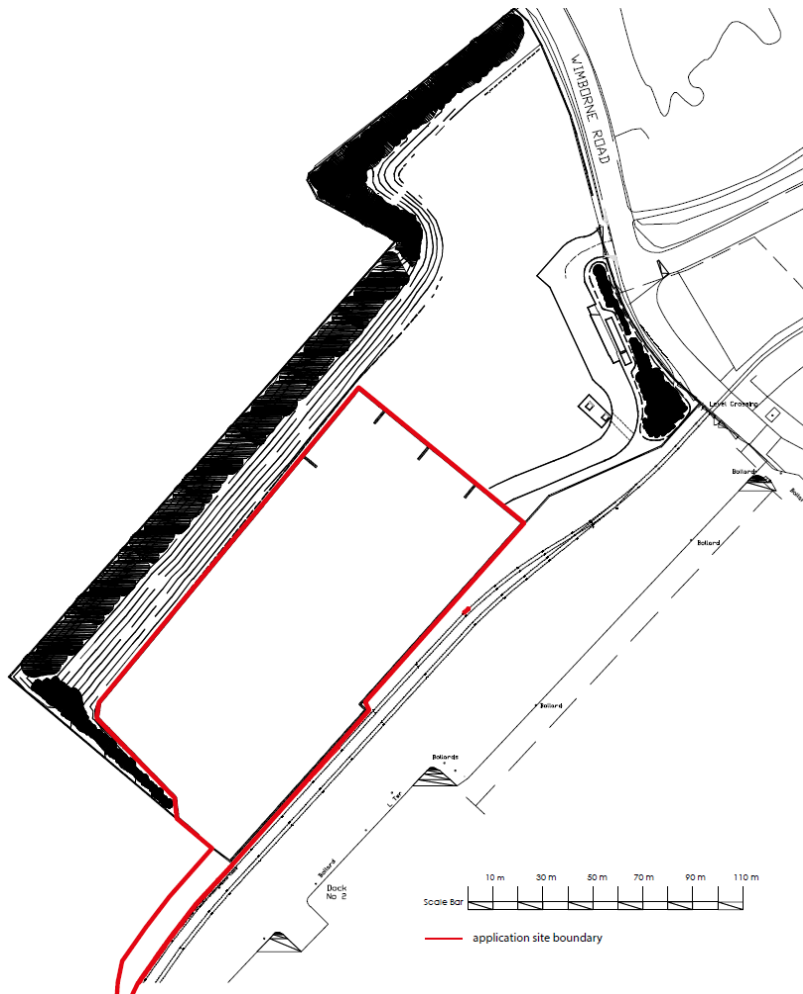
As this is an application for a Certificate of Lawfulness and is not a Planning Application, only the evidence submitted by the applicant to prove the use is lawful has been considered and assessed. The planning merits of the use or any

other consequent issues are not relevant and cannot be considered as part of this submission.

Having considered the evidence, it is considered on the balance of probabilities that B8 uses have been on-going for the requisite ten years and consequently it is recommended that a Certificate of Lawfulness be granted.

### SITE AND CONTEXT

The application site is land at Berth 31, Wimbourne Road, Barry. It is a dock side berth that is indicated on the location plan below:

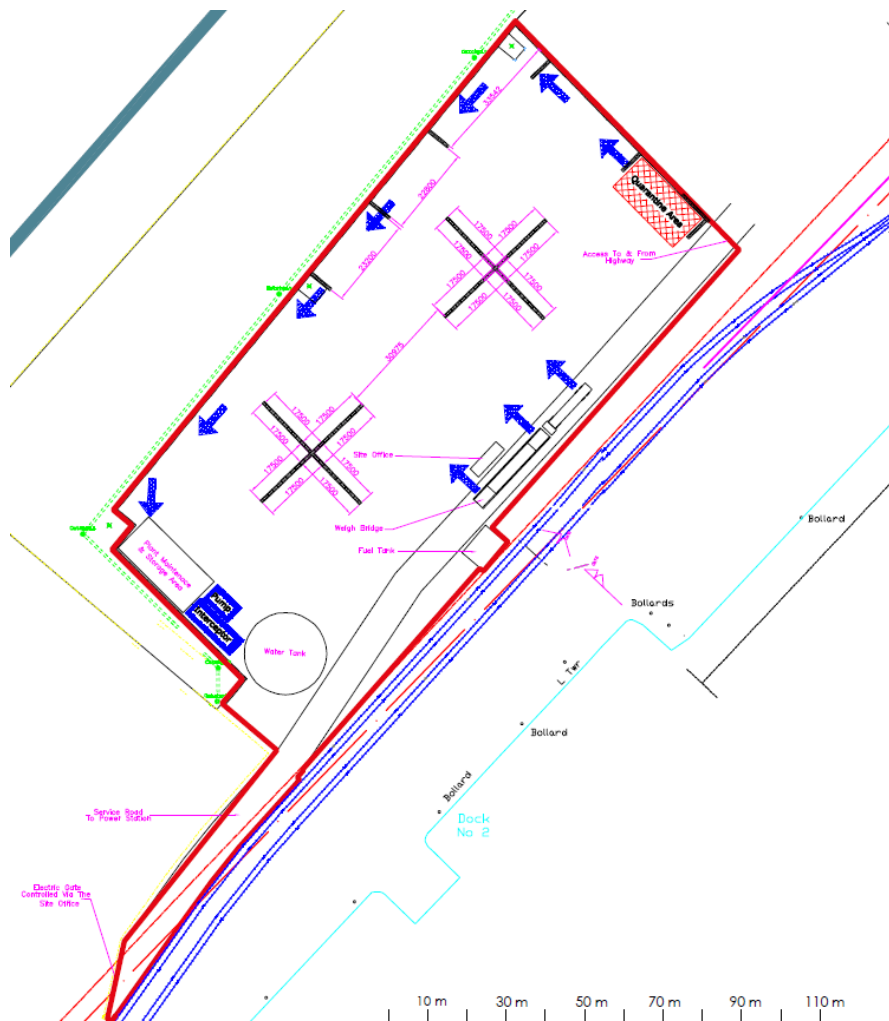


### DESCRIPTION OF DEVELOPMENT

The application is for a lawful development certificate for the following proposal:

*“The use of the land identified on the Location Plan BAR002J for the handling, storage and distribution of pre-processed wood”*

The following plan has been submitted which sets out the proposed layout of the site:



To provide Members with context, the application explains that the applicant (JM Envirofuels) has a contract to supply wood to the Biomass Power Station at David Davies Road, Barry. The applicant's covering letter states that this would effectively represent a feeder site to that development, however, it should be noted that the end user of the material (or the operator of the application site) is not fundamentally relevant to the assessment of whether the use is lawful.

The applicant initially sought a lawful development certificate on the basis that the use would be permitted under Part 17, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (GPDO), however, the application has now been amended such that a claim of 'lawfulness' is now made based on the historic use of the site. This is explained in greater detail in the report below.

The submissions also make reference to ancillary items within the site such as a site office, entrance gate and palisade fence, two 'cross block wall' structures for supporting piled wood, a weighbridge and a water tank, however, the proposal relates to the use of the land and not operational development.

### PLANNING HISTORY

1995/00170/FUL, Address: No. 29 Coal Hoist Embankment, David Davies Road, No. 2 Dock, Barry, Proposal: Excavation of materials for re-use under the Barry No. 1 Dock Regeneration Contract (Planning application Nos. 94/00207/FUL and 94/00208/FUL, Decision: Approved

1991/01099/FUL, Address: Land situated off David Davies Road, Barry Docks, Proposal: Erection of mobile plant to allow for the on-site processing of fossil fuels (coal), Decision: Refused

2015/00360/FUL, Address: Wimborne Road, Barry, Proposal: Facility for the recycling of incinerator bottom ash (IBA) to produce aggregates (IBAA) and the recovery of metals, Decision: Approved

## REPRESENTATIONS RECEIVED

Members should note that as this is not a Planning Application, neighbour notification is not required or undertaken.

An objection has been received from a member of the public on the grounds that *the development will have a negative impact on many people*. The Council has been forwarded further correspondence from this member of the public that was sent to Alun Cairns MP, raising concerns with the application. The correspondence cited concerns regarding potential fires at the site, absence of necessary water supplies and the use taking place already.

Representations have also been received from Barry and Vale Friends of the Earth, as follows:

*Consequences of flooding from storm-driven tidal surges need to be assessed. NRW specialists and the Waterfront Housing consortium agreed levels of 9.1m AOD maximum height of storm surges and a planning height of 8.7m. The access road and entrance to this site are at similar height to other parts of No.2 Dock, at 7.6-7.8m AOD. Flooding to a depth of a metre or more has to be expected. We question this is an acceptable site for waste woodchips, because of the leachate from the chips when wet. If accepted, the Consequences of flooding must be planned for. 1. fail-safe management of the site when staff have to quit. 2. Clearance and disposal of floodwater following a flooding incident. 3. Clearance and disposal of wood-chips caught by flooding. Otherwise, a new design for flood protection with secure barrier around the site plus a flood-proof gateway. Further information needs to be sought from the applicant.*

## REPORT

### **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

This is an application for a Certificate of Lawfulness and is not a Planning Application and consequently only the evidence submitted by the applicant to prove the use is lawful has been considered and assessed. The planning merits of the use or any other consequent issues are not relevant and cannot be

considered as part of this submission. Rather it is necessary to determine in this case whether, on the balance of probabilities, there is evidence to demonstrate that the proposed use can take place within the site lawfully, in this case based on the historic use of the site.

As referenced above, the proposal initially sought to rely on the provisions of Part 17, Class B of the GPDO, which relates to Dock, pier, harbour, water transport, canal or inland navigation undertakings and the applicant contended that this would comprise a permitted Dock use. However, following consultation with the Council's legal officer, the applicant was advised that the Local Planning Authority do not consider the use would benefit from these permitted development rights, principally because the majority of the material would be arriving by road.

Subsequently, the applicant has sought to demonstrate that the use would be lawful as a consequence of the historic use of the site. Section 171B of the Town and Country Planning Act 1990 states that in the case of the use of land (other than as a dwelling house) no enforcement action may be taken against an unauthorised use following a period of ten years from the commencement of the breach. Consequently the applicant must demonstrate that the land has been used for at least ten years for purposes in the same use class as that proposed now.

It is the applicant's contention that the proposed use falls within Class B8 of the Town and Country Planning (Use Classes) Order 1987, which is "Use for storage or as a distribution centre". The proposed use involves storing wood and distributing it onwards to receiver sites and it is considered that this falls within Use Class B8. It is accepted that the proposed use falls within this use class.

