

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 4 SEPTEMBER, 2019

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:

2019/0159/BR	AC	The Moorwell (former RS Garage) Windsor Road, Penarth CF64 1JL	Proposed alteration to existing G/F retail unit, part demolition of existing 1st floor side and 3rd floor extension to form 12 residential units, on site basement parking, cycle and refuse storage and 1st floor amenity areas
2019/0233/BR	AC	Ysgol Gymraeg Bro Morgannwg, Colcot Road, Barry CF62 8YU	As part of the 21st Century Schools programme, Ysgol Gymraeg Bro Morgannwg is to be refurbished and extended to allow for an expansion in its current capacity to 1,660 pupils. The existing sports hall (with associated changing provision) and MFL teaching block (located adjacent the existing car park) will be demolished. Five new extensions are proposed across the site to replace accommodation which is no longer fit for purpose and allow for the aforementioned increase in capacity: A new single storey staff/visitor entrance and administration building. A new three storey circulation and staff building. A new sports hall

			and adjacent three storey teaching block. A single storey extension to the existing DT department. An extension to the existing dining area to create a new kitchen. The total area of new buildings is 3800m2. The total area of refurbishment is 4200m2
2019/0247/BR	AC	Whitmore High School, Port Road, Barry	3 storey co-educational secondary school building. Single storey detached MEP plant building and single storey 3 bed caretakers bungalow
2019/0387/BN	A	21, Highwalls Road, Dinas Powys	2 rooms into 1
2019/0402/BN	A	77, Jenner Road, Barry	Like for like replacement of slate roof
2019/0442/BR	AC	Hazel Court Ponds, B4268 Llysworney to Pentre Meyrick Boundary	New build rural enterprise workers dwelling
2019/0475/BN	A	1, Dingle Dell, Penarth	Single storey extension, conversion of kitchen to bedroom on first floor
2019/0477/BN	A	8A, Kymin Terrace, Penarth	New dwelling
2019/0522/BN	A	17, Tudor Place, Llantwit Major	Single storey rear extension for kitchen and dining room
2019/0531/BR	AC	30, Cog Road, Sully	Single storey rear extension for kitchen/diner. Vaulted roof. Side garage attached to original house
2019/0532/BR	AC	40, Forrest Road, Penarth	New build house
2019/0541/BR	AC	Castle Bungalow, Peterston Super Ely	Conversion and extension of existing loft
2019/0543/BR	AC	51 Plymouth Road, Penarth	Single storey rear kitchen extension. Single storey rear glazed conservatory replacing the existing structure.

2019/0552/BR	AC	19, Tynewydd Road, Barry	Internal alterations to provide child care, including removal of walls, creating an upstairs toilet with a nappy changing unit, putting up new doors
2019/0553/BR	AC	Middle Hill, Walterston	Proposed two storey extension
2019/0554/BR	AC	104, Lavernock Road, Penarth	Demolition of existing garage and conservatory and construction of a single storey rear/side extension and garage plus associated works
2019/0555/BR	A	36, Cross Street, Barry	Widening various doors throughout property and forming internal ramp from front entrance
2019/0556/BR	AC	6, Vale Court, Cowbridge	Alteration and extension
2019/0557/BN	A	13, Knowbury Avenue, Cosmeston	Single and double storey extension
2019/0559/BR	AC	35, Perclose, Dinas Powys	Single storey side and rear extension
2019/0561/BR	A	Hendre, Sigingstone	Removal of walls and structural support
2019/0563/BN	A	9, Rhos Ddu, Regents Gate, Penarth	Bi-fold window in kitchen at rear doorway into study - becoming utility room off kitchen
2019/0564/BN	A	5, Llys Dwynwen, Llantwit Major	Two storey side and single storey rear, wrap around extension to existing 3 bedroom house
2019/0567/BN	A	7, Port Road East, Barry	Demolition of the existing garage at rear of site and construction of a larger garage and summer house
2019/0568/BR	AC	8, Augusta Road, Penarth	Proposed single-storey rear and side extension with associated two-storey rear extension and roof work

2019/0569/BR	AC	Mill Lodge, Windmill Close, Wick	Removal of an existing uPVC conservatory complete and the erection of a replacement single-storey rear sunroom extension.
2019/0570/BN	A	Great House, Southerndown	Replace 3 windows and knock through wall and install additional window
2019/0571/BN	A	16B, York Place, Barry	Installation of through floor lift from lounge to bedroom
2019/0572/BN	A	Old Farm, Bonvilston	Dormer above garage to form shower room to side elevation and Velux window on opposite elevation
2019/0573/BN	A	8, Larchwood, Wenvoe	Orangery to rear of dwelling
2019/0574/BN	A	41, Smithies Avenue, Sully	Removal of load bearing internal wall and enlargement of opening in rear external wall and associated structural alterations
2019/0575/BN	A	23, Wesley Avenue, Rhoose	Single storey extension to enlarge kitchen and diner
2019/0576/BR	AC	Dinas Powys Football Club, The Murch, 1, Sunnycroft Lane, Dinas Powys	Install 2 WC's and wash hand basin in changing rooms
2019/0579/BN	A	1, Edmund Place, Barry	Over render
2019/0580/BN	A	11, Edmund Place, Barry	Over render
2019/0581/BN	A	4, Lowden Terrace, Barry	Patch pointing and render repaint
2019/0582/BN	A	2, Henry Street, Barry	Render
2019/0583/BN	A	4, Henry Street, Barry	Render
2019/0584/BN	A	8, Henry Street, Barry	Render
2019/0585/BN	A	33, Bedlington Terrace, Barry	Patch pointing and render repaint

