

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **26 JULY, 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:

2018/0614/BN	A	21A, West Farm Road, Ogmore By Sea	Proposed roof conversion to form master bedroom and upper terrace over existing flat roof
2018/0616/BN	A	Brynhill Cottage, Brynhill Lane, Port Road, Barry	Replacement roof covering with part flat roof changed to pitched roof
2018/0624/BN	A	Castle Lodge, St .Georges, Peterston Super Ely	Swimming Pool and enclosure
2018/0625/BN	A	4, Seys Close, Cowbridge	Removal of load bearing kitchen wall and installing a concrete lintel
2018/0632/BN	A	Yr Hen Dafarn, Llancadle (Plot 1) (Green Dragon)	Change of use/conversion from Public House to one residential dwelling to include 2 no. dormer window roof extensions
2018/0633/BN	A	Springfield, Graig Penllyn, Cowbridge	First floor extension measuring 9m x 6m.
2018/0634/BN	A	43, Regent Street, Barry	New Roof
2018/0635/BN	A	42, Burdons Close, Wenvoe	Orangery extension to rear elevation
2018/0636/BN	A	Aberogwrn Farm, Llancafarn	Fit a new septic tank to residential property

2018/0639/BN	A	2, Birch Lane, Penarth	Knock two rooms into one and open window up and install bi-fold doors
2018/0640/BN	A	30, Minehead Avenue, Sully	Re-roof with modern tiles and breathable membrane on pitched roof and insulation and re-covering to flat roof areas
2018/0642/BN	A	12, Wayside Cottages, Cardiff Road, Dinas Powys	Knock through wall from Bathroom to kitchen. Knock through wall from kitchen to garden to put in French windows. Move bathroom upstairs
2018/0643/BN	A	28, Shackleton Close, St. Athan	Two rooms into one
2018/0645/BN	A	51, Palmerston Road, Barry	Single storey rear/side infill extension. Dormer loft conversion.
2018/0646/BN	A	37, Heol Sirhwi, Cwm Talwg, Barry	Internal alterations, knock through and installation of steel beams and bi-fold doors
2018/0650/BN	A	Holmward Bungalow, Treoes	Knock through
2018/0651/BN	A	92, Westbourne Road, Penarth	Small sunroom extension to rear
2018/0652/BN	A	10, Greenway Close, Llandough	Erection of single floor extension to rear; conversion of existing garage to living accommodation, including roof alteration and extensions to rear and front.
2018/0653/BN	A	73, Cornerswell Road, Penarth	Single storey rear extension
2018/0654/BN	A	50, Andrew Road. Cogan	Bathroom conversion
2018/0655/BN	A	59, Wordsworth Avenue, Penarth	External Wall Insulation

2018/0657/BN	A	7, Albert Road, Penarth	Single storey lean to extension to provide breakfast area/seating for existing adjoining kitchen
2018/0658/BN	A	4, Countess Place, Penarth	Steel beams, new roof on existing extension, small single storey lean to
2018/0659/BN	A	St. Nicholas, Romilly Park Road, Barry	Double garage with roof terrace
2018/0660/BN	A	Fingerpost Farm, Llantcarfan	Agricultural enterprise dwelling for training manager
2018/0661/BN	A	11, St. Quentins Close, Llanblethian, Cowbridge	First floor aperture for disabled through floor lift
2018/0665/BN	A	33, Voss Park Drive, Llantwit Major,	Fitting of new windows and doors
2018/0666/BN	A	1, Shakespeare Drive, Llantwit Major	Conversion of internal garage to living room within bungalow
2018/0667/BN	A	28, Hawthorn Road, Barry	Rear single storey extension
2018/0671/BN	A	367, Barry Road, Barry	Re-roof
2018/0672/BN	A	68a, Dylan Crescent, Barry	Partial rewire
2018/0673/BN	A	15, Williams Crescent, Barry	Partial rewire
2018/0674/BN	A	69, Fair Oaks, Dinas Powys	Renew kitchen and partial rewire
2018/0675/BN	A	1, Green Lane, Barry	Renew garden fencing to property to WHQS standard
2018/0676/BN	A	9, Borough Avenue, Barry	Renew garden fencing to WHQS standard
2018/0677/BN	A	21, Pontalun Close, Barry	New Kitchen, bathroom, rewire and removal of asbestos ceilings
2018/0678/BN	A	29, Fairfield Crescent, Llantwit Major	Renew kitchen, bathroom, rewire and removal of asbestos ceiling

2018/0679/BN	A	63, West Walk, Barry	Fire door and frame
2018/0680/BN	A	17, Severn Avenue, Barry	Fire door and frame
2018/0681/BN	A	39, Edward Street, Barry	Fire door and frame
2018/0682/BN	A	56, Pontalun Close, Barry	Fire door and door frame
2018/0683/BN	A	4a, Lon yr Eglwys, St. Brides Major	Partial rewire
2018/0684/BN	A	8, Ceri Road, Rhoose	Renew asbestos down pipe
2018/0685/BN	A	4, Gwenog Court, Barry	Renew Asbestos / Artex Ceilings to property
2018/0686/BN	A	53, St. Pauls Avenue, Barry	Renew garden fence to property to WHQS standard and handrails to front of property
2018/0687/BN	A	27, Station Road, Rhoose	Renew garden fencing to WHQS standard
2018/0688/BN	A	41, Main Street, Barry	Renew asbestos/Artex ceilings to the hallway
2018/0689/BN	A	34, Pontalun Close, Barry	Renew bathroom to property and partial rewire
2018/0692/BN	A	1, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0693/BN	A	2, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0694/BN	A	3, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0695/BN	A	5, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0696/BN	A	6, Dale Court, Barry,	Insulation of external wall insulation and minor adaptation of roof