It is then necessary to consider whether the preceding uses at the site also fell within Use Class B8 and whether they have occurred for at least ten years. The application is accompanied by a statutory declaration from the Head of Commercial for Associated British Ports (ABP) which sets out the uses that have occurred on the land since 2004. The declaration sets out that the land has been used as a general cargo berth prior to 2004, and then from 2004 onwards it was occupied by a company called Dunn Brothers who operated a scrap metal aggregation and export terminal. At the termination of Dunn Brothers' lease in 2011, a similar operation was then carried out by a company called SIMS Metal Management. SIMS remained on site until June 2013. The statutory declaration states that from June 2013 onwards, the berth has continued to be used as storage for general cargo shipped in and out of the dock, storing various items including ferrous metals and items destined for the adjacent chemical complex.

Firstly, it is noted that the statutory declaration makes reference to processing of metal (2004 to 2013) and it is, therefore, necessary to consider whether those previous uses were B8 (storage, distribution) or whether they comprised a mix of B2 and B8 uses. The use of the site was investigated in 2009 by the Council's Planning Enforcement section (in relation to Dunn Brothers operations), following which it was determined that occasional processing took place on less than 5% of the materials received. The purpose of this was to remove non-conforming metals and break up over sized materials. It was considered that the scale of processing was ancillary to the principal B8 use and consequently it was considered that the site was being used for B8 purposes, as opposed to a mix of B2 and B8.

SIMS Metal Management sought clarification in 2011 that their use could continue with the benefit of Dock permitted development rights, in the same way that Dunn Brothers' operations did. The advice provided at that time on the basis of the operations was that they did not require planning permission and the use was considered to be B8.

While it is apparent that a limited degree of ancillary processing has taken place across the relevant period of time, it is considered on the balance of probabilities that the respective operators of the berth (Dunn and SIMS) used it for B8 purposes, given the very limited scale of processing.

The statutory declaration is not wholly specific in respect of the frequency of uses since 2013 and consequently additional information was requested in respect of the period from June 2013 onwards. The applicant's agent has subsequently submitted the shipping log for Berth 31, which provides details of the activity on the berth between March 2013 and December 2017. It is evident from the log that there have been times through that period where the frequency of ships bringing cargo was relatively low, however, it is likely that the berth would have been occupied with cargo or shipping containers for a greater period of time. i.e. the shipping log only provides the dates that the cargo was delivered, rather than all of the subsequent periods of time where the cargoes were stored, handled and distributed (or periods of time preceding the shipping dates where the cargo was stored ready to be put onto vessels).

When assessing whether a use has been 'active' across a period of time, it is necessary to consider the length of any periods of inactivity and whether there has been any intervening uses that interrupt a continuous single use. In this case there is no evidence of intervening uses to break the pattern of B8 uses and while the shipping dates are relatively sporadic in places, there is nevertheless a generally consistent pattern of use across the whole period of time. The type of use is, by nature, not one which is likely to occur on a daily basis and it is considered that the shipping log demonstrates that it has fundamentally remained an active berth for the storage of cargo throughout the relevant period of time.

Therefore, and given the absence of any evidence to suggest fundamental abandonment of that use (or permanent cessation) and given the absence of any evidence to suggest an alternative use has intervened, it is considered on the balance of probabilities that the berth has been used for operations falling with Use Class B8 for the requisite ten years.

The submissions and the site layout plan make reference to ancillary items within the site such as a site office, entrance gate and palisade fence, two 'cross block wall' structures for supporting piled wood a weighbridge and a water tank. It is possible that these items also do not require planning permission in their own right due to their size and/or lack of permanent fixing to the ground, however, as noted above this application relates to the use of the land and not to any operational development.

Representations have been received from the public and from Barry and Vale Friends of the Earth regarding a number of issues, principally fire safety, flooding and the potential for the environment to be polluted. Members are advised that as this is not a planning application the planning merits of the use do not form part of the assessment. Rather it is necessary to consider the recent history of uses and the evidence as to whether uses in that class have been on-going for the requisite



period of time. Therefore, the above listed issues including fire safety, flooding and pollution are not material to this application.

## RECOMMENDATION

### APPROVE

1. The application demonstrates that, on the balance of probabilities, the land that is the subject of this application has been used continuously for purposes falling within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for a period in excess of 10 years prior to the application being made. The use of the land for the handling, storage and distribution of pre-processed wood is therefore considered lawful.

## REASON FOR RECOMMENDATION

It is considered that the applicant has proven that, on the balance of probabilities, the land subject of this application has been used for uses falling within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), for a period in excess of ten years. There is no evidence held by the Council to contradict this claim and on this basis a Lawful Development Certificate should be issued.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

### NOTE:

**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**

**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **6 SEPTEMBER, 2018**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

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.

**2016/00168/FUL** Received on 17 February 2016

Mr. David Hughes Knoll Cottage, 54, Cog Road, Sully, Vale of Glamorgan, CF64 5TE  
Mr. Andrew Parker The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan, CF5 6TR

### **Knoll Cottage, 54, Cog Road, Sully**

Demolition of existing property, and proposed development of three detached dwellings

#### **REASON FOR COMMITTEE DETERMINATION**

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application has been called in by Councillor Penrose.

#### **EXECUTIVE SUMMARY**

The application is for the demolition of number 54 Cog Road and its replacement with three new dwellings, one at the front and two at the rear. The development would also involve the creation of a new vehicular access from Cog Road, the widening of the carriageway on Cog Road and the provision of a 2m highway verge across the site frontage.

The main issues relate to the principle of the development, the design and visual impact, highway safety and parking, impact on residential amenity and loss of trees.

There have been 21 public objections following three separate consultation exercises (at the time of writing the report) (and objections from the Community Council) to the proposal and two representations of support. Having considered the above issues, the proposed development is recommended for approval, subject to conditions and a S106 planning obligation to provide:

- A contribution of £55,540 towards the off-site provision of Affordable Housing (subject to the Self Build Exemption).
- A 2m wide strip across the frontage of the site to be offered to the Council for adoption.
- The legal agreement fee of £1110.80, based on 2% of the contribution

#### **SITE AND CONTEXT**

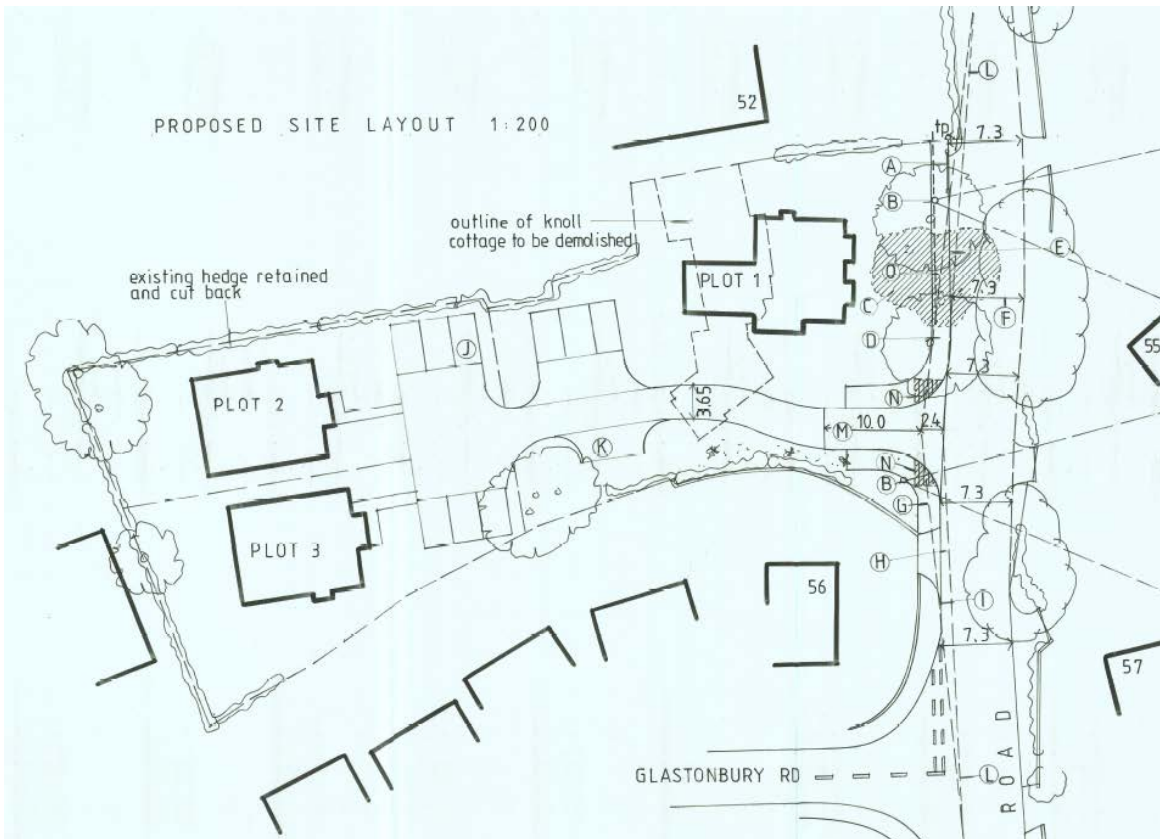
The application site is land at Knoll Cottage, 54 Cog Road, Sully. It is a detached dwelling with a large rear garden, located within a wholly residential street scene within the village's settlement boundary. The street scene along Cog Road comprises mainly large, detached dwellings of varying designs. To the rear, the site is adjoined by the side of a property on Bassett Road, to one side is the garden of 52 Cog Road and to the other side are the rear boundaries of several back gardens serving properties on Glastonbury Road.

At present there is a single vehicular access point on the right hand side of the frontage, alongside a group of relatively mature protected trees (TPO 1956-03). The application site is shown on the plan below:



### DESCRIPTION OF DEVELOPMENT

The application proposes the demolition of the existing dwelling and the construction of three detached, two-storey dwellings. One dwelling would be sited towards the front of the site in a generally similar location to the existing house, and the other two would be sited to the rear. A new vehicular access would be created at the left hand side of the frontage and the existing access would be blocked up. The proposed site layout is shown on the plan below:



The proposed dwellings are relatively conventional in design, with pitched roofs and traditional patterns of openings. The front dwelling is the largest of the three, with a greater depth as a consequence of the rear wing. The two dwellings at the rear are very similar in design to each other, both more modest in scale, each with a shorter rear wing, balcony and single storey element. The proposed elevations are shown below:

Plot 1:



Plots 2 and 3 (Plot 3 handed):



Each of the dwellings would contain four bedrooms and each would be served by three off street parking spaces. The access drive to the two dwellings at the rear would run along the side of the front dwelling and would be separated from the rear of dwellings on Glastonbury Road by a strip of planted landscaping.