2019/0586/BN	A	14-24, Treharne Road, Barry	Repointing and re-render
2019/0587/BN	A	61, Treharne Road, Barry	Patch pointing and render repaint
2019/0588/BN	A	22, College Road, Barry	EWI
2019/0589/BN	A	3, Alexandra Crescent, Barry	Minor works
2019/0590/BN	A	2, Cynan Close, Barry	Over render
2019/0591/BN	A	4, Cynan Close, Barry	Over render
2019/0592/BN	A	2-12, Dylan Crescent, Barry	Repoint/re-render and repaint
2019/0593/BN	A	1, James Street, Barry	Repointing and over render
2019/0594/BN	A	2, James Street, Barry	Repointing and over render
2019/0595/BN	A	3, James Street, Barry	Repointing and over render
2019/0596/BN	A	4, James Street, Barry	Repointing and over render
2019/0597/BN	A	5, James Street, Barry	Repointing and over render
2019/0598/BN	A	6, James Street, Barry	Repointing and over render
2019/0599/BN	A	2A, Cardiff Road, Barry	Over render
2019/0600/BN	A	3A, Cardiff Road, Barry	Repoint, paint and over-render
2019/0601/BN	A	4A, Cardiff Road, Barry	Repoint, paint and over render
2019/0602/BN	A	5, Gwilym Place, Barry	Over render
2019/0603/BN	A	6, Henry Street, Barry	EWI
2019/0604/BN	A	20, O'Donnell Road, Barry	Full refurb
2019/0607/BN	A	38, Adenfield Way, Rhoose	Single storey side extension. Internal alterations and renovations including new windows
2019/0609/BN	A	6, Clare Drive, Brookfield Park, Cowbridge	New windows and patio doors, new front door

2019/0610/BN	A	57, John Batchelor Way, Penarth	Steel and glass balcony with replacement UPVC door on front elevation
2019/0611/BR	AC	16, Birch Lane, Penarth	Single storey rear extension
2019/0613/BR	AC	Midwell, West End, Llantwit Major	Single storey extension provide sun lounge and bedroom
2019/0614/BN	A	48, Fontygary Road, Rhoose	2 storey extension to back of house - extra 2 bedrooms upstairs and kitchen diner downstairs
2019/0615/BN	A	Woodlands, Beach Road, Southerndown	To create 3 openings on existing internal walls, one on the ground floor and two on the first floor
2019/0616/BN	A	20, Cedar Way, Penarth	Two storey extension to enlarge lounge and add dining room downstairs, add bedroom upstairs and reconfigure existing layout
2019/0617/BN	A	106, Morel Street, Barry	Loft conversion with dormer
2019/0618/BN	A	30, Sycamore Crescent, Barry	Single storey extension to enlarge kitchen/dining area, extension to front to extend living room and garage. Garage to be converted to hobbies room and install downstairs WC and wet room
2019/0619/BN	A	32, Fonmon Park Road, Rhoose	Single storey extension
2019/0621/BN	A	1, Westminster Drive, Sully	Single storey rear extension to replace UPVC conservatory
2019/0622/BN	A	3, Blenheim Close, Barry	Conversion of garage to living room with bathroom

2019/0623/BN	A	Land at and adjacent to 1 and 2, Stone House, St. Lythans Road, Dyffryn Springs	erection of a sustainable (energy positive) rural exceptions bungalow, new access and associated works
2019/0624/BN	A	Glebe House, Victoria Park Road, Barry	Construction of a new workshop in the garden.
2019/0625/BN	A	15 Bassett Road, Sully, Penarth	Existing garage conversion to a habitable space.
2019/0627/BN	A	8, Meadow Vale, Barry	Single storey extension to create a bedroom at ground floor
2019/0629/BN	A	46, Village Farm, Bonvilston	Single storey - utility room
2019/0630/BN	A	24, Ludlow Street, Penarth	Single storey side extension and associated internal works
2019/0633/BN	A	Oakwood Bungalow, Llanmaes, Llantwit Major, Vale of Glamorgan	Attic conversion
2019/0634/BN	A	10, Boon Close, Barry	EWI
2019/0635/BN	A	92, Clive Road, Barry	EWI
2019/0636/BN	A	70, Coldbrook Road East, Barry	EWI
2019/0637/BN	A	8, College Road, Barry	EWI
2019/0638/BN	A	39, College Road, Barry	EWI
2019/0639/BN	A	41, College Road, Barry	EWI
2019/0640/BN	A	49, College Road, Barry	EWI
2019/0641/BN	A	63, College Road, Barry	EWI
2019/0642/BN	A	81, College Road, Barry	EWI
2019/0643/BN	A	20, Crossways Street, Barry	EWI
2019/0644/BN	A	16, Dafydd Place, Barry	EWI
2019/0645/BN	A	4, Dafydd Place, Barry	EWI
2019/0646/BN	A	14, Dafydd Place, Barry	EWI

2019/0647/BN	A	3, Dafydd Place, Barry	EWI
2019/0648/BN	A	13, Dafydd Place, Barry	EWI
2019/0649/BN	A	5, Dafydd Place, Barry	EWI
2019/0650/BN	A	7, Dafydd Place, Barry	EWI
2019/0651/BN	A	15, Dyfnallt Road, Barry	EWI
2019/0652/BN	A	72, Dylan Crescent, Barry	EWI
2019/0653/BN	A	39, Eagleswell Road, Llantwit Major	EWI
2019/0654/BN	A	1, Geraint Place, Barry	EWI
2019/0655/BN	A	2, Geraint Place, Barry	EWI
2019/0656/BN	A	5, Geraint Place, Barry	EWI
2019/0657/BN	A	424, Gladstone Road, Barry	EWI
2019/0658/BN	A	426, Gladstone Road, Barry	EWI
2019/0659/BN	A	436, Gladstone Road, Barry	EWI
2019/0660/BN	A	19, Glanmor Crescent, Barry	EWI
2019/0661/BN	A	1, Heol Dewi Sant, Barry	EWI
2019/0662/BN	A	10, Holland Way, Barry	EWI
2019/0663/BN	A	20, Holland Way, Barry	EWI
2019/0664/BN	A	1, Islwyn Way, Barry	EWI
2019/0665/BN	A	315, Lower Gladstone Road, Barry	EWI
2019/0666/BN	A	317, Lower Gladstone Road, Barry	EWI
2019/0667/BN	A	321, Lower Gladstone Road, Barry	EWI
2019/0668/BN	A	325, Lower Gladstone Road, Barry	EWI