2018/0697/BN	A	7, Dale Court, Barry,	Insulation of external wall insulation and minor adaptation of roof
2018/0698/BN	A	8, Dale Court, Barry,	Insulation of external wall insulation and minor adaptation of roof
2018/0699/BN	A	10, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0700/BN	A	11, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0701/BN	A	12, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0702/BN	A	13, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0703/BN	A	14, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0704/BN	A	15, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0705/BN	A	16, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0706/BN	A	17, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0707/BN	A	19, Dale Court, Barry,	Insulation of external wall insulation and minor adaptation of roof
2018/0708/BN	A	20, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0709/BN	A	21, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof

2018/0710/BN	A	22, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0711/BN	A	23, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0712/BN	A	24, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0713/BN	A	25, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0714/BN	A	26, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0715/BN	A	27, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0716/BN	A	28, Dale Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0719/BN	A	15, Dunster Drive, Sully	Re-roof
2018/0720/BN	A	1, St. Catherines Court, Barry	Insulation of external wall insulation and minor adaptation of roof
2018/0721/BN	A	2, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0722/BN	A	3, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0723/BN	A	4, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0724/BN	A	6, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0725/BN	A	7, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof

2018/0726/BN	A	8, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0727/BN	A	9, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0728/BN	A	10, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0729/BN	A	11, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0730/BN	A	14, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0731/BN	A	15, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0732/BN	A	16, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0733/BN	A	17, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0734/BN	A	18, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0736/BN	A	20, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0737/BN	A	21, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof
2018/0739/BN	A	22, St. Catherines Court, Barry	Installation of external wall insulation and minor adaptation of roof

2018/0782/BN	A	7, Odyns Fee, Rhoose	New flat roof to garage and kitchen extension including new fascias and soffits. Internal alterations including smoke and heat detectors, external fans, new ceilings, bathroom alterations including en-suite and WC
2018/0784/BN	A	25, Ael y Coed, Barry	Garage conversion to bedroom with en suite
2018/0786/BN	A	92, Colcot Road, Barry	Single storey shower room and W.C.

(b) Building Regulation Applications - Reject

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

2018/0275/BR	R	4, Avalon Antiques, Royal Buildings, Stanwell Road, Penarth	Change of use from 1no 3 bed maisonette apartment to 2 No apartments
2018/0361/BR	R	The Boat House, 4, Cog Road, Sully	Internal and external refurbishment of former pub, into Cafe / Restaurant
2018/0631/BN	R	57, Murch Road, Dinas Powys	New build garage. Rear single storey extension with flat roof and new front dormer
2018/0647/BN	R	38, Minehead Avenue, Sully	Rear single storey extension
2018/0664/BN	R	5, St. Martins Close, Penarth	Double storey extension to rear of property
2018/0668/BN	R	2, Petrel Close, Cosmeston, Penarth	Single storey extension
2018/0669/BN	R	5a, Winston Road, Barry	Single storey side extension

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

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

2018/0088/AI	A	167, Plymouth Road, Penarth	New detached dwelling
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2018/0089/AI	A	The Perrells, Westra, Dinas Powys	Dormer loft conversion and associated works
2018/0090/AI	A	Nationwide Building Society, 136, Holton Road, Barry	Refurbishment of existing Nationwide Building Society
2018/0091/AI	A	BAMC, Dragon Fly Drive, Cardiff International Airport, Rhoose	Conversion of BAMC Hangar bay 2 and associated 'back of shop' support accommodation including a small single storey extension at rear
2018/0092/AI	R	38, Minehead Avenue, Sully, Penarth	Alterations and extension with associated works
2018/0093/AI	A	Ynys Dawel, Leckwith Road, Llandough	Alterations including removal of internal load bearing wall with associated works
2018/0094/AI	A	Stable Cottage, Court Farm, Llansannor	Single storey utility room extension and associated works
2018/0095/AI	A	16, Main Avenue, Peterston Super Ely	Single Storey Rear Extension, Internal Alterations & Associated Works
2018/0096/AI	A	Old Ryder Building, Llandough Industrial Estate, Penarth Road	Proposed Mezzanine Floor
2018/0097/AI	A	Tec Marina, Terra Nova Way, Penarth	Alterations to form an additional meeting room with associated works
2018/0098/AI	A	58, Heol Y Fro, Llantwit Major	Proposed Solid Warmer roof replacement
2018/0099/AI	A	29, Maes Illtuds, Llantwit Major	Proposed structural opening
2018/0100/AI	A	39, St. Davids Crescent, Penarth	Single storey rear extension (works to include material alterations to structure, controlled services, fittings and thermal elements)
2018/0101/AI	A	Plots 1 & 2 rear of 45 Fontygary Road, Rhoose	Proposed construction of a pair of semi-detached

			dwellings
2018/0102/AI	A	93, Fonmon Park Road, Rhoose	Installation of lintel and door
2018/0103/AI	A	5, Meadow View Court, Sully	Extensions and alterations with associated works
2018/0104/AI	A	26, Hawthorn Road, Barry	Single storey rear extension, internal alterations and associated works
2018/00105/AI	R	Haydock House, 1, Holton Road, Barry	Change of use and conversion of building to provide residential accommodation in form of 15 affordable dwellings, retail unit access arrangement and associated works

(d) Section 32 Building Act, 1984

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

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

15/0539/BR
15/0549/BR
15/0585/BR
15/0588/BR
15/0694/BR
15/0704/BR
15/0714/BN
15/0916/BN
15/0917/BN
15/0918/BN
15/0919/BN

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 26 JULY, 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

2014/00026/1/C A Llaneinydd, St. Nicholas Discharge of Conditions 2 -
D Further details including windows/doors, rainwater goods and 7 -
Photographic Survey of Building. Permission 2014/00026/FUL for conversion of existing coach house to dwelling