The application proposes the removal of the trees at the front of the site and the re-planting of this area with new trees.

### PLANNING HISTORY

2001/00570/FUL- new garage and vehicular access- approved

1992/00817/FUL- conversion of dwelling into two units- approved

1987/00498/FUL- erection of new bungalow- refused

### CONSULTATIONS

**Sully Community Council** have responded and have raised the following objections:

- over development of the site.
- adverse impacts on wildlife.
- problems with access to the main road

**Highway Development-** the Highways Engineer has no objection to the application subject to conditions.

**Highways and Engineering-** No objection subject to standard conditions relating to the drainage of the site.

**Environmental Health (Pollution)**- No objection subject to a series of points in respect of the means of working and hours of operation. Advisory notes are provided in respect of asbestos and demolition waste

**Glamorgan Gwent Archaeological Trust**- No objection subject to a watching brief condition.

**Dwr Cymru Welsh Water**- No objection subject to a standard condition relating to the drainage of the site.

**Ecology Officer**- No objection subject to conditions relating to bird boxes and a site clearance strategy.

**Local ward members**- Councillor Penrose has advised of local concerns/objections regarding the following items:

- Overdevelopment of the site
- 'Backyard development' in contradiction of Welsh Government TAN recommendations
- Inadequate parking
- Proposed properties would overlook and affect the privacy of existing surrounding properties
- Highways concerns over new access to Cog Road with increased traffic and inadequate visibility splay to junction, and concern over close proximity to existing junction of Cog Road and Glastonbury Road.
- Incongruous within the street scene.

**Natural Resources Wales**- No comment.

**The Council's Housing Enabler** has raised no objection and provided advice in respect of the required affordable housing contribution.

## REPRESENTATIONS

A site notice has been erected and the neighbouring properties have been consulted in respect of the original and amended plans. Thirteen letters of objection were received in respect of the original plans, five were received in respect of the first re-consultation and a further 3 have been received in respect of the most recent re-consultation. The grounds are summarised as follows:

- Unsafe access to the site.
- The development would be out of character with the area.
- Opening up the road will have the effect of increasing vehicle speeds.
- The road infrastructure will not support extra houses.
- Loss of privacy to neighbouring properties.
- Traffic disruption and inconvenience.
- Over development.
- Loss of green space and loss of wildlife.
- Potential crime.
- Length of rear access.
- The buildings would be unneighbourly.

- Adverse impact on trees.
- Would set a precedent for future developments.
- Construction impacts and disruption.
- Overshadowing.
- Adverse impacts on bats.
- Adverse impact on properties on Glastonbury Road as a consequence of the new access drive.
- Loss of view.
- Tree survey is out of date.

Two letters of support have also been received, which state that the development would create a safer access.

## 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 SP10- Built and Natural Environment

#### **Managing Growth Policies:**

POLICY MG1 – Housing Supply in the Vale of Glamorgan  
POLICY MG4 – Affordable Housing

#### **Managing Development Policies:**

POLICY MD1 - Location of New Development  
POLICY MD2 - Design of New Development  
POLICY MD4 - Community Infrastructure and Planning Obligations  
POLICY MD5 - Development within Settlement Boundaries  
POLICY MD6 - Housing Densities  
POLICY MD7 - Environmental Protection  
POLICY MD8- Historic Environment  
POLICY MD9 - Promoting Biodiversity

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.



Chapter 9 of PPW is of particular relevance in terms of the advice it provides regarding new housing.

### **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 2 – Planning and Affordable Housing (2006)
- Technical Advice Note 10 – Tree Preservation Orders (1997)
- Technical Advice Note 12 – Design (2016)

### **Supplementary Planning Guidance:**

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Affordable Housing (2018)
- Biodiversity and Development (2018)
- Parking Standards (Interactive Parking Standards Zones Map)
- Planning Obligations (2017)
- Residential and Householder Development (2018)
- Sustainable Development - A Developer's Guide
- Trees, Woodland, Hedgerows and Development

### **Other relevant evidence or policy guidance:**

- Welsh Government 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

The main issues involved in the assessment of the application are the principle of the development, design and visual impact, residential amenity, highway safety and parking, impact on trees, ecology and drainage.

### The principle of the development

The site is located within the settlement boundary of the village within a residential context. Consequently, new residential development is acceptable in principle and subject to the detailed criteria of the above policies.

Policy MD6 of the LDP sets out what represents an acceptable housing density, in order to ensure the efficient and best use of land. Within Sully the policy requires a minimum of 30 dwellings per hectare and based on this site area of 0.27 hectares, the density would be 11 dwellings per hectare. Notwithstanding the fact that this is less than 30 per hectare it nevertheless represents a significant increase over and above the existing situation and therefore represents an acceptable and more efficient use of the land.

### Design, layout and visual impact

Presently, the site contains a single dwelling, orientated towards Cog Road. The frontage is largely obscured by the group of trees at the front, but it nevertheless addresses Cog Road in a similar way to the majority of properties along both sides. The proposal involves the demolition of the existing house and while it has a pleasant character, it is not listed and it is considered that its loss would not be fundamentally harmful to the character of the wider built environment.

It would be replaced with a dwelling in a similar position, and two further dwellings would be constructed to the rear. The door to the dwelling at the front of the site would be on the side elevation facing the access drive, however, the elevation facing Cog Road would contain four large windows, ensuring that it still presents an active frontage to the highway. It would be located closer to Cog Road than the existing house, however, there is not a particularly consistent building line along this part of the street and the dwellings to either side sit closer than the existing number 54 to the highway. The new siting would not be unduly close to the road and it would be broadly comparable with those dwellings on either side.

The design of the dwelling is relatively conventional, with a pitched roof, rendered elevations and a traditional pattern of window openings. There is a marked mix to the design and style of houses along Cog Road and there is no particular design cue. It is considered that the proposed design, while relatively simple, is compatible with the surrounding built environment and would not be harmful to the wider street scene. There is also significant variance to the size and massing of dwellings in the vicinity and it is considered that the house would not appear over scaled, both in terms of its depth and height.

The concept of creating a small close of dwellings to the rear of the principal house at the front is already evident along parts of Cog Road, notably to the west at Rookery Wood and Rookery Close, and to the east at South Glade. In those instances, it appears that large rear gardens of properties facing Cog Road have been subdivided to accommodate additional plots, with access directly from Cog Road in between dwellings. This is not the predominant pattern of development in the area, however, it is evidently a feature of the wider built environment that has been accommodated by the very large gardens that some properties were served by. While that alone does not justify development if it would be harmful to the character of the area, the developments in these instances have benefitted from sufficient land to ensure that they do not appear cramped or contrived. The thrust of local and national planning policy is to make efficient use of land and it is considered that there will be circumstances where there is scope for additional dwellings in small groups, to the rear of the primary frontages.

In this case, there would be just two dwellings to the rear and members are advised that this is an amendment from the original scheme, which sought permission for an additional 3 houses (4 in total). The dwellings at the rear would be visible from Cog Road across the site access, however, given the size of the site and their siting, they would not be particularly prominent or visually intrusive. It is also considered that they would be well spaced from the house at the front and would not appear cramped. The specific layout would be different to those existing examples referred to above, however, while it would represent a further adaptation of the existing linear frontage facing Cog Road, it is considered that the siting of these dwellings at the rear would not be demonstrably harmful to the wider, varied street scene. The dwellings would be smaller than the unit at the front and they would also be compatible with the general scale, design and form of the neighbouring buildings.

The houses at the rear would be visible from the end of Bassett Road and while that street is characterised by bungalows, the new houses would not address Bassett Road or appear as part of that cul-de-sac. From Bassett Road they would be viewed in the context/backdrop of the dwellings on Cog Road and it is considered that there would not be an unacceptable visual impact from there.

Landscaping is proposed (and secured by condition 5) and this would soften the visual impact of the development. The 'visual impact' issues relating to the trees at the front of the site are considered in the 'Trees' section below.

Having regard to the above, it is considered that the proposed development would preserve the visual amenity of the wider street scene, in accordance with Policies SP1, MD2 and MD 5 of the LDP.

#### Impact on neighbours

To the east of the site is no. 56 Cog Road and numbers 4, 6, 8 and 10 Glastonbury Road. No 56 Cog Road is side on to the site and the four properties on Glastonbury Road back onto the site's side boundary. The side elevation of plot 1 would be approximately 14m from the boundary with number 56 Cog Road (further from the properties on Glastonbury Road) and in excess of 21m from the rear elevations of those properties. Consequently it is considered that the dwelling would not be overbearing, cause undue overshadowing or unacceptably affect the privacy of neighbours.

Dwelling 1 would be approximately 10m away from the neighbour at 52 Cog Road at its closest, and the rear wing would be approximately 14m away. This is also considered to be sufficient distance to ensure it would not be unneighbourly or cause excessive overshadowing. There are no first floor windows on the side of the main section of the house or the back of the rear wing, while a bedroom window is proposed on the side of the rear wing that faces the side of number 52 (from approximately 14m). Given that this neighbour has habitable room windows on the side elevation, it is considered necessary to condition this to be obscurely glazed to protect the occupiers' privacy (see Condition 14). Sufficient distance would remain between the dwelling and the neighbours across Cog Road to protect their privacy.

The dwelling at Plot 3 would sit to the rear of part of the respective boundaries of 6 and 8 Glastonbury Road. It would not be orientated parallel to the site boundary and consequently it would vary between approximately 4m and approximately 9m from the rear boundaries of these neighbours (and between 15 m and 18m from the rear of those dwellings).

The new dwelling would alter the outlook across the rear boundaries of these properties and whereas it is currently very open, there would be a greater sense of enclosure created by the new house. However, that alone does not infer the development is unacceptable and in this case, the new dwelling would not be sited immediately on those boundaries. It is considered that the distance between the new house and these neighbours (both in terms of the boundary and the dwellings themselves) is sufficient to ensure that it would not harmfully overshadow, be unreasonably overbearing or unneighbourly. The rear gardens would retain the existing sense of openness across parts of the rear and across the side boundaries. A levels condition is recommended to ensure that the impact on these neighbours is minimised (see Condition 3). Dwelling three would be sited approximately 11m from the side of 42 Bassett Road, however, there are no principal habitable room windows that would be directly overlooked. The distance is considered sufficient to preserve the privacy towards the rear garden, to which the rear windows would not directly face.