2019/0669/BN	A	3, Mcquade Place, Barry	EWI
2019/0670/BN	A	3, Merlin Place, Barry	EWI
2019/0671/BN	A	102, Morel Street, Barry	EWI
2019/0672/BN	A	15, Nicholl Court, Llantwit Major	EWI
2019/0673/BN	A	56, Pardoe Crescent, Barry	EWI
2019/0674/BN	A	117, Phyllis Street, Barry	EWI
2019/0675/BN	A	50, Trebeferad, Llantwit Major	EWI
2019/0676/BN	A	9, Westbury Close, Barry	EWI
2019/0677/BN	A	12, Westbury Close	EWI
2019/0678/BN	A	25, Westbury Close, Barry	EWI
2019/0679/BN	A	7-10, Cae Stumpie, Cowbridge	EWI
2019/0680/BN	A	2, Boverton Road, Llantwit Major	EWI
2019/0681/BR	AC	Plasnewydd, Bonvilston,	Internal alteration and conservatory extension
2019/0682/BN	A	23, Brookside, Treoes	To carry out a garage conversion and take wall away between garage and current kitchen to make larger kitchen. To extend balcony from garage roof out to corner of garden. And to build single skin block shed at end of garden
2019/0683/BN	A	9, Dispenser Road, Sully	Additional insulation on internal wall separating integral garage from living accommodation
2019/0684/BN	A	5, Ivy Street, Penarth	Rear wall and chimney breast knocked out to receive steels. New roof to rear extension
2019/0685/BN	A	7, Heol Corswigen, Barry	Garage conversion

2019/0686/BN	A	42, Tynewydd Road, Barry	Proposed structural opening at ground floor level
2019/0689/BN	A	18, Merthyr Dyfan Road, Barry	Single storey extension to enlarge the kitchen
2019/0690/BN	A	15, Clement Place, Barry	Removal of structural wall and insert of supporting steel
2019/0691/BR	AC	19, Millbrook Close, Dinas Powys	Single storey rear extension
2019/0692/BR	AC	11, Matthew Road, Rhoose	Single storey rear extension
2019/0693/BR	AC	Glanffawydd, Welsh St. Donats	Proposed front, side, rear and first floor extension, detached garage and associated works
2019/0695/BN	A	48-54, Bedford Rise, Llantwit Major	EWI
2019/0696/BN	A	3-6, Cae Stumpie, Cowbridge	EWI
2019/0697/BN	A	1-4, Glyndwr Road, Barry	EWI
2019/0698/BN	A	9-12, Glyndwr Road, Barry	EWI
2019/0699/BN	A	13-16, Glyndwr Road, Barry	EWI
2019/0700/BN	A	14-20, Grange Avenue, Wenvoe	EWI
2019/0701/BN	A	22-28, Grange Avenue, Wenvoe	EWI
2019/0702/BN	A	1-4, Hafren Road, Barry	EWI
2019/0703/BN	A	5-8, Hafren Road, Barry	EWI
2019/0704/BN	A	11-14, Hafren Road, Barry	EWI
2019/0705/BN	A	1-4, Llandinum Road, Barry	EWI
2019/0706/BN	A	5-8, Llandinum Road, Barry	EWI

2019/0707/BN	A	9-12, Llandinum Road, Barry	EWI
2019/0708/BN	A	15-16A, Maes Y Ffynnon, Bonvilston	EWI
2019/0709/BN	A	2-8, Nightingale Place, Dinas Powys	EWI
2019/0710/BN	A	10-16, Nightingale Place, Dinas Powys	EWI
2019/0711/BN	A	30-36, Nightingale Place, Dinas Powys	EWI
2019/0712/BN	A	25-40, Nightingale Place, Dinas Powys	EWI
2019/0713/BN	A	23-29, Plas Esyllt, Dinas Powys	EWI
2019/0714/BN	A	31-37, Plas Essyllt, Dinas Powys	EWI
2019/0715/BN	A	29-35, Lougher Place, St. Athan	EWI
2019/0716/BN	A	13-16, Monmouth Way, Barry	EWI
2019/0717/BN	A	17-20, Monmouth Way, Barry	EWI
2019/0718/BN	A	21-24, Monmouth Way, Barry	EWI
2019/0719/BN	A	25-28, Monmouth Way, Barry	EWI
2019/0720/BN	A	5-6, Croft John, Rhoose	EWI
2019/0721/BN	A	3-6, Cae Stumpie, Cowbridge	Re-roof
2019/0722/BN	A	2-8, Ceri Road, Rhoose	Re-roof
2019/0723/BN	A	1-4, Glyndwr Road, Barry	Re-roof
2019/0724/BN	A	9-12, Glyndwr Road, Barry	Re-roof
2019/0725/BN	A	13-16, Glyndwr Road, Barry	Re-roof
2019/0726/BN	A	1-4, Hafren Road, Barry	Re-roof

2019/0727/BN	A	5-8, Hafren Road, Barry	Re-roof
2019/0729/BN	A	1-4, Llandinum Road, Barry	Re-roof
2019/0730/BN	A	5-8, Llandinum Road, Barry	Re-roof
2019/0731/BN	A	9-12, Llandinum Road, Barry	Re-roof
2019/0732/BN	A	15-16A, Maes Y Ffynnon, Bonvilston	Re-roof
2019/0733/BN	A	13-16, Monmouth Way, Barry	Re-roof
2019/0734/BN	A	17-20, Monmouth Way, Barry	Re-roof
2019/0735/BN	A	21-24, Monmouth Way, Barry	Re-roof
2019/0736/BN	A	25-28, Monmouth Way, Barry	Re-roof
2019/0737/BN	A	5-6, Croft John, Rhoose	Re-roof
2019/0738/BN	A	Ger Y Llan, Llysworney, Cowbridge	Demolish flat roof dormer and replace with apex, giving more floor space to one of the bedrooms, enabling an en-suite within boundary of house
2019/0739/BN	A	170, Jenner Road, Barry	Repair work to bay frontage
2019/0740/BN	A	21, Lord Street, Penarth	The removal of a dividing load bearing masonry wall between the kitchen and lounge room and insertion of steel beam
2019/0741/BN	A	The Grove, Corntown Road, Corntown	Garage conversion
2019/0743/BN	A	25, Heol Leubren, Barry	Garage conversion to bedroom
2019/0744/BN	A	54, Heol Y Frenfines, Dinas Powys	Loft conversion with rear dormer