2014/00448/1/N A Ty Gwyn, Newton, Non-Material Amendment :
MA Cowbridge The addition of a walk-in wardrobe & 2 no. additional Velux windows. All 3 no. Velux windows will be a minimum of 1.7 m above the floor level of the first floor addition (new master

			bedroom). They will all be clear glass and opening. Planning Permission ref. 2014/00448/FUL : Proposed first floor addition to form a Master bedroom and en-suite bathroom, internal remodelling & the replacement of an existing upvc conservatory with a single storey addition
2014/00460/10/N MA	R	Plot 39, Manor Park, Sully Road, Penarth	Non Material Amendment- Proposed alteration of approved dwelling to include rear conservatory extension. Planning permission 2014/00460/FUL:Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works
2014/00460/9/N MA	A	Plot 74, Manor Park, Sully Road, Penarth	Non-Material Amendment - Proposed alteration of approved dwelling to include rear conservatory extension. Planning permission ref. 2014/00460/FUL : Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works

2014/01424/4/N MA	A	Land off St Brides Road, Wick	Non-Material Amendment to vary the wording of Condition 15 (regarding height of approved railings) of Planning Permission 2014/01424/FUL (Change of use of agricultural land to residential development (C3) including the development of 124 residential dwellings, public open space, landscaping, highway improvements and associated engineering works)
2014/01505/1/C D	A	Land at North West Cowbridge	Discharge of Conditions 13, 19, 21 - Detailed permission for the construction of a link road connecting Cowbridge Bypass with Llantwit Major including footpaths / cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475
2014/01505/2/C D	A	Land at North West Cowbridge	Discharge of conditions 12, 16, 22, 26, 28, 29 and 36 - Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths / cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development – AMENDED

2014/01505/3/C D	A	Land at North West Cowbridge	SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475
2014/01505/4/C D	A	Land to North West Cowbridge	<p>Discharge of conditions 17, 24, 35 and 38 - Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths / cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475</p> <p>Discharge of Conditions 9 - Public Open Space, 23 - Construction Environ. Management Plan, 25 - Construction Traffic Management Plan, 27 - Proposed Perpetual Management and Maintenance and 32 - Disposal of Excavated Material. Planning permission ref. 2014/01505/OUT : Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths / cycleways, landscaping & associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led</p>

			development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475
2015/00016/6/C D	A	Land South of Craig Yr Eos Avenue, Ogmore by Sea	Discharge of Condition Residential development for 20 dwellings - discharge of condition 21
2015/00392/1/N MA	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Non-Material Amendment - Amend wording of Conditions 6 and 9, relating to drainage & engineering respectively, in order to change the timescale trigger for approval of details. Conditions to be reworded to require approval of details within 90 days of commencement of development, rather than prior to commencement of development.
2015/00392/4/C D	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Conditions 8 - Construction Traffic and 13 - Construction Environ. Management Plan. Planning Permission ref. 2015/00392/OUT : Outline application for residential development for up to 50 dwellings, together with alignment of initial section of highway linking Cardiff Road and Cross Common Road at Land at Cardiff Road/Cross Common Road, Dinas Powys
2015/00960/1/N MA	A	Land at Sycamore Cross, Bonvilston	Non-material Amendment - Vary the wording of Condition 5-Drainage relating to timing of submission of details of Planning permission

			2015/00960/FUL - Development of 120 homes and all associated works
2015/00960/6/C D	A	Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston	Discharge of Condition 10 - Construction Traffic Management Plan and 21 - Construction Environ. Management Plan for development of 120 homes and all associated works
2016/01290/2/C D	A	Arno Quay, Barry Waterfront, Barry	Discharge of Conditions 10, 11 and 12 - Development of the site known as Arno Quay for residential development and associated infrastructure works, parking, and landscape
2016/01453/1/C D	A	2, Llandilo Close, Dinas Powys	Discharge of Conditions 3 - Schedule of Materials, 4 - Parking Layout, 5 - Levels and 10 - Boundary Planting. Planning Permission ref. 2016/01453/FUL : Detached two storey dwelling to the side of No. 2 Llandilo Close
2017/00031/1NM A	A	Elder Cottage, Llantwit Road, Wick	Non-Material Amendment - Alteration of roof shape and finish plus changes to elevation. Planning Permission ref. 2017/00031/FUL : Extension to existing dwelling and replacement of garage
2017/00477/1/N MA	A	19, Liscum Way, Barry	Non-Material Amendment - Move the main entrance doorway from the front to the side of the porch. Planning Permission ref. 2017/00477/FUL

2017/00489/1/N MA	A	Fairfield, Welsh St. Donats	Non-Material Amendment - Alterations to the shape and siting of the first floor windows in the side elevation - planning Permission - New extension with alterations / adjustments to roof. New chimney stacks/Velux windows. Form pitched roof to existing garage. Adjust existing vehicular access and form new car parking / vehicle crossover
2017/00520/1/C D	A	Site of proposed new roundabout, Land at the A48, North of Darren Farm, Cowbridge	Discharge of Conditions 3 - Engineering Details, 4 - Construction Environ. Management Plan , 5 - Construction Traffic Management Plan and 6 - Landscaping Scheme. Planning Permission ref. 2017/00520/FUL : Revised roundabout arrangement to facilitate access to the new link road and the strategic housing development approved under 2014/01505 and to provide 4th arm for access to land to the north of the A48
2017/00615/FUL	A	4, Sunnycroft Lane, Dinas Powys	Two storey side extension including basement
2017/00724/2/N MA	A	Land at Caerleon Road, Dinas Powys	Non-Material Amendment - Replace approved roof tile from Forticrete Slate Grey with a Marley Due Modern interlocking tile - Planning Permission 2017/00724/RES - Reserved matters on outline consent 2014/00282/OUT for residential development