The rear of the dwelling at plot 2 would face towards the front garden/driveway at a distance of approximately 11m, and this would not unreasonably affect the privacy of the occupiers. It would also face broadly towards the rear of number 21 Bassett Road, however, this would be at a distance of over 21m. It should be noted that balconies are proposed to the rear of both plots 2 and 3, however to ensure to ensure that the privacy of habitable room windows and private gardens would not be unacceptably affected, a condition (17) has been applied to remove these balconies from any approval. Dwelling 2 would be approximately 3m from the side boundary of the garden serving number 52 Cog Road. This would clearly alter the outlook from the garden across this side boundary, however, it would be sited adjacent to the rear portion of what is a very large rear garden (that would remain open in aspect to the remaining boundaries). Consequently, it is considered that the development would not unreasonably impact upon the enjoyment of that garden or, given the distances, the dwelling itself.

The means of access to the two new dwellings at the rear would be sited between approximately 3m and 8m from the rear boundaries of the properties on Glastonbury Road and the parking spaces serving dwelling 3 would be close to the rear boundary of number 4. The use of the access drive and the parking areas would bring a level of activity close to these properties that doesn't exist at present, and there is scope for a degree of noise as a consequence of cars starting and using the drive, doors closing, etc. However, the drive would not serve a significant number of properties and it is considered that the use of it and the parking areas would not be so harmful to residential amenity that it would warrant the refusal of the application. A landscaped strip is shown between the drive and the neighbours and the type and density of an appropriate landscaping scheme can be controlled by condition (see condition 5).

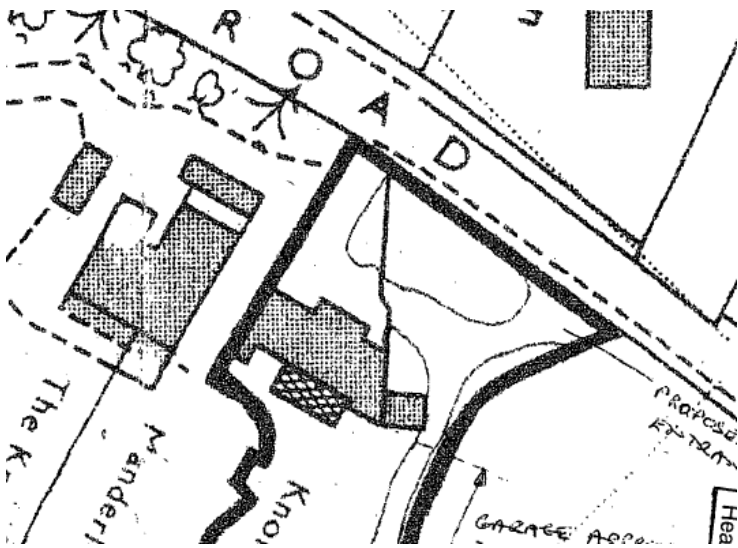
In summary, it is recognised that the proposed development of the existing rear garden will be likely to alter the existing residential conditions of neighbours in terms of the proximity of buildings, the comings and goings associated with new dwellings and the construction phase. However as reasoned above, the siting of the buildings would adequately preserve the amenities of the nearest neighbours and it is considered that the general activity and comings and goings associated with two additional dwellings would not be so harmful that it would warrant the refusal of the application. Construction impacts can be controlled by a Construction Environmental Management Plan Condition (see condition 10) and it is considered that subject to this and the other conditions referred to above, the development would comply with Policies MD2 and MD 5 of the LDP in terms of neighbour impacts.

#### Other neighbour objections

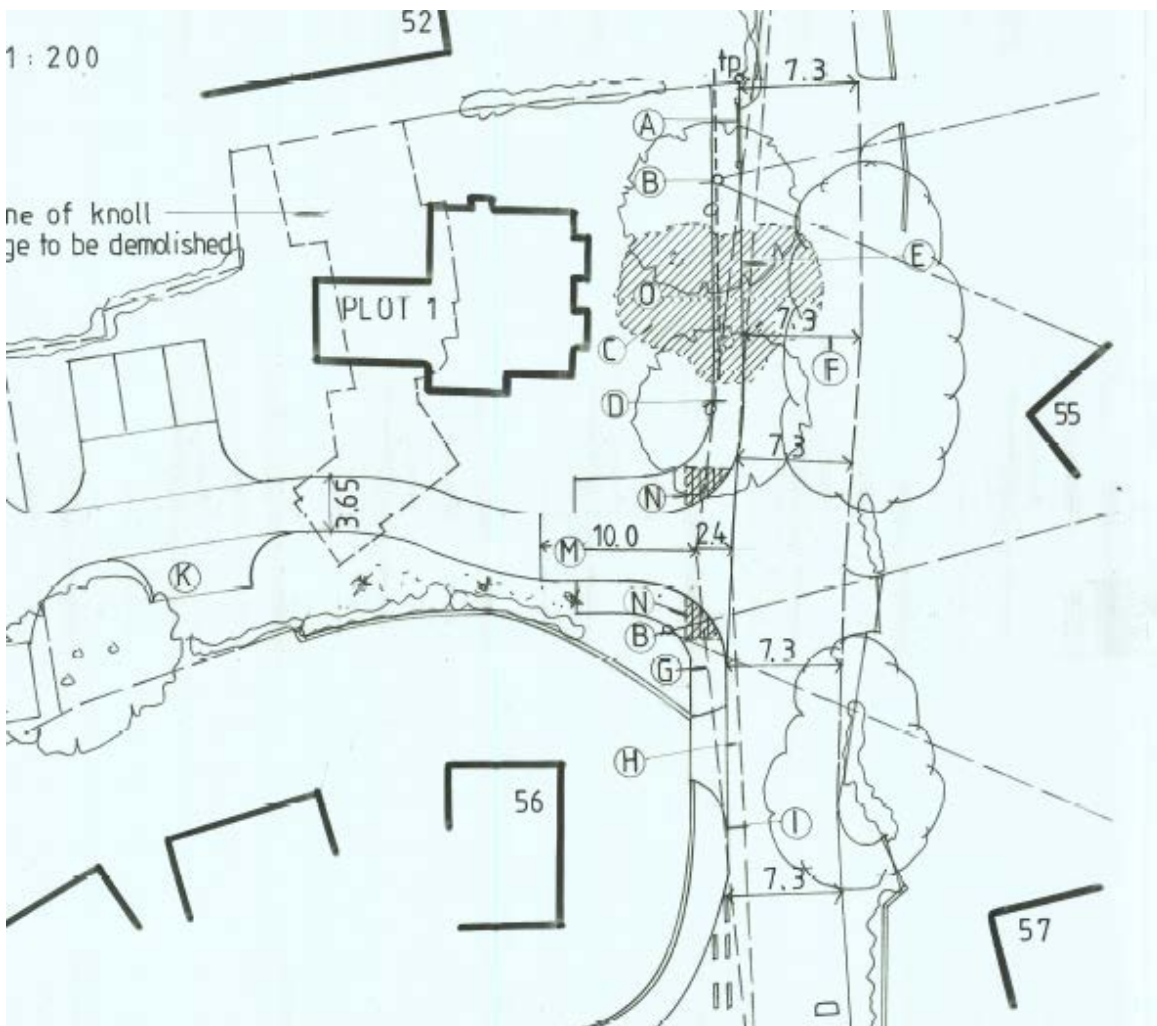
In respect of the other points raised, it is considered that the layout is not fundamentally likely to encourage crime, as all private areas would remain overlooked and with natural surveillance. Each case must be treated on its merits and consequently this does not set a precedent for other developments. Loss of view is not a material planning consideration and the application could not be justifiably refused on that basis. Finally in respect of the tree report, the tree issues are considered in detail below and the rationale for a scheme of new planting is considered. It is considered that the submitted tree report performs its required function in terms of an account of the trees within the site, their condition and the likely impacts.

#### Highway safety and parking

The development would be served by a new access point towards the left hand side of the site's frontage with Cog Road. Members are advised that a vehicular access to the site in a similar position was granted planning permission in 2001 (2001/00570/FUL), however, it is unclear whether that permission was implemented/commenced. The plans below, shows the location of that approved access:



The above plan is less technical in nature and precise than the plans submitted with this application, however, it is evidently at a similar part of the frontage. Highway safety matters have been the source of significant negotiation through the course of this application and the result is the layout shown below:



The access would be approximately 4.5m wide for the first ten metres from the highway, then reducing to a width of 3.65m. This will ensure that two vehicles can pass each other and would minimise the risk of vehicles having to reverse out onto the highway to allow other cars to leave the site. Vision splays of 2.4m x 43m would be provided in both directions along the carriageway and this is to the satisfaction of the Council's Highways Engineer. This would represent significantly better visibility than users of the existing access benefit from and it represents a material improvement to highway safety along this part of Cog Road.

The layout also makes provision for a 2m verge along the frontage of the site, which will be made available to the Council for adoption. At present, a footway along the front of the site would not connect to another footway to the west and there would be a gap of approximately 70m (across the frontages of 48-52 Cog Road), until there is an adopted verge. The verge then runs continuously (only interrupted by driveways) until the junction with Bassett Road and then terminates.

Consequently, it is considered at this time that a footway along the frontage of this site would not serve a functional purpose because it would not link to further footways. Furthermore, it would potentially raise significant pedestrian and highway safety issues given that the footway would lead pedestrians to the subsequent stretch of road across the frontage of 48-52 Cog Road, which is not suitable for pedestrians. The purpose of providing the 2m strip as a verge is that if the neighbouring properties at some point seek to redevelop their land in a similar way, there would potentially be scope for a 2m wide footway to be provided across their frontage that would link up with the verge being provided here (where a formalised footway could then be provided). This would then enable a continuous footway to be provided from Glastonbury Road to the front of 46 Cog Road, at which point there is an adopted verge where further footway could potentially be provided.

The 2m verge can be required and delivered through the Section 106 agreement, and this would be likely to require the applicant to transfer the land to the Council in order for it to be adopted. The widening of the carriageway (discussed below) would principally be controlled by a Section 278 Highways Agreement.

The stretch of Cog Road between Glastonbury Road and Bassett Road is currently not an attractive pedestrian environment, due to the lack of footways, the gradient and the alignment of the road. It is considered that the proposed development would contribute significantly to a potentially marked improvement of pedestrian facilities along Cog Road. In addition, the frontage of the property would be set back to accommodate a widening of the carriageway to 7.3 across the whole site, which would bring immediate and significant improvements to highway safety. It is not considered that this would be likely to result in unsafe increases in vehicle speed.

Each of the units would be served by three parking spaces and this satisfies the requirements of the Council's Parking Guidelines SPG. There is also sufficient space within the site for vehicles to enter, turn and then leave in forward gear.