2019/0745/BR	AC	15, The Meadows, Ystradowen	Rear extension
2019/0747/BN	A	67, Tennyson Road, Penarth	Change of use from bathroom to shower room
2019/0748/BN	A	10, Birch Grove, Barry	Removal of internal load bearing wall.
2019/0749/BN	A	24, Borough Close, Cowbridge	Change of use from bathroom to shower room
2019/0750/BN	A	159, Stanwell Road, Penarth	Single storey detached garage
2019/0751/BN	A	16, Adenfield Way, Rhoose	Renew roof tiles, underfelt, make good any timber rot and renew fascias and guttering
2019/0753/BN	A	10, Cwrt Ty Mawr, Penarth	Single storey extension to create lounge/kitchen area
2019/0754/BN	A	29-46, Dunlin Court, Barry	Replacement of existing roof covering with new Redland roof tiles
2019/0757/BN	A	8, Church View, Marcross, Llantwit Major	Domestic house extension granted to form kitchen dining room and en-suite bedroom
2019/0758/BN	A	4, Lord Street, Penarth	Replace existing annexe pitched roof for new flat roof
2019/0759/BN	A	11, Eastfield Close, (Plot 164) Clare Garden Village, Cowbridge	Garage Conversion to a habitable room
2019/0760/BN	A	22, St. Ambrose Close, Dinas Powys	Proposed single storey extension to front. Existing car port to be converted into habitable usage
2019/0761/BN	A	50, Stanwell Road, Penarth	Removal of supporting wall and insertion of steel RSJ
2019/0763/BN	A	27, John Batchelor Way, Portway Marina, Penarth	Proposed glass infinity balcony
2019/0766/BN	A	7, Ivy Street, Penarth	Remove chimney breast between backroom and extension over two floors

			and refurbish house. Create utility room and toilet to rear of kitchen
2019/0768/BN	A	26, Adenfield Way, Rhoose. CF62 3EA	Replacement of tiles, felt and battens on roof of bungalow and fascia, soffit guttering and downpipes
2019/0771/BN	A	13, Highwalls Road, Dinas Powys	Removal of loadbearing walls to open up kitchen dinner. Widen back wall opening for bifold doors
2019/0775/BN	A	Apartment 2, The Waters Edge, Beach Way, Barry	Patio door and 1 window replacement

(b) Building Regulation Applications - Reject

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

2019/0577/BN	R	Manorstone House, Trehyngyll, Cowbridge	2 Single storey extensions
2019/0620/BN	R	95, Dobbins Road, Barry	Single storey extension
2019/0628/BN	R	8, Nyth Yr Eos, Rhoose	Garage conversion and removal of wall between lounge and dining room. Bi fold doors
2019/0742/BN	R	153, Fontygary Road, Rhoose	Extension of side of existing bungalow incorporating new bedrooms, playroom and utility room. New sitting area to be formed in roof space accessed via new stairs
2019/0752/BN	R	8, Gibbonsdown Close, Barry	Garage conversion into bedroom en suite. Rear extension for a living room
2019/0755/BN	R	18, Bron Awelon, Barry	Single storey extension to side and 1st floor extension to rear
2019/0762/BN	R	20, Ffordd Cwm Ciddy, Barry	Take out wall, fit steel beam, fit aluminium 'patio doors', take out stud wall, refit kitchen and window

2019/0764/BN	R	5, Channel Close, Rhoose	Single storey extension to enlarge kitchen, first floor extension above existing dining room to provide extra bedroom
2019/0769/BN	R	12, Mountjoy Place, Penarth	2 storey side extension
2019/0773/BN	R	42, Uplands Crescent, Llandough	Single storey extension to enlarge the kitchen and replacement garage
2019/0774/BN	R	21, Glastonbury Road, Sully	2 storey rear extension and single storey first floor extension

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

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

2019/0095/AI	A	60, Glebeland Place, St. Athan	Proposed two storey rear extension and single storey front extension
2019/0096/AI	A	20, Fairfield Crescent, Llantwit Major	Proposed single storey/rear extension
2019/0097/AI	A	Headlands School, 2, St. Augustines Road, Penarth.	Internal alterations to classroom block and associated works
2019/0098/AI	A	Brooklands Retail Park, Culverhouse Cross	Fit out works to form a Starbucks
2019/0099/AI	A	Bryn Sion, Penylan Road, St. Brides Major	Alterations to existing listed residence to include the provision of a new first floor to the previous chapel, internal remodelling and provision of roof lights to the existing slate roof
2019/0100/AI	A	91, Broadway, Llanblethian	Modifications to existing bungalow to provide additional first floor, side and front extensions, rear terrace and associated works
2019/0101/AI	A	21, Falcon Road, Barry	Proposed two storey side extension (works to include

			material alterations to structure, controlled services, fittings and thermal elements)
2019/0102/AI	A	Fourwinds, St Lythans Road, Cardiff	Roof alterations, refurbishments and associated works
2019/0103/AI	A	9, Halton Close, Penarth	Structural opening and installation of bi-fold doors in the rear elevation
2019/0104/AI	A	2, Argoed Cottages, Llanharry	Detached double garage (works to include material alterations to structure, controlled services, fittings and thermal elements)
2019/0105/AI	A	11, Heol Eryr Mor, Barry	Replacement roof to new warm roof construction (works to include material alterations to structure, controlled services, fittings and thermal elements)
2019/0106/AI	A	The Queen B, 7-8 Washington Buildings, Stanwell Road, Penarth	Existing shop refit (works to include material alterations to structure, controlled services, fittings and thermal elements)
2019/0107/AI	A	Hillrise, 100, Crompton Way, Ogmere By Sea	Proposed material alteration to dwelling (replacement conservatory roof with solid Leka roof and replacement conservatory door/window frames)
2019/0108/AI	A	Unit 6, Ty Verlon Industrial Estate, Cardiff Road, Barry	Proposed two storey front and rear extension and construction of mezzanine floor (works to include material alterations to structure, controlled services, fittings and thermal elements)
2019/0109/AI	A	12, Cefn Mount, Dinas Powys	Proposed replacement of existing conservatory roof with new warm roof construction (works to

			include material alterations to structure, controlled services, fittings and thermal elements)
2019/0110/AI	A	Coach House, Rear of 49-50 Glebe Street, Penarth	Upgrade and refurbishment of existing flats
2019/0111/AI	A	7, The Meadows, Penllyn, Cowbridge	Garage conversion and single side garage extension (works to include material alterations to structure, controlled services, fittings and thermal elements)
2019/0112/AI	A	Heathcote, 46, Broadway, Llanblethian, Cowbridge	Single storey rear extension (works to include material alterations to structure, controlled services, fittings and thermal elements)
2019/0113/AI	A	Site at Brooklands Retail Park, Culverhouse Cross	Construction of a drive thru Starbucks kiosk with associated works