2017/00746/2/C D	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Condition 3 - Materials Details. 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
2017/00746/3/C D	A	Land off Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Condition 6 - Hard and soft landscaping. Planning Permission ref. 2017/00746/3/CD : 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
2017/00800/1/N MA	A	31, Pill Street, Cogan, Penarth	Non-Material Amendment - An additional window into the domer plus some alterations to the velux window and high level window. Planning Permission ref. 2017/00800/FUL : Double

			storey rear extension, loft conversion with rear dormer and new detached garage
2017/00844/FUL	A	Glanffawydd, Welsh St Donats	Proposed front, side, rear and first floor extension, detached garage and associated works
2017/00910/1/N MA	R	The Rectory, Port Road, Wenvoe	Non-Material Amendment - Proposed change to the wording of Condition 3 of Planning Permission 2017/00910/FUL : Development of 12 dwellings and associated infrastructure on land at The Rectory, Wenvoe
2017/00994/1/N MA	A	20, Marine Drive, Barry	Non-Material Amendment - Extend/amend width of parking bay to 4000. Planning Permission ref. 2017/00994/FUL : To form new car parking bay to front of dwelling-adjusting ground levels and garden wall fronting street. To form new pedestrian access to adjust existing vehicular crossover
2017/01279/LBC	A	Ty Fry Farm, Llandow	Internal alterations to introduce an enlarged mezzanine area
2017/01320/1/C D	A	The Old Town Mill, Old Town Mill Road, Cowbridge	Discharge of Condition 3 - Programme of archaeological work
2018/00022/PD	A	9 Lewis Street, Barry, CF62 6JW	Childminding
2018/00044/FUL	A	21, Channel Close, Rhoose	First floor extension over existing garage and utility room. Rear single storey extension. Single storey front extension with porch

2018/00079/FUL	R	The Laurels, Llanquian Road, Aberthin	Amendments to planning permission 2015/01455/FUL for the construction of two detached dwellings
2018/00118/FUL	A	Bradfield, Victoria Park Road, Cadoxton, Barry	Retention of raised section of garden, retaining wall and timber summer house to rear of dwelling
2018/00138/FUL	A	Barry Yacht Club, Dock Road, Barry	Construction of a cesspool for the treatment / disposal of sewage waste from Barry Yacht Club and adjoining former Lifeboat Station
2018/00146/1/C D	A	Dow Corning, Cardiff Road, Barry	Discharge of Conditions 3 - Potential Contamination, 4 - Detailed Remediation Scheme and 5- Notice of Remediation Scheme. Planning Permission ref. 2018/00146/FUL : It is proposed to extend an existing manufacturing building within the Dow Performance Silicones site at Barry. The extension would comprise a new loading bay and open-plan steel-framed building to house new manufacturing equipment. The extension, in keeping with the existing adjacent buildings would be single storey at Dow Corning Ltd., Cardiff Road, Barry
2018/00179/FUL	A	Cardiff and Vale Orthopaedic Centre, University Hospital Llandough, Penlan Road, Llandough, Penarth	Extension to CAVOC (two storey)

2018/00212/FUL	A	Tudor Lodge, Bonvilston	Variation of Conditions 1 & 2 of Planning Permission 2017/00024/FUL : To change to the external cladding of an existing agricultural barn / storage facility
2018/00231/FUL	R	Mill Barn, Mill Road, Boverton, Llantwit Major	Retention of reconstructed barn for the housing of goats, associated fodder and associated equipment
2018/00239/FUL	A	The Shop, 29, Park Road, Barry	Change of use of the shop from retail to child care and installation of railings at the front of the shop
2018/00244/FUL	A	Mill Cottage, Church Farm, Clemenstone	Double storey and single storey extension
2018/00247/FUL	A	111, Westward Rise, Barry	Extend rear 4th bedroom over existing utility room, to increase size of bedroom, building off the existing cavity walls. Form a dormer hip roof to rear, to match existing slates. Walls to be rendered to match existing finish. Install new UPVC double glazed window to match existing size and style of utility window.
2018/00253/FUL	A	Fingerpost Farm, Llancarfan	Agricultural enterprise dwelling for the Assistant Training Manager for the horse racing enterprise
2018/00255/FUL	A	36, The Verlands, Cowbridge	Single storey extensions to front and rear of property including internal alterations
2018/00301/FUL	A	85-87, Eastgate, Cowbridge	Retention of change of use of first floor from D1 to A1 Bridal Boutique and second floor from C3 to A1 Bridal Boutique

2018/00310/FUL	A	The Chestnuts, Heol y Mynydd, Welsh St. Donats	Extension to existing house
2018/00314/FUL	A	3, Heol Neuadd, Cogan Hall, Penarth	Single storey extension to side and rear
2018/00328/FUL	A	1, Ivor Street, Barry	Convert the existing coach house at the rear to a one bedroom dwelling
2018/00338/FUL	A	14, Nordale Rise, Barry	Proposed 2 storey side extension to form a kitchen and first floor bedroom
2018/00340/FUL	A	35, Anchor Road, Penarth	1 No. first floor balcony to front elevation of property
2018/00341/FUL	A	54, Chandlers Way, Penarth	1 No. metal framed balcony to front elevation of property
2018/00342/FUL	A	29, Chandlers Way, Penarth	1 No. metal balcony to front elevation of property
2018/00351/FUL	A	Lon Twyn, Twyncyn, Dinas Powys	Replacing modern timber windows and doors with leaded light windows and doors that suit the time and style of the property
2018/00352/LBC	A	Lon Twyn, Twyncyn, Dinas Powys	Replacing modern timber windows and doors with leaded light windows and doors that suit the time and style of the property
2018/00357/FUL	A	21A, West Farm Road, Ogmore By Sea	Proposed roof conversion and front dormer to form master bedroom with en-suite bathroom and upper terrace over existing first floor flat roof. First floor balcony to the front and alterations to front elevation windows to include a Juliet balcony.