In summary, the development would result in improvements to highway and pedestrian safety along Cog Road and it would be served by an acceptable level of parking. The level of additional traffic associated with the development (relative to the existing situation) would not impact significantly on traffic flows within the wider highway network or the capacity of junctions.

## Trees

The front of the site is covered by Tree Preservation Order (TPO) number 1956-03, which is listed as including a mix of Hardwoods, Sycamore, Ash and Elm. The TPO covers land at the front of the application site and the fronts of 48-52 Cog Road. The application is accompanied by a Tree Assessment and Constraints Plan, which sets out the condition of the trees within the site and the implications of the development. The report assesses 15 trees within the site, 9 of which are at the front, and it concluded that three could reasonably be retained. The report recommended the removal of the others either on safety grounds or due to their poor health and condition (and in the case of one Norway Spruce, due to its small size and the lack of a meaningful contribution to amenity).

Through the course of negotiations in respect of the highways issues, the proposal has been amended to incorporate the widening of the highway and the provision of the 2m verge strip. As a consequence, it would no longer be possible to retain the trees initially identified for retention and it is therefore necessary to consider the implications of this, in the context of the highways improvements.

In the case of the trees that are either dying or in poor health, these trees are likely to require removal in any case, irrespective of whether the proposed development is implemented. In such circumstances, there would be only three sizeable trees remaining which are of reduced vigour and poor/lop sided form. The principal cause of the poor form is the dense arrangement of these mature specimens and the very limited space for healthy and well-structured growth. The applicant's arboriculturist has been asked to consider the appropriateness of re-planting new trees within this area, amongst the few that would remain, however, it is advised that the most appropriate course of action (with or without the development), would be a properly considered scheme of re-planting, with the appropriate species, numbers and spacing for an area of this size.

It is accepted that the trees initially identified as potentially being retained are indeed of poor form and they have evidently struggled in this dense group. It is likewise officers' view that their retention, with new planting between, would not contribute positively to the visual amenity of the area and would not be the appropriate course of action to ensure the long term health and sustainability of the group. The life spans and management needs of the remaining trees would be likely to vary significantly (from newly planted specimens) and it is considered that a newly planted and properly planned group would have greater long term benefit.

It is acknowledged that the loss of those trees would in the short term have an impact on the character of this part of Cog Road. The substantial and dense green belt along the front of numbers 48-54 Cog Road would be reduced in size and the result would be a less verdant character. Nevertheless, (and notwithstanding the fact that most need to be removed due to their health and condition) it is considered that an appropriate scheme of replacement planting would, as it matures, contribute significantly and positively to the character of the street. Furthermore it is considered that the improvements to highway safety would, in the balance of the issues, outweigh the loss of the trees in terms of wider public benefit.

Therefore, subject to a condition to require a scheme of replacement tree planting (see condition 5) it is considered that the development is acceptable in terms of landscaping and impact on trees.



### Amenity space provision

Each of the three dwellings would be served by gardens which meet the aims of the Council's Supplementary Planning Guidance and the occupiers would have sufficient space to meet their outdoor functional and relaxation needs.

### Ecology

The Council's Ecologist has considered the application and raises no objection subject to two conditions, one relating to a clearance methodology for the site and the second relating to the provision of bird boxes on the new dwellings (see conditions 15 and 16). It is, therefore, considered that the development would comply with policy MD9 of the LDP.

### Drainage

Dwr Cymru Welsh water have raised no objection in respect of the capacity of the drainage system to accommodate foul sewerage, but a condition is requested to ensure that no surface water or land drainage is allowed to connect to the public system. In order to ensure that drainage matters are robustly covered, a condition is recommended to require the submission and approval of the full drainage scheme for the development (see condition 7), as requested by the Council's Drainage Engineer.

### Affordable Housing

Policy MG4 of the LDP states that in the Primary Settlement of Sully, a 40% affordable housing requirement will apply to all developments with a net gain of 1 or more dwellings. In this case and in line with the Council's Affordable Housing SPG, 40% of an Affordable Housing Contribution would be required.

In Sully ward the greatest need is for 1 bed affordable units and, consequently, the contribution would be based on 1 bed units and this equates to £55,540. The applicant has not provided evidence to challenge the viability of the development with that contribution and consequently, it is considered to be both reasonable and necessary to render the development acceptable and in compliance with local and national policy. This would be controlled by a Section 106 legal agreement. The legal agreement would also make provision for qualifying self-build developments, against which the affordable housing contribution would not apply.

In addition, and separate to any obligation sought, the Council requires the developer to pay an administration fee, equivalent to 20% of the application fee or 2% of the total financial contribution being sought, whichever is the greater. This fee covers the Council's costs to negotiate, monitor and implement the terms of the necessary Section 106 agreement.

### Archaeology

Glamorgan Gwent Archaeological Trust have requested an archaeological watching brief condition, and this is recommended (see condition 13).

## RECOMMENDATION

Subject to the applicant first entering into a Section 106 Legal Agreement to secure the following:

- An affordable housing contribution of £55,540, unless the development qualifies for the self-build exemption as set out in the Council's Affordable Housing Supplementary Planning Guidance.
- A 2m wide strip across the frontage of the site to be offered to the Council for adoption.
- The legal agreement fee of £1110.80, based on 2% of the contribution.

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 following plans and documents:

579/P/100B, 579/P/101A, 579/P/30, 579/P/31, 579/P/32, 579/P/33, 579/P/34, 579/P/35 and 579/P/36.

The development shall be carried out 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. No development shall commence until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the visual amenities of the areas are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

4. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme which shall be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be implemented in accordance with the approved details prior to first beneficial occupation of the dwelling that those enclosures relate to, and so maintained at all times thereafter.

Reason:

To safeguard local visual amenities, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

5. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development, and details for the comprehensive tree replanting of the area at the front of the site between dwelling 1 and Cog Road.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

7. Full details of a scheme for the drainage of the site (foul sewerage and surface water and including details of the perpetual management and maintenance of the drainage system) shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented and maintained at all times thereafter in accordance with the approved details.

Reason:

To ensure the adequate drainage of the site, and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

8. Notwithstanding the submitted plans and prior to their use in the construction of the dwellings hereby approved, further details and samples of the external materials to be used on the dwellings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

9. None of the dwellings hereby approved shall be brought into beneficial use until such time as the parking area(s) to serve that dwelling have been laid out in full accordance with the layout shown on plan 579/P/100B, and the parking areas shall be so retained at all times thereafter to serve the development hereby approved.

Reason:

In the interests of highway safety and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

10. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include construction working hours, and details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme ([www.considerateconstructorsscheme.org.uk](http://www.considerateconstructorsscheme.org.uk)). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure the development accords with Policies MD2, MD5 and MD7 of the Local Development Plan.

11. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access point in to the site, the internal road/drive within the site, external lighting within the site, the 2m wide verge and new kerblines to be provided across the site frontage, the widened vehicular carriageway along Cog Road, the turning facilities and vision splays, cross sections, street lighting, surface water drainage, the stopping up of the existing access and details of the re-located telegraph pole (and any signage), shall be submitted to and approved in writing by the Local Planning Authority prior to any works to construct the new access point or road within the site and prior to the commencement of any works within the adopted highway. The development shall be implemented thereafter in accordance with the approved details.

Reason:

In the interests of highway safety and to ensure the development accords with Policies MD2 and MD5 of the Local Development Plan.

12. None of the dwellings hereby approved shall be occupied until such time as the widening of Cog Road, the new site access and internal site road, and 2m verge have been provided/constructed in full accordance with the details required by condition 11.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1 and MD2 of the LDP.

13. No development or site clearance shall commence until the Local Planning Authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the archaeological fieldwork being completed.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

14. Any part of the first floor window in the west facing elevation of the dwelling at Plot 1 (facing towards number 52 Cog Road) that is below 1.7m in height above the level of the floor in the room that it serves shall be obscurely glazed to a minimum of level 3 of the "Pilkington" scale of obscurity and fixed pane at the time of installation, and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policy MD2 (Design of New Developments) of the Local Development Plan.

15. Prior to the commencement of development, a scheme for the (wildlife) sensitive clearance of the land shall be submitted to and approved in writing by the Local Planning Authority. The Clearance Methodology shall include provisions relating to trees, breeding birds and reptiles. The scheme shall thereafter be implemented in accordance with the approved details.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

16. Within 1 month of the completion of each dwelling, at least 1 box from the following list shall be erected onto each of the units.

1SP Schwegler Sparrow Terrace  
3S Schwegler Starling Nest box  
2H Schwegler Robin Box  
Schwegler 1B Bird Box – 32mm  
Schwegler 1MR Avianex Wall Bird Box  
Schwegler 9A/11 House Marin Eaves Nest (Double Cup)

Reason:

In the interests of birds and to ensure compliance with Policy MD 9 of the LDP.

17. Notwithstanding the submitted plans, this approval does not include the proposed first floor balconies to the rear of plots 2 and 3, and prior to the commencement of works on site, amended plans shall be submitted and agreed in writing with the LPA, removing the balconies and providing details of windows to replace the currently proposed patio doors. The development shall thereafter be carried out in full accordance with the details thereby approved.

Reason

To safeguard the privacy of adjoining occupiers in accordance with policies SP1 and MD2 - Design of New Development of the Local Development Plan

#### REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which 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.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Having regard to policies SP1 – Delivering the Strategy, SP10- Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MD1 - Location of New Development, MD2 - Design of New Development, MD4 - Community Infrastructure and Planning Obligations, MD5 - Development within Settlement Boundaries, MD6 - Housing Densities, MD7 - Environmental Protection, MD8- Historic Environment and MD9 - Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 1996-2011, and the advice within Planning Policy Wales, Technical Advice Notes 2, 10 and 12 and the Council's Supplementary Planning Guidance on Affordable Housing (2018), Biodiversity and Development (2018), Parking Standards (Interactive Parking Standards Zones Map), Planning Obligations (2017), Residential and Householder Development (2018), Sustainable Development - A Developer's Guide and Trees, Woodland, Hedgerows and Development, the proposed development is considered acceptable in principle and in terms of design, scale, layout, residential amenity, highway and pedestrian safety, drainage, amenity space, affordable housing, and trees/landscaping.