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PLANNING COMMITTEE : 4 SEPTEMBER, 2019

REPORT OF THE HEAD OF REGENERATION AND PLANNING

2. 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

2012/00586/1/N MA	A	7A, Stacey Road, Dinas Powys	Non-Material Amendment - Amend approved wooden windows to UPVC and removal of code of sustainable homes conditions- Planning Permission ref. 2012/00586/FUL: Renewal of Planning Application 2008/00207/FUL - Erection of a new dwelling
2013/00833/1/C D	A	Opposite Hensol Villas, Hensol	Discharge of Condition 10 - Travel Plan. Planning Permission ref. 2013/00833/FUL: Creation of sports training pitches, erection of maintenance

			facilities, associated car parking and internal roadway
2013/01279/1/N MA	A	Land South of Cog Road, Sully	Non-Material Amendment to update Ecology Reports for Conditions 12, 26 and 28. Planning Permission ref. 2013/01279/OUT : Residential development with associated access and associated works (max 350 dwellings)
2015/00960/3/N MA	A	Land at Sycamore Cross, Bonvilston	Non-Material Amendment - Alterations to the location of the approved sub-station. Planning Permission ref. 2015/00960/FUL: Development of 120 homes including affordable homes, new vehicle, pedestrian and cycle access, improvement works to Pendoylan Lane, regrading of site, drainage, landscape works, provision of public open space, demolition of existing modern timber stables and all associated works
2015/01224/1/N MA	A	South Quay (Parkside), Barry Waterfront, Barry	Non-material Amended: Amendment to parking arrangements at Plots 222 and 223. Planning Ref 2015/01224/RES: Development of site known as South Quay (Parkside) for residential development and associated infrastructure works, parking, servicing and landscape (76 dwellings)
2016/00778/2/N MA	A	Chapel Terrace, Wenvoe	Non-Material Amendment - Construction of a retaining wall along the back of the

			<p>parking spaces to the West of the site. Planning Permission ref. 2016/00778/FUL: Demolition of existing buildings and residential redevelopment of land to deliver 15 affordable homes together with associated car parking, landscaping, drainage infrastructure and other ancillary development (resubmission)</p>
2017/00291/1/N MA	A	Greenyard Farm, Argae Lane, St. Andrews Major	<p>Non-material Amendment- Removal of Condition 8 (Bat Licence). Planning Ref 2017/00291/FUL: Change of use of existing stone barn and timber barn to residential, partial conversion of former milking parlour to garage use, the demolition of the remaining milking parlour and steel framed buildings and erection of 12 holiday accommodation units and shower block</p>
2017/00497/1/N MA	A	Arbor Vale, St. Andrews Road, Dinas Powys	<p>Non-Material Amendment - Amendment to the originally approved traffic calming surfacing at entrance into the site. 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</p>

2017/00564/10/C D	A	St. Athan Northern Access Road	Discharge of Condition 6-re-surfacing. Planning ref 2017/00564/FUL: Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building operations
2017/00564/4/N MA	A	Northern Access Road, St Athan	Non-Material Amendment - Proposed amendment to text of Condition 25 to omit the requirement of low noise surfacing throughout the scheme. Planning Permission ref. 2017/00564/4/NMA: Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building operations
2017/01197/1/C D	A	Land to the east of Holm View Leisure Centre, Barry	Discharge of Conditions 3-Details (Levels/Sections), 7-Drainage or General - Foul and Surface., 10-CEMP, 11-engineering detail and 12-retaining walls of 2017/00260/RG3

2017/01197/2/C D	A	Land to the East of Holm View Leisure Centre, Barry	Discharge of Conditions 8 - Materials in construction and 16 - Hedgehog accesses in all site fences. Planning Permission ref. 2017/01197/RG3 : Variation of Condition 2 of Planning Permission 2017/00260/RG3 - Revision to design of dwelling at Plot 8
2017/01297/1/C D	A	The Court, 4, Mount Pleasant, Barry	Discharge of Conditions 5 (Window Design) and 6 (Archaeology) - Planning permission reference 2017/01297/FUL - Change of use to B1 classification. Proposed renovation of the existing West coach house to allow for office accommodation, and formation of link between existing West and East coach houses. Existing timber greenhouse to be renovated to allow for office kitchen and WC facilities and sun room. Link to be formed between the East coach house and greenhouse at The Court, 4, Mount Pleasant, Barry.
2018/00072/1/C D	A	The Tower, Tower Hill, Penarth	Discharge of Conditions 3 - Schedule of materials and 4 - Further details of doors and windows. Planning permission ref. 2018/00072/FUL: External and internal alterations
2018/00136/1/C D	A	Ashdene, 10, Bridgeman Road, Penarth	Discharge of Conditions 5- Provision of Parking, 6- Landscaping Scheme and 10-Materials Details. Planning Ref 2018/00136/FUL: Conversion of existing house in to 3 apartments.