2018/00372/LAW	A	3, Countess Place, Penarth	Dormer conversion of current loft storage space in to bedroom / en suite. All work internal save for roof changes i.e. no changes to street access / layout
2018/00374/FUL	A	91, Redlands Road, Penarth	Construction of detached one bedroom granny annexe
2018/00375/LBC	A	Great House Court, Church Lane, Welsh St. Donats	Replacement of existing windows which are rotting with similar wooden windows with double glazed units
2018/00381/FUL	A	5, Pwll y Min Crescent, Peterston Super Ely	Proposed replacement extension
2018/00385/FUL	A	18, Duffryn Crescent, Peterston Super Ely	Over garage extension and modification to porch
2018/00400/FUL	A	New Aston Martin premises, (previously MOD), in St. Athan	Proposal to install an underground fuel storage tank with mono / twin dispensing fuel pump. Will include drainage system that feeds into the proposed interceptor
2018/00402/FUL	A	33, Station Road, Penarth	Proposed conversion and loft conversion to existing property to form 2 self contained dwellings
2018/00406/FUL	A	10, Greenway Close, Llandough, Penarth	Erection of single floor extension to rear; conversion of existing garage to living accomm. including roof alteration and extensions to rear and front
2018/00408/FUL	A	Gigman Mill, St. Mary Church	New drive access to Gigman Mill House additional to that granted on ref: 2017/00230/FUL

2018/00409/FUL	A	43, Hinchsliff Avenue, Barry	First floor extension to side and rear to form new bedroom and secondary bathroom and a ground floor extension to rear to create new sitting room
2018/00412/FUL	R	36, Pontypridd Road, Barry	Demolition and re-build of the existing garage affording an integrated front porch and a second storey above delivering two further bedrooms, with balcony to the rear. The proposal wraps to the rear to a single storey Orangery / garden room
2018/00414/FUL	A	5, Cornerswell Road, Penarth	Conversion of single residential dwelling to two, one bedroom flats
2018/00415/FUL	A	41, Plymouth Road, Penarth	Replace windows at the front with UPVC vertical sliding sash windows in white ash. All windows will have toughened glass where mandatory
2018/00421/FUL	A	Little Acre, 4, Uphill Close, Sully	Proposed single storey Granny Annexe extension
2018/00422/FUL	A	Ystradowen Village Hall, Off Cowbridge Road, Ystradowen, Cowbridge	Variation of Conditions 2, 3, 7 and 8 of Planning Permission ref. 2017/01224/FUL relating to approved plans, NRW licence, drainage and landscaping
2018/00428/FUL	A	Santander UK Plc., 4-4A, Windsor Road, Penarth	Shop front refurbishment including new ATM position with red (RAL 3020) vinyl around it. New 10.8mm shop front glazing panels and 11.5mm around ATM. New stainless post box and blank letter plate. Rear elevation: 1 no. windows at ground floor level to be

			block up and make good. 1 no. extra Daikin unit and 2 no. grilles to be installed
2018/00430/FUL	A	6, Broadway, Cowbridge	Proposed alterations and extensions to existing property
2018/00432/FUL	A	1, Plymouth Road, Barry Island, Barry	Proposed alterations and upgrading of existing house in multiple occupation from 10 bedrooms to 12 bedrooms including a ground floor disabled suite and a proposed 2 storey Manager's accommodation unit in the rear garden
2018/00433/FUL	A	Roundabout intersecting Windsor Road, Windsor Terrace, Albert Road, Stanwell Road and Bradenham Place, Penarth	Like for like replacement of Town Boston 1 Pillar Clock
2018/00434/FUL	A	West Rise, A48, Bonvilston	Two storey extension to form extra living space on the ground floor and enlarged and a new bedroom at first floor
2018/00436/FUL	A	60, Westward Rise, Barry	Two storey side extension and single storey rear extension
2018/00437/FUL	A	22, Rectory Close, Wenvoe	Single storey rear extension and two storey front extension
2018/00439/FUL	A	3, Crawshay Drive, Boverton, Llantwit Major	Single storey front extension
2018/00442/FUL	A	Oak House, 17, Upper Cosmeston Farm, Penarth	Extension to the rear, conversion of the garage to a hobby room and the removal of some internal walls to provide a larger kitchen

2018/00443/FUL	A	8, Channel View, Ogmore By Sea	Garage Conversion
2018/00444/FUL	A	15, Newbarn Holdings, St. Athan Road, Flemingston	Proposed two storey extension and porch extension, balcony to rear and first floor bathroom over existing porch
2018/00446/FUL	A	41, Lavernock Road, Penarth	Take down single storey rear extension. New single storey rear extension (enlarged) to form kitchen and bed sitting room with en-suite
2018/00448/FUL	A	43, Pardoe Crescent, Barry	Proposed single storey ground floor front extension and single storey first floor rear extension with Juliet balcony
2018/00449/FUL	A	Conifers, A48 St Nicholas	Extension to existing dwelling and general alterations. Amendment to 2017/00797/FUL
2018/00451/FUL	A	Trosfaen, 4, Windmill Lane, Llanblethian, Cowbridge	Vary Condition 1 of Planning Permission ref. 2014/00280/FUL to extend the date for development for a further 5 years
2018/00454/FUL	A	St. Josephs R.C. Primary School, Sully Road, Penarth	Proposed extension to Year 6 classroom
2018/00456/FUL	A	65, Jenner Road, Barry	Loft conversion plus dormer to the rear of the property
2018/00459/FUL	A	24, Whitcliffe Drive, Penarth	Single storey rear extension with new front balcony, alterations to windows and internal alterations