**NOTE:**

- 1. Where the work involves the creation of, or alteration to, an access to a highway the applicant must ensure that all works comply with the appropriate standards of the Council as Highway Authority. For details of the relevant standards contact the Visible Services Division, The Vale of Glamorgan Council, The Alps, Wenvoe, Nr. Cardiff. CF5 6AA. Telephone 02920 673051.**
- 2. You are advised that there may be species protected under the Wildlife and Countryside Act, 1981 within the site and thus account must be taken of protecting their habitats during the course of the development. For specific advice it would be advisable to contact: The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).**
- 3. The proposed development site may be crossed by a public sewer. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line. For details of the safety zone please contact Dwr Cymru Welsh Water's Network Development Consultants on 0800 9172652.**
- 4. Please note that a legal agreement/planning obligation has been entered into in respect of the site referred to in this planning consent. Should you require clarification of any particular aspect of the legal agreement/planning obligation please do not hesitate to contact the Local Planning Authority.**

**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**

**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**



# Knoll Cottage, 54 Cog Road, Sully, Vale of Glamorgan, CF64 5TE

## Site Plan

Scale 1 : 1,250

RECEIVED

17 FEB 2016

Regeneration  
and Planning



**2018/00782/FUL** Received on 9 July 2018

Mr. Edward Thomas VJ Thomas & Son, Pancross Farm, Llancarfan, Barry. CF62 3AJ  
Mr. Ieuan Williams Reading Agricultural Consultants Ltd., Beechwood Court, Long Toll,  
Woodcote, Reading. RG8 0RR

### **Pancross Farm, Llancarfan**

Erection of agricultural building for dairy loose housing

### **REASON FOR COMMITTEE DETERMINATION**

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

- The application has been called in for determination by Councillor Gordon Kemp as considerable concern was expressed by the Community Council and residents at the level of surface run off from this site as a result of recent development over the past few years. As such, it has been indicated that there are both safety and health concerns within the community.

### **EXECUTIVE SUMMARY**

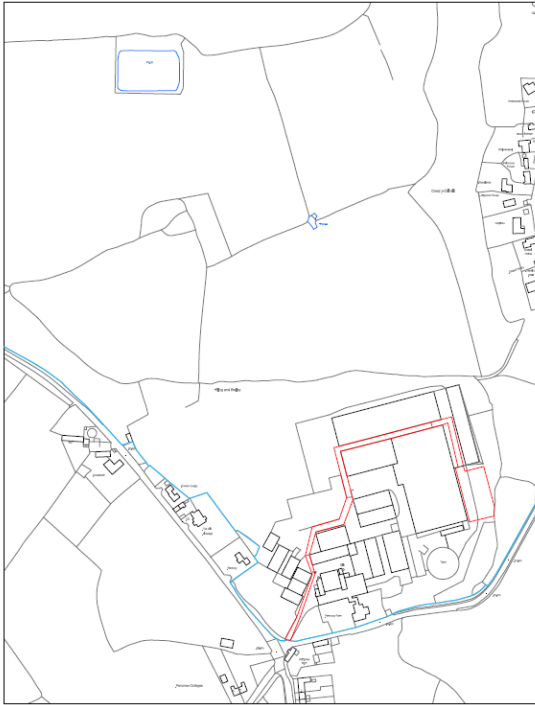
This is an application to propose a new agricultural building at Pancross farm, a large dairy farm located to the south of the village of Llancarfan.

The main issues are considered to be the justification for the new building on the site in association with the agricultural use as well as the visual impacts, impacts upon neighbouring amenity, flooding and drainage and highway safety. Two letters of representation have been received raising concerns over the surface water run-off from the site in addition to noise, odour and traffic concerns.

The application is recommended for APPROVAL with appropriate conditions

### **SITE AND CONTEXT**

The site comprises part of an existing farm complex located to the south west of the village of Llancarfan. The proposed siting of the building is currently sloping grassland immediately adjacent to existing cow sheds. To the east of the site there is an area of woodland towards the village of Llancarfan. The property falls within the Nant Llancarfan Special Landscape Area and a mineral safeguarding area. The farm yard is accessed off the main highway into Llancarfan.

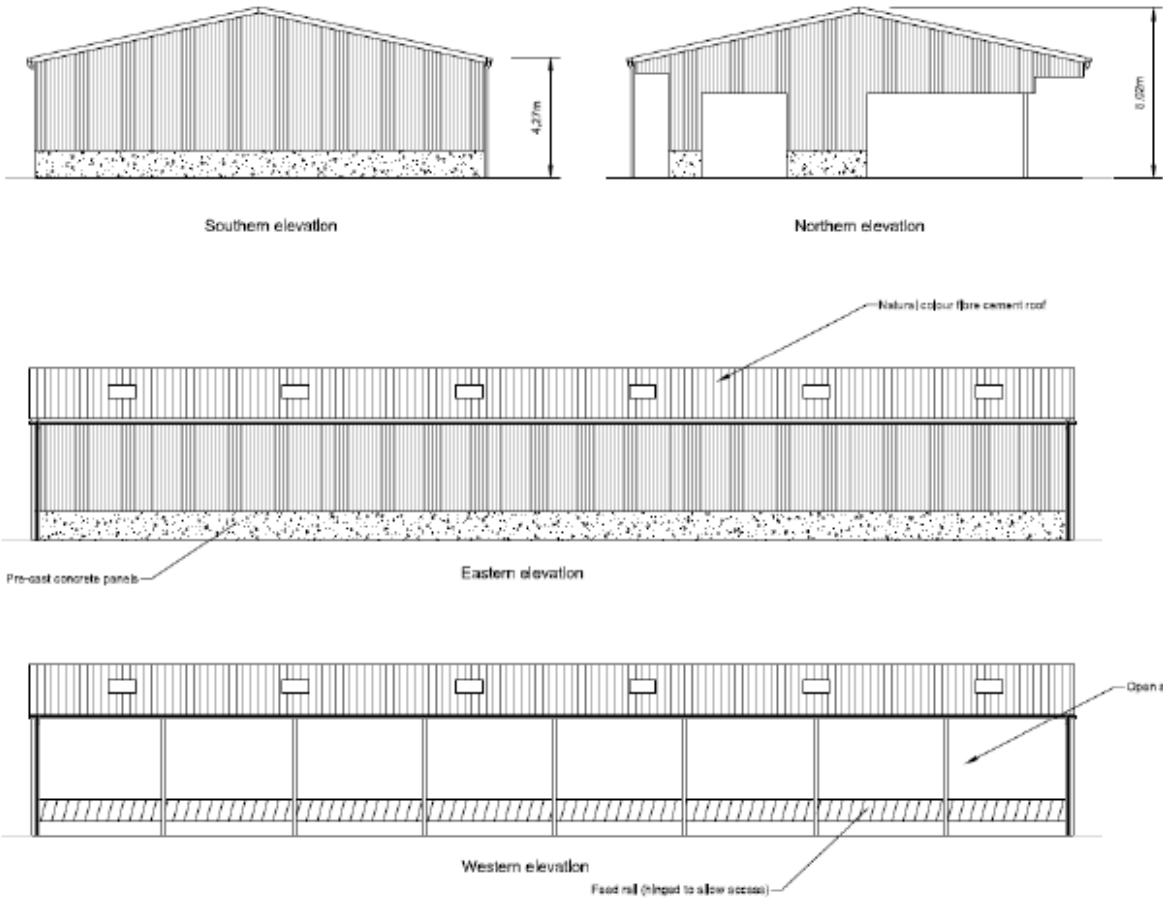


### DESCRIPTION OF DEVELOPMENT

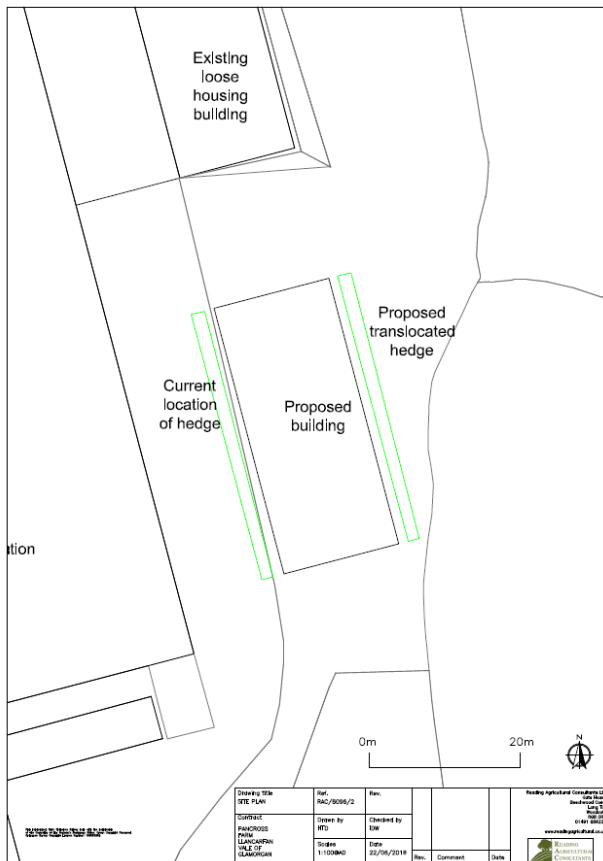
The building would be 36.58m x 15.77m (577m<sup>2</sup>) and sited at right angles to the main range of dairy buildings. It would be a linear continuation of the dairy cow housing approved in 2014 (2014/00516/FUL), with a 6m gap between the two buildings. The building would match the 2014 building in appearance. It would be enclosed on three sides by concrete panels and 2m Yorkshire boarding above to provide ventilation. The open side would face the existing buildings.

It is understood that the farm herd would not be increased but the yard requires an additional building in allow the applicant space to separate cows suffering from common illnesses that require attention. This is in line with current cow/animal welfare requirements.