			Extensions to property to provide a further 6 apartments
2018/00345/FUL	R	Plot of land, The Limes, Cowbridge	Erection of 2 No. two storey blocks each containing four units, each unit consists of two bedrooms and two living rooms to accommodate elderly persons
2018/00755/FUL	A	The Coach House, Bonvilston	Extension to first floor on front and side elevations. Extension to ground floor - kitchen. Additional windows to first floor side. Enlargement to rear patio doors. Replacement of fence with stone wall and fencing.
2018/00893/LBC	A	Headlands East Terrace, Headlands, Hayes Point, Hayes Road, Sully	Redirect existing downpipe and alterations to existing windows to introduce vents
2018/00967/2/N MA	A	1, Stone House, Land adjacent to Doghill Farm, Dyffryn	Non-Material Amendment - Amendments to the windows to the southern elevation of the property, from a sliding system to one fixed glass panel and one patio door; and Modification to the opening system for all windows which now will be side or bottom hung windows instead of turn and tilt. Planning Ref- 2018/00967/FUL: Conversion of two semi-detached properties into a single detached property and erection of a sustainable (energy positive) rural exceptions bungalow, new access and associated works

2018/00980/FUL	A	Cwrt Yr Ala House, Michaelston Le Pit, Dinas Powys	Conversion and minor alteration of ext. garage into 1 no. 2 bedroom holiday let, conversion and alteration of 2 no. existing external store rooms within Old Dairy into 1 bedroom and en suite and reinstatement of missing boathouse construction atop existing stone plinth / base walls
2018/01077/FUL	A	Doghill Farm, Dyffryn	Erection of a rural enterprise workers dwelling
2018/01196/1/C D	A	Church Farm, Welsh St. Donats	Discharge of Conditions 4- Materials Details, 7- Landscaping Scheme and 10-Foul and Surface Water Drainage. Planning ref: 2018/01196/FUL-Erection of a principal dwelling for a Farm Manager
2018/01231/6/C D	A	Canna Studio, Ruthin Road, Llangan	Discharge of Conditions 17 - Landscaping Scheme and 19 - Biodiversity. Planning Permission ref: 2018/01231/FUL. Residential-led mixed use development comprising of 13 affordable homes, 2 additional office buildings, a community building and ancillary development including landscaping, drainage, car parking, creation of a new vehicular access and other assoc. infrastructure at Cwrt Canna, land adjacent to Llangan Primary School, Llangan
2018/01376/1/N MA	A	163, Lavernock Road, Penarth	Changing bay window to front powder coated aluminium windows and cedarwood cladding to full height curtain walling.

			Planning Ref- 2018/01376/FUL: Two storey rear extension, garage conversion and external alterations
2018/01428/1/C D	A	1, Castle Green, St. Georges Super Ely	Discharge of Condition 3 - Written Scheme of Investigation. Planning permission ref. 2018/01428/RG3 : Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations to the existing fenestrations and removal of chimney
2018/01429/1/C D	A	2, Castle Green, St. Georges Super Ely	Discharge of Condition 3 - Written Scheme of Investigation. Planning permission ref. 2018/01429/RG3 : Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations to the existing fenestrations and removal of chimney
2018/01430/1/C D	A	4, Castle Green, St. Georges Super Ely	Discharge of Condition 3 - Written Scheme of Investigation. Planning permission ref. 2018/01430/RG3 : Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations to the existing fenestrations and removal of chimney

2018/01433/FUL	A	Pen y Bryn, Bottom Farm, Llanmaes	Temporary siting of a rural enterprise dwelling
2019/00061/1/C D	A	5, Castle Green, St. Georges Super Ely	Discharge of Condition 3 - Written Scheme of Investigation. Planning permission ref. 2019/00061/RG3 : Structural refurbishment of existing dwelling including demolition and reconstruction of external walls, demolition and replacement of existing rear extension, alterations to the existing fenestrations and removal of chimney
2019/00085/FUL	A	75, Cardiff Road, Dinas Powys	Change of Use to provide childcare facilities including remodelling, alterations and improvements
2019/00144/FUL	A	21C, Station Road, Dinas Powys	Erection of first floor rear extension and conversion of roof space with small dormer and balconies to the rear, to provide one additional flat
2019/00189/FUL	A	Ancient Druid, 44, Eastgate, Cowbridge	To install iron railings round two sides of the boundary of the curtilage at the front of the house
2019/00190/LBC	A	Ancient Druid, 44, Eastgate, Cowbridge	To install iron railings round two sides of the boundary of the curtilage at the front of the house
2019/00240/FUL	A	The Chapel at Penarth Cemetery, Castle Avenue, Penarth	Change of Use of existing Chapel building from storage facility to a D1 Non-Residential Institution. Siting of 2 Storage Containers to the side of the chapel.

2019/00294/FUL	A	The Old Vicarage, Wick Road, St. Brides Major	Erection of new single storey rear garden room extension. Conversion of former stable and store to provide self contained granny annexe (including remodelling first floor bathroom). Internal alterations to kitchen and dining room including removal of part of wall between. Provision of new garden shed
2019/00325/FUL	R	Maesglas, Bonvilston	Replace current bushes at the front of the house with a fence, up to 2metres high
2019/00332/CAC	A	5, Westgate, Cowbridge	Proposed demolition and change of use from Class A1 (retail) to Class C3 (dwelling) and construction of one 3 bed dwelling, car parking and associated works at No 5, Westgate
2019/00352/LBC	A	The Old Vicarage, Wick Road, St. Brides Major	Erection of new single storey rear garden room extension. Conversion of former stable and store to provide self contained granny annexe (including remodelling first floor bathroom). Internal alterations to kitchen and dining room including removal of part of wall between.
2019/00353/RG3	A	Penarth Library, Stanwell Road, Penarth	A single-storey modern extension to the annex building and enlarging an opening in the existing external wall to create an open plan area. Internal works include existing accessible WC into storage and construction of an accessible WC within a

			new internal lobby between the main library hall and annex building
2019/00360/FUL	A	48, Gwern Close, Culverhouse Cross, Cardiff	Convert garage to extra living room
2019/00396/1/C D	A	Rhyd Forge/Pont Y Rhyd, Llansannor	Discharge of Condition 5 - Surface Water Drainage Details. Planning reference 2019/00396/FUL - Extension to South elevation of existing barn/forge building. Change existing window to doorway on west elevation. Provision of hardstanding to West of barn/forge building
2019/00403/1/N MA	A	25, Heol Leubren, Barry	Non-Material Amendment - Revision to window to accommodate extended shower room. Planning Permission ref. 2019/00403/FUL: Proposed conversion of garage to a habitable room
2019/00420/FUL	A	Fox And Hounds, St Brides Major	Change of use of upper floor from A3 to C1 use
2019/00436/RG3	A	Land at Whitmore High School, Port Road, Barry	Proposed new caretakers house associated with the new Whitmore High School and associated ancillary works
2019/00473/FUL	A	Hamston Fawr, Dyffryn	Proposed extension to first and second floor south elevation to include en suite/dressing room in loft space and balcony at first floor level
2019/00483/FUL	A	153, Fontygary Road, Rhoose	Extension to side/rear of dwelling with rear dormer and first floor balcony