2018/00461/FUL	A	Ruscombe House, Westgate, Cowbridge	Proposed extensions and alterations
2018/00463/LBC	A	Three Tuns, Cowbridge Road, St. Nicholas	Re-thatch main roof which has reached its end of life
2018/00466/ADV	A	Santander, 4-4A, Windsor Road, Penarth	Installation of a 46" TV within a metal shroud at the front elevation showing static Santander marketing campaigns
2018/00467/FUL	R	12, Murch Crescent, Dinas Powys	Raised decking continuing off the rear of my lawn that will protrude over sloping ground
2018/00468/FUL	A	1, Breach Cottages, Bonvilston	Retrospectively the erection of a holiday let
2018/00473/FUL	A	168, Westbourne Road, Penarth	Proposed two storey rear extension and side garage
2018/00477/FUL	A	1, Bowmans Way, Cowbridge	Front extension to existing dwelling
2018/00478/FUL	A	13, St. Peters Road, Penarth	Proposed two storey extension, single storey extension and loft conversion with dormer window
2018/00480/LAW	A	Maxgate, 55, Boverton Road, Llantwit Major	Single storey rear extension. Construct small utility area to rear of property. Single storey in keeping with existing bungalow property. Increased internal floor area of 5.13 sq. m.
2018/00485/FUL	A	Part of field, East of Well Lane / North of Track, Tinkinswood	Construction of a Type 2 foul pumping station, foul water sewer / lateral drain, foul water rising main and foul water manhole
2018/00490/FUL	A	27, Llwyn y Gog, Rhoose	Conservatory renovation

2018/00491/FUL	A	4, Lon Pinwydden, Ystradowen	Edwardian conservatory to side of dwelling
2018/00496/FUL	A	5, St. Martins Close, Penarth	Rear extension and rear roof extension with loft conversion and Juliet balcony to rear
2018/00499/FUL	A	2, Chaucer Road, Barry	Proposed side extension to form ground floor wet room and living space with bedroom above. orch to front elevation
2018/00500/FUL	A	11, Llantwit Major Road, Cowbridge	General renovation of dwelling providing new single storey rear extension and first floor extension above garage Living room at the front / side of dwelling
2018/00503/FUL	A	9, Windsor Terrace, Penarth	Enlargement of existing garage
2018/00504/FUL	A	88, Kingsland Crescent, Barry	Sub-division of dwelling to form self-contained apartments and associated external alterations
2018/00510/FUL	A	141, Plymouth Road, Penarth	Ground floor single storey rear extension. First floor side extension with balcony to front and Juliet balcony to rear. Two storey rear extension. Attic conversion with rear dormer and alteration works
2018/00511/ADV	E	57, South Road, Sully	Proposed sign to shop front
2018/00521/FUL	A	22, Illtyd Avenue, Llantwit Major	Single storey rear extension and internal alterations. Proposed porch to the front of the house

2018/00524/FUL	A	47, Seaview Drive, Ogmore By Sea	Proposed conservatory on West elevation. Proposed bay window on North elevation. Change white upvc windows to dark grey aluminium windows. Marley grey / blue Cedral boarding over existing render
2018/00525/FUL	R	19, Eastgate, Cowbridge	Demolish existing rear addition. Construct new two storey rear annex and single storey addition
2018/00541/FUL	A	27, Heol Merioneth, Boverton, Llantwit Major	Proposed rear extension with demolition of garage and erection of new garage
2018/00550/FUL	A	31, Highwalls Avenue, Dinas Powys	Single storey side extension
2018/00551/FUL	A	Vere Street Mini Market, 52-53, Vere Street, Barry	Retrospective application for the installation of an ATM installed through a composite security panel to the right hand side of the shop entrance
2018/00552/FUL	A	The Bungalow, 20A, Forrest Road, Penarth	Proposed alterations to existing loft conversion
2018/00557/FUL	A	30, Golwg Y Coed, Barry	Proposed single storey rear extension and awning
2018/00567/ADV	A	Vere Street Mini Market, 52-53, Vere Street, Barry	Retrospective application for internally illuminated signage surrounding ATM
2018/00576/FUL	A	23, Rectory Close, Wenvoe	Proposed first floor side extension to form walk in wardrobe and downstairs utility room, and single storey rear house extension
2018/00616/FUL	A	92, South Road, Sully	Conversion of the existing garage into a utility and storage space

Agenda Item No.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: **26 JULY, 2018**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

4. APPEALS

(a) Planning Appeals Received

L.P.A. Reference No: 2017/00395/FUL
Appeal Method: Hearing
Appeal Reference No: 18/3205107
Appellant: Cardiff Lux S.A.R.L
Location: **Brooklands Retail Park, Culverhouse Cross**
Proposal: Proposed new Starbucks drive-through unit
Start Date: 6 July 2018

L.P.A. Reference No: 2017/01310/FUL
Appeal Method: Written Representations
Appeal Reference No: 18/3205169
Appellant: Mrs. Vanessa Damiani
Location: **Post Office, 3, Station Road, Dinas Powys**
Proposal: Change of use of Ground Floor from A1 (Post Office) to C3 (2 bedroom flat)
Start Date: 29 June 2018

L.P.A. Reference No: 2017/01183/FUL
Appeal Method: Written Representations
Appeal Reference No: 18/3205729
Appellant: Mr Anthony Richards
Location: **Tudor Lodge, A48, Bonvilston**
Proposal: Retention of building as erected
Start Date: 4 July 2018

(b) Enforcement Appeals Received

None

(c) Planning Appeal Decisions

L.P.A. Reference No: 2017/00991/FUL
Appeal Method: Written Representations
Appeal Reference No: 18/3199904
Appellant: Mr Alan Parfitt
Location: **Land to the South of the A48, Bonvilston**

Proposal: Proposed residential development, associated highway and ancillary works and the change of use of unused land to the rear of The Reading Rooms to enable Community Use'

Decision: Appeal Dismissed

Date: 6 July 2018

Inspector: Mr. Hywel Jones

Council Determination: Delegated

Summary

The Inspector considered the principal issues to relate to whether the location was suitable for the proposed development having regard to the local rural restraint strategy and the effect the scheme would have on the character and appearance of the surrounding area, including the Bonvilston Conservation Area.