Elevations and block plan of the proposed building are shown below: -



**Block Plan**



## PLANNING HISTORY

**2014/00516/FUL** : Pancross Farm, Llanccarfan, Proposal: Planning application for Dairy Loose Housing, Decision: Approved

**2011/00118/FUL** : Land north of Pancross Farm, Llanccarfan - Construction of biogas plant - Approved

**2010/00650/SC1** : Pancross Farm, Llanccarfan - Proposed anaerobic digester / bio-gas plant - Environmental Impact Assessment (Screening) - Not Required

**2010/00627/FUL** : Pancross Farm, Llanccarfan - Amendment to 02/00749/FUL in order to move cow yard 6m in order to improve ventilation and cow welfare - Approved

**2009/00926/FUL** : Pancross Farmyard, Pancross Farm, Llanccarfan - Renewal/retention of temporary consent to retain residential caravan at Pancross Farm for purposes of housing essential dairy farm workers. Consent was previously granted under 2006/01035/FUL. Consent requested until 31 December 2011 - Approved

**2008/00266/LAW** : The Paddock, Pancross Farm, Llanccarfan - The erection of the house approved by application 74/1046 - commenced 9 October, 1980 - Approved

**2006/01035/FUL** : Pancross Farm, Llanccarfan - Retention of siting of residential caravan at Pancross Farmyard until 31st December, 2008, to house essential dairy farm workers. - Approved

**2005/01268/FUL** : Pancross Farm, Llanccarfan - Retention of siting of static caravan for employee living accommodation - Refused

**2005/01267/FUL** : Pancross Farm, Llanccarfan - Retention of holding lagoon for separated slurry water and separator tank - Approved

**2004/01822/FUL** : Pancross Farm, Llanccarfan - 2 no. water silos including access track - Refused

**2002/00749/FUL** : Pancross Farm, Llanccarfan - Proposed new cattle sheds and milking parlour - Approved

**2001/00863/PNA** : Pancross Farm, Llanccarfan - Side extension to milking parlour - Refused

**1999/00154/PNA** : Pancross Farm, Llanccarfan - New building - Approved further information (PNA/PND/PNT/PNQ) 01/04/1999

**1996/00080/FUL** : Pancross Farm, Llanccarfan - Agricultural building to form additional grain storage facilities - Approved

**1994/00599/FUL** : Adjacent to farm buildings, Pancross Farm, Llanccarfan - Erection of a circular concrete farm manure store - Approved

**1994/00487/FUL** : OS 4927 On Pancross Farm, Llancarfan. - Galvanised round grain silo  
- Approved

**1994/00338/PN** : Pancross Farm, Llancarfan, Barry - Proposed grain silo - Withdrawn

**1994/00100/FUL** : TX Building, Pancross Farm, Llancarfan, Nr Barry - Change of use of existing TX Building to residential - Approved

**1983/00291/FUL** : Pancross Farm, Llancarfan - Single storey extension to farmhouse - Approved

**1981/01365/FUL** : Pancross Farm, Llancarfan - Single storey extension to farmhouse - Approved

**1981/00255/FUL** : Pancross Farm, Llancarfan - New farm building for housing farm animals - Approved

### CONSULTATIONS

**Llancarfan Community Council-** Objection to the proposed development for a number of reasons including odour, noises concerns from the use operating on a 24hr basis. In addition, it has been indicated that they cannot ascertain the location of the building in relation to the village, not enough detail on the required 'cut and fill' and they are concerned regarding the stability of the slope and surface water issues from the site.

**The Council's Environmental Health (Pollution)-** This section have no comments to make on the application.

**Glamorgan Gwent Archaeological Trust (GGAT)-** No objection to the proposed building and no requested conditions. Following a watching brief being carried out during the construction of the building approved in 2014, no remains were found and it is not considered necessary for a further watching brief to be carried out..

**Natural Resources Wales (NRW)-** No comments have been made as they consider that the proposed development would not constitute a matter where they would formally comment.

**Local Ward members-** Councillor Gordon Kemp requested that the application be determined at planning committee and a site visit is carried out due to concerns over the increase of surface water from the site as a result of piecemeal development over a number of years.

**The Council's Highways and Engineering-** The Councils Drainage engineer has indicated that the site is outside a C2 flood zone as identified on the (DAM) maps. As such, there is no objection to the proposal subject to a condition requiring a scheme to deal with surface water drainage from the building is submitted and agreed by the Council prior to the commencement of development.

**The Council's Ecology Officer-** No comments have been received to date.

## REPRESENTATIONS

The neighbouring properties were consulted on 10 July 2018.

A site notice was also displayed on 12<sup>th</sup> July 2018

Two letters of representation have been received to date. The main issues raised are as follows: -

- Increased flooding from surface water from Pancross Farm land
- Noise- existing shed is not sound proofed.
- Development should be directed towards land owned by applicant in Aberthaw, away from residents in Llancarfan.
- Inaccuracies on site location plan and as such the figures set out within the agricultural appraisal are not a true reflection of the agricultural enterprise.
- Increase in animal waste.
- Increased farm traffic in conjunction with the size of the vehicles and the use of the narrow lanes would result in highway safety concerns.

## 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 SP9 – Minerals

#### **Managing Growth Policies:**

POLICY MG17 – Special Landscape Areas  
POLICY MG22 – Development in Minerals Safeguarding Areas

#### **Managing Development Policies:**

POLICY MD1 - Location of New Development  
POLICY MD2 - Design of New Development  
POLICY MD5 - Development within Settlement Boundaries  
POLICY MD7 - Environmental Protection  
POLICY MD8 - Historic Environment

## 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.

Chapter 4 of PPW deals with planning for sustainability – Chapter 4 is important as most other chapters of PPW refer back to it, part 4.2 in particular

### 4.6.3 Priorities for **rural areas** are to secure:

- Sustainable rural communities with access to affordable housing and high quality public services;
- A thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside; and
- An attractive, ecologically rich and accessible countryside in which the environment and biodiversity are conserved and enhanced.

4.6.4 The countryside is a dynamic and multi-purpose resource. In line with sustainability principles, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological and agricultural value and for its landscape and natural resources, balancing the need to conserve these attributes against the economic, social and recreational needs of local communities and visitors. Central to this is ensuring that the countryside is resilient to the impacts of climate change and plays a role in reducing the causes of climate change through the protection of carbon sinks and as a sustainable energy source

Chapter 7 of PPW is of relevance in terms of the advice it provides regarding new economic development.

7.6.5 Local planning authorities should adopt a constructive approach towards **agricultural development proposals**, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.

## 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 6 – Planning for Sustainable Rural Communities (2010)

3.1.1 Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes.

3.1.2 Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment<sup>7</sup>. The development plan should facilitate



diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment.

3.1.3 Development plans should identify a diverse range of sites suitable for future employment use. .

- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 15 – Development and Flood Risk (2004)
- Technical Advice Note 23 – Economic Development (2014)

3.1.1 A wide range of economic activities may be sustainably accommodated in rural areas, and this is recognised in PPW and other TANs, in particular TAN 6 Planning for Sustainable Rural Communities..

3.1.2 Sustainable development is essential to building strong rural economies and vibrant communities.

### **Supplementary Planning Guidance:**

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Design in the Landscape
- Minerals Safeguarding (2018)
- Parking Standards (Interactive Parking Standards Zones Map)
- Residential and Householder Development (2018)
- Sustainable Development - A Developer's Guide

### **Other relevant evidence or policy guidance:**

- Welsh Government 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

In policy terms the application site is located outside of any settlement as defined in the Local Development Plan but within the protected Nant Llancarfan Special Landscape Area. As such the relevant planning policies would include MG22- Special Landscape Areas, MD1- Location of New Development and MD2- Design of New Developments. The policies seek to allow development outside of settlements that would have no unacceptable impact upon the countryside or the best and most versatile land as well as reinforcing the role and function of settlements.

The new building is proposed in conjunction with the agricultural use on site and thus the countryside location would be justified in this instance. The applicant has submitted an agricultural appraisal which identifies that the proposed building is required to serve the existing farm, providing extended facilities to serve the existing herd (when suffering with common illnesses) to allow compliance with welfare standards.

In particular, the applicant's agent has indicated that British Standard BS5502 'Buildings and structures for agriculture' recommends a minimum allowance of 11m<sup>2</sup> per cow. As the building would be used in association with cows receiving treatment for illness, the agent sets out that around 5% of the herd would be treated at any one time. As the herd amounts to 950 cows this could result in around 48 cows utilising the new barn at any one time (48 x 11 = 528m<sup>2</sup>). The building has been proposed at a slightly larger footprint of 577m<sup>2</sup>, but an area would be needed for handling facilities within the building as well as to treat and examine the animals.

Planning Policy Wales (9<sup>th</sup> Edition) supports such development and sets out in paragraph 7.6.5 the following:

*7.6.5 Local planning authorities should adopt a constructive approach towards **agricultural development proposals**, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.*

Accordingly, while located in a sensitive part of the countryside, there would be no demonstrable harm that would outweigh the accepted agricultural need for this proposal in association with an established farming use and welfare requirements, subject to the proposal complying with general criteria of visual impact, impact upon neighbouring amenity, highway safety, flooding and drainage and minerals safeguarding.

## Visual Impact

The site lies within the Nant Llancarfan Special Landscape Area. Policy MG17- Special Landscape areas indicates that development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area. The site is also within the Llancarfan Historic landscape which is included in the cadw/comos register of landscapes of historic and outstanding historic interest in Wales. It is therefore of particular importance to ensure that the development would not have a demonstrable impact on these designations/ the wider landscape.

Having assessed the submitted plans and elevations and the agricultural appraisal it is evident that the new building is designed for agricultural purposes and will continue to form part of an extensive, large-scale agricultural operation which has been established at this location.

The ground is sloping and would be required to be raised to be in line with the adjoining building. The agent has indicated in an email that the contractor commissioned to undertake the groundwork has set out that he proposes to cut a trench 1m deep and 6m wide for the entire length of the building. This would provide lateral stability and load spread for the fill operation. The fill would come from material excavated during works undertaken elsewhere on the farm during the erection of previous buildings. The fill material is likely to be approximately 4,000m<sup>3</sup>. The operator would add the material in thin layers, compacting each layer as he progresses to final level before erection of the building. As it is understood that the building is proposed to be level within adjoining building it is considered that the cut and fill works would not be harmful to the site or the surrounding area and a levels condition should be attached to any permission to clarify the exact change in levels.

In considering the likely visual impact it is noted that the building has a large footprint and would be approximately 6.02 metres high. Some partial views are currently afforded of the buildings at the site when viewed from down in the valley to the east of the application site while a public footpath that borders the agricultural yard to the north would provide some views of the new building. However, views of the proposed building would be within the context of a farm yard and set against the existing agricultural buildings and would not be unduly harmful to the character and appearance of the site or the wider landscape area.

It is noted that the proposal would result in the loss of a small piece of scrub/hedgerow, which the agent indicates in the appraisal would be moved to the rear of the building. The hedgerow to be removed does not appear to be of significant value and as such it is considered reasonable to require further details of landscaping in this position to minimise potential detriment when viewed from wider vantage points.

In addition, the Council's archaeological advisors (GGAT) have not raised an objection by virtue of impact upon the historic landscape. They had requested a watching brief condition for the 2014 permission but as no remains were found during the construction of the previous building, no further watching brief is required in this instance.

Overall, therefore, it is considered that the proposals would not result in an unacceptable impact to the visual amenities of the wider area, complying with the requirements of MG17, MD1, MD2 and MD8 of the Adopted Local Development Plan 2011-2026

### Impact upon residential amenity

The additional building would not bring this part of the farmstead closer to the dwellings than the previously approved building in 2014, maintaining a distance of approximately 120m away from the nearest property known as 'New House'. Noting the substantial levels difference and physical separation between the properties it is considered that the proposals would not result in undue detriment to the amenities of neighbouring residential occupiers by reason of being overbearing.