2019/00517/FUL	A	19, Lakeside, Barry	Right-hand side flat roof to a pitched roof, internal alterations, removal of front bays and conservatory. Extension over existing garage roof, dormer extension to rear elevation and a ground floor rear extension. Extension to front porch, extension to the front for a swan view room with roof terrace and alterations to the existing front dormers.
2019/00527/FUL	A	7, Port Road East, Barry	Demolition of the existing garage at rear of the site boundary and construction of a larger garage and summer house
2019/00539/FUL	A	Thaw View, Love Lane, Llanblethian	Single storey extension to front elevation
2019/00542/FUL	A	39, Fontygary Road, Rhoose	Hip to gable attic conversions including dormer and Juliet balcony
2019/00545/LBC	A	Turner House, Plymouth Road, Penarth	Installation of a ramp to the front of the building, new ground floor toilets with disabled access, removal of the first floor toilets, and in their place a basic kitchenette area and alteration to balustrade.
2019/00549/FUL	A	54, Castle Avenue, Penarth	Demolition of existing rear lean-to structure and construction of new replacement single storey extension, Demolition of existing frontal porch structure, and construction of new single storey replacement porch structure. Replacement driveway surfacing using porous pebble resin

			covering. Complete re-rendering of elevations, all with associated external works
2019/00550/RES	A	Pen Onn Farm, Llancarfan	The layout, scale, appearance and landscaping of the development - Agricultural workers dwelling - 2011/00991/OUT
2019/00551/FUL	A	Bwlch Y Gwynt, 19, Marine Drive, Barry	Front, rear and side extensions, alteration to driveway, remodelling and heightening of existing dwelling
2019/00553/FUL	A	Caretakers House, Cowbridge Comprehensive School, Aberthin Road, Cowbridge	The change of use of the existing caretakers house from residential to use for Educational purposes under Use Class D1
2019/00559/LAW	A	De Clare Lodge, Westgate, Cowbridge	Installation of a ground source heat pump system to provide heating and hot water
2019/00560/LBC	A	Paget Rooms, Victoria Road, Penarth	Proposed installation of a lift from the ground floor to the first floor and the installation of disabled access toilets on the first floor; both to increase accessibility within the site.
2019/00561/FUL	A	22, St. Brides Road, Wick	Single storey rear and side extension with internal alterations and construction of new crossover providing 2 No. car parking spaces
2019/00562/FUL	A	Riverside Cottage, Wine Street, Llantwit Major	Demolish part of existing roof to create a new balcony and new glazed extension to the main elevation

2019/00567/FUL	A	24, Ludlow Street, Penarth	Single storey rear extension with lantern rooflight over
2019/00568/FUL	A	10A, Pound Field, Llantwit Major	Supply of craft beer and spirits through a retail shop and mini bar, comprising on and off sales.
2019/00570/FUL	A	56, Heol Collen, Culverhouse Cross	Proposed double storey set back side extension and single storey lean to extension to rear to provide enlarged living space, office area and additional bedroom
2019/00572/FUL	A	54, Fairfield Rise, Llantwit Major	Replace and enlarge rear conservatory. Form landing and raised ramps to give disabled access to rear garden. Existing garage and store to be removed to facilitate the construction of the new project
2019/00573/FUL	A	Tafan Bach Farm, Treerhyngyll	The continued residential use of the dwelling, without complying with the agricultural occupancy condition No. 4 Imposed on 83/00108/OUT and condition 2 of 83/00823/FUL
2019/00574/LBC	A	The Old Chapel, Llysworney	Repair existing frame of windows, scarf and piece as necessary, replace glazing units with new 4/6/4 slim spec low sight line double glazed unit
2019/00576/FUL	A	Isca, Twyncyn, Dinas Powys	Rear single storey extension to dwelling for new kitchen/living. Plus rear extension in garden to provide accommodation for elderly family and new garage

2019/00578/FUL	R	Land adjacent The Rookery and Garden Cottage, Court Drive, Llansannor	Proposed new dwelling
2019/00579/FUL	A	Ysgubor Ty To Maen, Llancarfan, Barry	Demolition of existing conservatory and construction of kitchen and dining room
2019/00580/LBC	A	Dyffryn House and Gardens, St. Nicholas	The proposed works will involve the repair and conservation of external stone work at Dyffryn House. The works will also include cyclical external decoration works and joinery repairs
2019/00581/FUL	A	19, Nant Yr Adar, Llantwit Major	Demolition of existing conservatory. Construction of single storey rear extension and other alterations to property
2019/00582/FUL	A	Ty Coed, Southerndown Road, St Brides Major	New two storey rear kitchen and bedroom extension and single storey garden room extension with associated works
2019/00583/FUL	A	Unit 6, Ty Verlon Industrial Estate, Barry	Change of use of premises to Builders Merchant, external storage yard, replacement means of enclosure, two storey front extension and two storey rear extension.
2019/00585/FUL	A	26, Four Acre, Llantwit Major	Single storey side extension wrapping around to front extension
2019/00587/FUL	A	15, Victoria Road, Penarth	Reinstatement back to single dwelling after being converted to 2 no units. Single storey rear extension to provide kitchen / living space. New