The site lies outside of the defined settlement boundary, and the Inspector was satisfied that its exclusion from the settlement boundary was a considered decision based on the pattern of development in the area. The gap in the pattern of development was considerable which has the attributes of open countryside given its appearance as a paddock or field with traditional roadside hedge and tree boundary. That being the case, the development of the site would not constitute a sensitive infilling of a small gap and would be at odds with the protective policies of the development plan. Notwithstanding the site's relatively sustainable location that would not in itself justify development in this countryside location.

Insofar as the conservation area was concerned, the Inspector considered that the gap the field creates was significant and formed part of the character of the conservation area. The development of that gap would erode that green space feature contrary to the special interest of the area. In addition, the design of the proposed development was considered to represent an inappropriate design response to the area, neither sustaining nor enhancing the local character. The Inspector dismissed the Appellant's assertion that the development would well screened by existing and enhanced landscaping from hedgerow and trees. Breaks in that landscaping to facilitate access to the properties would clearly result in the development being readily visible and during winter months the screening quality of deciduous vegetation would be ineffective. Moreover, future presence of the landscaping could not be assured in the long term. Having regard to these considerations the Inspector concluded that there was material harm contrary to development plan policy, national guidance and statutory duty imposed by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act of 1990. There were no planning conditions that could be imposed to satisfactorily mitigate the identified harm.

Finally, the Inspector considered that the unilateral undertaking submitted with the appeal. The undertaking was made pursuant to section 106 of the Planning Act and included provision for an off-site affordable housing contribution and gifting part of the land to neighbouring community use. The Inspector was of the view that the contribution relating to the neighbouring

community use was not required by reason of planning policy and would, therefore, not meet the tests set out in the Community Infrastructure Levy Regulations. As such, the little weight could be attached to the undertaking. Moreover, the Inspector noted that the community benefit already existed as the land was in use for such purpose in any event.

L.P.A. Reference No: 2017/00640/FUL
Appeal Method: Written Representations
Appeal Reference No: 18/3198004
Appellant: CTIL & Vodafone Limited
Location: Streetworks on the footpath of Bron Y Mor at the junction with Lakeside, Barry
Proposal: Installation of a 12.5m mock telegraph pole, supporting shrouded antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto.
Decision: Appeal Dismissed
Date: 4 July 2018
Inspector: R. Jenkins
Council Determination: Delegated

Summary

In dismissing the appeal, the Inspector considered the main issues to relate to whether the development would preserve or enhance the character and appearance of the Barry Marine Conservation Area. In identifying harm, if then any material considerations would outweigh that harm in favour of the development.

The Inspector agreed with the Council that because of the scale and siting on a prominent corner location, the development would appear visually dominant and would be an incongruous feature in the street scene. The development would, therefore, run counter to the statutory duty arising from the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. For the same reasons it would also conflict with development plan policy.

National planning guidance provides support for telecommunications equipment and there was little doubt that there was significant public benefit arising from the development. Notwithstanding that, national guidance is clear that such equipment should be located so as to minimise impact arising from development. The Inspector was not satisfied that the developer had adequately explored alternative siting to a point whereby development at this location was the only option open. Without cogent evidence to indicate that this location was the only option open to the development, the harm identified about would be entirely unjustified.

L.P.A. Reference No: 2017/00998/FUL
Appeal Method: Written Representations
Appeal Reference No: 18/3197805
Appellant: Brittons Holdings

Location: Little West Apartments, Main Road,
Southerndown
Proposal: The construction of a building to house 4 two-
bedroom apartments
Decision: Appeal Dismissed
Date: 29 June 2018
Inspector: R. Jenkins
Council Determination: Delegated

Summary

In dismissing the appeal, the Inspector considered the main issues to be whether the development was acceptable in principle having particular regard to the planning policy designed to control residential development outside of identified settlements.

Despite being located within close proximity to existing residential development, the site is outside of any defined settlement boundary. The appeal site is also located within the Glamorgan Heritage Coast where there is a specific presumption that development will conserve and enhance the special environmental qualities of the Heritage Coast. That being the case, the Inspector agreed that there was strong presumption against development in this countryside location. The Inspector noted national planning guidance indicates sensitive infilling may be acceptable dependant on character of the surrounding area, pattern of development and access to towns and villages. Whilst the development would be located within an existing stone wall, the Inspector agreed that the development would extend and consolidate the existing ground of building which already represent a prominent introduction into this stretch of largely unspoilt coastline. The development was considered to exacerbate that harmful impact to the detriment of the overall rural character of the area. As such, the development was not considered to represent a sensitive infill or rounding off.

Given the conclusions above, the Inspector considered that the development was contrary to national planning guidance and development policy and duly dismissed the appeal.

L.P.A. Reference No: 2017/00212/FUL
Appeal Method: Hearing
Appeal Reference No: 17/3192103
Appellant: Mr David Alison
Location: New Broad Street Motors, Ty Verlon Industrial
Estate, Barry
Proposal: Creation of 2 no separate A1 units within footprint
of existing Car Sales building (permitted change of
use) and alterations to front and rear elevations.
Relocation of existing totem sign
Decision: Appeal Dismissed
Date: 12 June 2018
Inspector: Janine Townsley
Council Determination: Delegated

Summary

The Inspector considered principal issues to be; whether the development should be considered against development plan policy relation to the protection of employment sites; and, if the development would comply with policies designed to control new retail development outside town and local centres.