Concerns were raised by the Community Council with respect to slurry scraping from the loading area. The agent has indicated in an email provided on 17<sup>th</sup> August 2018 that the slurry would be scraped out twice a day at around 8.00am and 4.00pm. It will be scraped with a tractor and muck scraper as per the other buildings. While the scraping is likely to create some noise it would be carried out on two occasions a day and at an acceptable time. When taking this into account along with the distance to the nearest neighbours, it is considered that the slurry scraping would not be an operation that would cause a significant impact upon the nearby residential amenity by virtue of noise.

Whilst noting the concerns of neighbouring properties and the Community Council with regard to the potential noise and odour, it is considered that as no objection has been raised by the Shared Regulatory Service and given it will not lead to an increase in noise or odours over the existing use, a refusal of planning permission would not be justified. It is considered that sufficient separation would be maintained between the building and residential properties to ensure that the location of the building would not increase noise or odour over and above the existing use at the site.

### Other matters

In addition, the Community Council has suggested that the end elevation of the previously approved barn has not been clad and this has resulted in increased noise from the farm.

While this is not a matter that would be material in consideration of this application, the agent has set out that the previous barn has yet to be completed as large machines would need to manoeuvre through the site during construction of the proposed barn, which could possibly cause damage to the end cladding. If the Community Council remains concerned that works are not completed in accordance with approved details then the Council's Planning Enforcement section can investigate this matter further.

### Flood Risk and Surface Water drainage

It is noted from representations from residents and the Community Council that there are significant concerns that additional development would result in an increased surface water run-off from the site, which would add to the existing flooding issues that are present within the Llancafán flood zone.

This application site itself is not located in a Development Advice Map (DAM) C2 zone at risk of tidal or fluvial flooding and NRW maps indicate there is a low risk of surface water flooding to the site and adjacent highway.

Section 8 of TAN15 advises that where development could result in the increase in run off and flooding at other locations it is necessary to consult the relevant competent authority to determine what attenuation is required. It also indicates that an appropriate sustainable

drainage system (SUDS) scheme would normally be the most appropriate. For ease of reference see paragraphs 8.1 to 8.3 of TAN15 below: -

*8.1. In all zones, development should not increase the risk of flooding elsewhere. Runoff from developments in these areas can, if not properly controlled, result in flooding at other locations and significantly alter the frequency and extent of floods further down the catchment. In many instances this will be determined by local knowledge and where such concerns are suspected planning authorities should consult the relevant competent authority on a case by case basis, who will determine what, if any, attenuation is to be required.*

*8.2 Built development, such as roads, pavements, and roofing, tends to increase the surface area of impermeable ground, thus reducing percolation and increasing rapid surface run-off. This has the effect of reducing the time it takes for precipitation to enter the watercourse and consequently increasing the peak discharge. SuDs can perform an important role in managing run-off from a site and should be implemented, wherever they will be effective, in all new development proposals, irrespective of the zone in which they are located.*

*8.3 Development in one part of a catchment may increase run-off and hence flood risk elsewhere, therefore, the aim should be for new development not to create additional run-off when compared with the undeveloped situation, and for redevelopment to reduce run-off where possible. It is accepted that there may be practical difficulties in achieving this aim.*

The submitted application form suggests that surface water will be disposed of via a soakaway but no further details have been submitted with regard to surface water drainage for the proposed building. The Council's drainage engineers were consulted and did not raise any objection subject to a condition requiring a surface water drainage scheme to be submitted and agreed prior to any works on site.

As such, it is considered that subject to a condition requiring that a surface water drainage scheme to be submitted to and agreed prior to the commencement of development then no objection would be raised against the development as a result of flooding on the site or adjacent sites.

#### Highway Safety

The proposed building is essentially for animal welfare and would not increase livestock or farming activities at the site. As such, the proposal should not increase traffic numbers to and from the site over and above the existing farm activities.

As such, the proposal would not increase the need for parking or impact any further on the rural lanes around the site. Accordingly, the proposal does not result in any parking or highway safety implications, complying with the requirements of MD1 and MD2 of the Adopted LDP 2011-2026

## Mineral safeguarding

The site is also situated within a limestone mineral safeguarding location. Policies SP9 and MG22 of the LDP relate to minerals safeguarding areas and significant weight is given to safeguarding these resources. However, given the location of the development within the existing agricultural yard it is considered that the extraction of the resource on the application site would have a significant impact on the amenity of the nearest residential dwellings. Therefore, it is considered the proposal would not impact upon future extraction of the mineral, complying with Policies SP9 and MG22 of the LDP.

## RECOMMENDATION

### APPROVE subject to the following condition(s):

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

Reason:

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

2. The development shall be carried out in accordance with the following approved plans and documents:

Agricultural appraisal  
RAC/8096/2 Site Plan  
RAC/8096/3 elevations

submitted 2nd July 2018

RAC/8096/1A Site Location Plan submitted 17th August 2018

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. The materials to be used in the construction of the external surfaces of the building shall be accordance with the details set out in the application forms and plans submitted as part of the application.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD8(Historic Environment) of the Local Development Plan.

4. Notwithstanding the submitted details, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land to be removed, all details of proposed planting and details of any to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MD1 and MD2 of the Local Development Plan.

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies MD1 and MD2 of the Local Development Plan.

6. Prior to the commencement of development, details of the finished levels of the site and floor levels of the building in relation to existing ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the visual amenities of the area are safeguarded, and to ensure the development accords with Policy MD1 and MD2 of the Local Development Plan.

7. Prior to the commencement of the development, details of the surface water drainage scheme to serve the approved barn shall be submitted to and approved in writing by the Local Planning Authority. The approved building shall not be occupied until the agreed surface water drainage works have been completed in accordance with approved details. Before these details are submitted, an assessment shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a period for its implementation; and

iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason:

To enable a more sustainable form of drainage, and to prevent hydraulic overloading of the public sewerage system, reduce surface run off from the site and to protect the health and safety of existing residents and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

## REASON FOR RECOMMENDATION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which 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.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Having regard to policies SP1– Delivering the Strategy, SP9– Minerals, MG17 – Special Landscape Areas, MG22 – Development in Minerals Safeguarding Areas, MD1 - Location of New Development, MD2 - Design of New Development, MD5 - Development within Settlement Boundaries, MD7 - Environmental Protection, MD8 - Historic Environment it is considered that the proposed new building would necessary for the purposes of agriculture and welfare on the unit, and would have no demonstrable impact on the wider landscape or amenities of nearby properties, flooding or highway safety.

## NOTE:

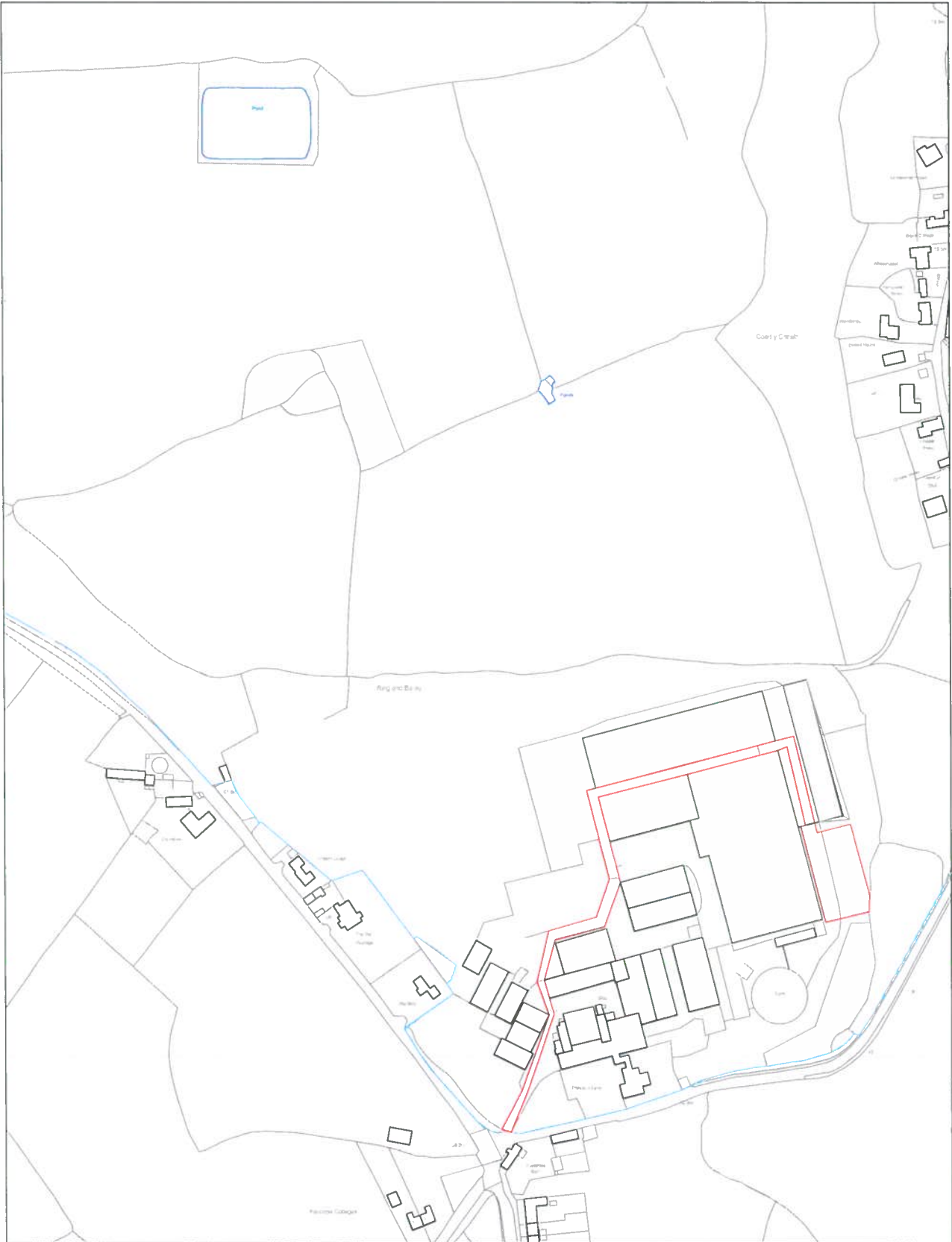
**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**



**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**



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Drawing title LOCATION PLAN	Ref. RAC/8096/1	Rev.					Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RGS ORR 01491 684233
Contract PANCROSS FARM LLANCARFAN VALE OF GLAMORGAN	Drawn by HTD	Checked by IDW	A	Add building and amend red line	13/08/18	Date	www.readingagricultural.co.uk
	Scales 1:2,500@A1	Date 22/06/2018					
							