In considering whether the site should be protected as an employment premises, the Inspector had regard to the existing use of the site. Policy MD16 states that at existing employment sites and premises proposals for non B1, B2 and B8 uses will only be permitted subject to criteria. The Inspector's interpretation of that development plan policy was that existing premises within employment land which fall outside of a B1, B2 and B8 use would not benefit from the protection of the criteria specified within the policy, as there is no B1, B2 or B8 to protect: the use is already lost. Consequently, as the premise is lawfully in use as a car showroom (a sui generis use), the protection of MD16 would not apply.

Insofar as retail impact was concerned, the Inspector was not persuaded there is a need for additional retail provision at this out of centre location and that there would be no unacceptable impact on trade, turnover, vitality and viability of the district centres. Policy MG13 states that proposals for new retail development will only be permitted where it can be demonstrated that there is an additional need for the proposal that cannot be met within an existing town or district retail centre, and the proposal would not either individually or cumulatively with other recent or consented developments have an unacceptable impact on trade, turnover, vitality and viability of the town, district, local or neighbourhood centre. National planning guidance states that qualitative need is harder to justify than quantitative need and that proposals based on qualitative need should be closely scrutinised. It goes on to state that where the current provision appears to be adequate in quantity, the need for further allocations or developments as a result of an identified qualitative need must be fully justified, before listing a number of scenarios when qualitative need may be sufficient justification for a development. None of the circumstance listed in national guidance were plead by the appellant. Turning to the potential impact of the proposal on existing centres, no data was produced by the Appellant. The Inspector mused that the location of the units, facing the main road and coupled with the provision of generous parking, would attract significant proportion of trade from outside the employment site. Without empirical evidence to support the scope of the retail impact assessment submitted with the appeal, the Inspector was not satisfied that sufficient evidence had been provided to demonstrate harm would not arise from allowing the appeal.

For the aforementioned reason and taking into account all matters raised, the Inspector duly dismissed the appeal.

(d) Enforcement Appeal Decisions

None

(e) April 2018 – March 2019 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (inc. tree appeals and appeals for conservation area consent)	W	6	3	9	-
	H	1	-	1	-
	PI	-	-	-	-
Planning Total		7 (70%)	3 (30%)	10	-
Committee Determination		-	1 (100%)	1	-
Enforcement Appeals	W	-	-	-	-
	H	-	-	-	-
	PI	-	-	-	-
Enforcement Total		-	-	-	-
All Appeals	W	6	3	9	-
	H	1	-	1	-
	PI	-	-	-	-
Combined Total		7 (70%)	3 (30%)	10	-

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 : **26 JULY, 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

2018/00027/TPO	A	Stallcourt, Stallcourt Close, Llanblethian	Tree Preservation Order reference No. 7 1973 - Fell one tree and cut back overhanging branches to second tree
2018/00358/TPO	A	Green Oak Cottage, Graig Penllyn	Work to trees in TPO no. 18 2001
2018/00389/TPO	A	1, Hawthorn Close, Dinas Powys	Work to trees covered by TPO 1986 No 7 T006 - Reduce crown of Oak
2018/00447/TPO	A	Small woodland West of Boverton Mill Farm, Boverton	Work to trees covered by TPO 1974 No2 W01 - Fell 3 Larch and reduce 1 Ash by 15%
2018/00492/TCA	A	Old Brewery, Cowbridge	Work to trees in the Cowbridge Conservation Area - Remove Poplar tree in rear garden
2018/00494/TPO	A	Stanwell School, Archer Road, Stanwell Road and Redlands Road, Penarth	Work to trees in TPO No. 07, 2000

2018/00508/TPO	A	The Grange, Llancarfan	Work to trees in Llancarfan Conservation Area (1973/00024/TPO)
2018/00509/TCA	A	Nauvoo, Llancarfan	Work to trees in Llancarfan Conservation Area
2018/00514/TCA	A	Pentwyn House, Pendoylan	Work to trees in Pendoylan Conservation Area
2018/00520/TCA	A	Land between Harding Close and access road to Boverton from the B4245 By-Pass road and adjacent to River Hodnant (Boverton Brook)	Work to trees in Conservation Area
2018/00544/TCA	A	The Grange, Llancarfan	Work to trees in Llancarfan Conservation Area
2018/00545/TPO	A	Land between Harding Close and access road to Boverton from the B4245 By-Pass road and adjacent to River Hodnant (Boverton Brook)	Work to two Sycamore trees covered by Tree Preservation Order 1977 No. 2
2018/00566/TCA	R	Rear of 5-8, Cwrt Yr Eglwys, Dinas Powys	Work to trees in the Dinas Powys conservation area - Reduce height of Sycamore trees
2018/00580/TCA	A	To Hesg, Colhugh Street, Llantwit Major	Work to trees in the Llantwit Major Conservation Area - Removal of two yew trees to the front of the property
2018/00590/TCA	A	Prospect House, Church Street, Llantwit Major	Reduce 2 trees within Llantwit Major Conservation Area - Reduce the crown of 2 trees on Illtud's 216 boundary wall to prevent branches contacting building, roof and gutter

does not produce irreversible harmful effects on the natural environment and support measures that allow the natural heritage to adapt to the effects of climate change. The conservation and enhancement of statutorily designated areas and of the countryside and undeveloped coast; the conservation of biodiversity, habitats, and landscapes; the conservation of the best and most versatile agricultural land; and enhancement of the urban environment all need to be promoted.

27. Paragraph 4.7.8 states that **'Development in the countryside** should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.'
28. Chapter 9 of PPW is of relevance in terms of the advice it provides regarding new housing.
29. Paragraph 9.2.22 of PPW states that *'In planning for **housing in rural areas** it is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs provision. In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled. Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages.'*
30. Paragraph 9.3.6 is of particular relevance stating that *'New house building and other new development in the open countryside, away from established settlements, should be strictly controlled. The fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area.'*

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)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 18 – Transport