			part replacement windows to front and side elevation (Amendment to application ref: 2019/00078/FUL)
2019/00589/FUL	A	64, Burdons Close, Wenvoe	Conversion of existing garage to habitable space. Garage is integral in the house.
2019/00591/FUL	A	49, Greenmeadow Way, Rhose	Raise existing back wall to same level as neighbours to reduce the sloping garden
2019/00593/FUL	A	66, Tynewydd Road, Barry	Installation of new pre-cast concrete garage, there is an existing base there so it is just making new garage slightly bigger
2019/00595/FUL	A	1, Dingle Dell, Windsor Lane, Penarth	Single storey rear extension with pitched roof
2019/00600/FUL	A	9, Hunter Street, Barry	New ground and first floor flat within existing infill site
2019/00601/FUL	R	181, Stanwell Road, Penarth	Extension of drop kerb from neighbouring property 179 Stanwell Road. Removal of cast iron fence and bricks, approx. 4.5m of drop kerb extension. Front garden paved. If required, removal of bollard shown in picture 1
2019/00604/FUL	R	102, Andrew Road, Cogan, Penarth	Demolition of existing garage and extension side and rear of existing bungalow, porch to front elevation
2019/00605/FUL	A	Garage, 2, Agnes Street, Cogan, Penarth	To convert the existing building on the site into a compact 1-bedroom residential dwelling with on-site car parking, a small garden, and an open-air courtyard

2019/00606/FUL	A	35, Rhoose Road, Rhoose	Two storey rear extension
2019/00607/LAW	A	2, Willow Close, Penarth	Double and single storey rear extension plus associated works
2019/00608/RG3	A	Land at Sutton Farm, A4226 Five Mile Lane, Barry	Construction of a concrete hard standing to allow visiting HGVs to turn and leave the site in forward gear plus appropriate gates at the entrance
2019/00611/FUL	A	26, West Farm Road, Ogmore By Sea	Introduction of window to South elevation relating to previously proposed works (Planning permission ref. 2017/01082/FUL)
2019/00612/FUL	A	Cadgwith Cottage, 7B, Elm Grove Road, Dinas Powys	Retention of windows and retention of front and back doors
2019/00613/FUL	A	31, Cwm Barry Way, Barry	Demolish existing rear toilet/store and side porch. Construct kitchen extension and new side porch/toilet extension. New drive/vehicular crossover and drive including new front garden walls (low level - 800 high)
2019/00614/FUL	A	32, Ceri Road, Rhoose	Proposed single storey extension to front, side and rear of property. Infill of existing hipped roof and with a new dormer to rear elevation
2019/00615/FUL	A	5, Rhodfa'r Mor, Rhoose	Ground floor side extension and front elevation balcony
2019/00617/FUL	A	Tynewydd Farm, Clemenstone	Proposed side ground floor extension with gym and alterations

2019/00618/FUL	R	Pontsarn Farm, Pontsarn Lane, Peterston Super Ely	Proposed conversion of B1 business building to residential (C3), to include extension, and stables
2019/00619/ADV	A	Waterfront Retail Park, Heol Ceiniog, Barry	1 no. replacement totem sign, 2 no. banner signs and re-positioning of approved pole sign
2019/00620/FUL	A	88, Lavernock Road, Penarth	Proposed entrance porch and canopy to front of existing garage
2019/00621/FUL	A	Trevaughan, Trerhyngyll	The demolition of existing timber conservatory and the construction of a new single storey extension to provide a garage and increased floor space
2019/00623/FUL	A	7, Kymin Terrace, Penarth	Replacement of 2 bay and 3 plain sliding sash windows
2019/00624/FUL	A	3, Caynham Avenue, Penarth	Hallway extension and alterations to existing bungalow
2019/00625/LAW	A	27, Marine Drive, Barry	Kitchen extension with flat roof
2019/00630/FUL	A	24, Pardoe Crescent, Barry	Change of use from C3 (dwelling house) to C2 for a residential care home
2019/00632/FUL	A	13, Goldsland Walk, Wenvoe	Conversion of existing integral single garage into a store room and study
2019/00633/FUL	A	Meuhlau, Cross Common Road, Dinas Powys	Proposed 2 storey / 2 bed annex
2019/00634/FUL	A	Cadoxton Community Centre, Victoria Park, Cadoxton, Barry	To house shipping container to rear of Cadoxton Community Centre-to be converted to provide food storage/cafe, to be available to the community with a 'pay as

			you feel' facility run by Cadog's Corner Development Group
2019/00637/FUL	A	196, Westbourne Road, Penarth	Proposed single storey garage to replace existing garage structure
2019/00638/FUL	A	77, St. Davids Crescent, Penarth	Existing conservatory and utility room to be demolished and replaced with larger open plan living area and utility room. All materials to match the existing
2019/00639/FUL	A	13, Uppercliff Close, Penarth	Proposed single storey rear extension internal alterations and alterations to front elevation
2019/00641/FUL	A	The Grove, Corntown Road, Corntown	Extension and conversion of attached garage to living accommodation and construction of a new double garage within the rear garden
2019/00645/FUL	R	Navron, Boverton Road, Boverton, Llantwit Major	Reconstruction of the stone boundary wall of a lower height, to improve accessible car parking and safer passage for pedestrians
2019/00647/FUL	A	Old Wick Barn, Purlon Farm, Wick Road, Llantwit Major	Construction of timber garage building
2019/00648/FUL	A	7, Andrew Road, Penarth	Single storey rear extension
2019/00650/FUL	A	Heathcliffe, Clive Crescent, Penarth	Variation of Condition 1 of Planning Permission ref. 2014/00965/FUL to extend the permission for a further 5 years

2019/00651/FUL	A	Hen Felin, Colwinston	Variation of Condition 1 to extend the time period of implementation of Planning Permission 2014/00438/FUL: Single storey extension to southern elevation
2019/00653/FUL	A	12, Seaview Drive, Ogmore By Sea	First floor front extension and ground floor rear extension
2019/00658/FUL	A	27, Augusta Road, Penarth	Ground floor side extension
2019/00659/FUL	A	Tan y Lan House, St. Mary Hill	Variation of Conditions 4 and 5 of planning permission 1989/00209/OUT
2019/00668/LAW	A	49, Pontypridd Road, Barry	Single storey rear extension, rear dormer to loft conversion and three Velux windows to front
2019/00670/FUL	A	31, Highwalls Avenue, Dinas Powys	Conservatory extension to side elevation
2019/00671/FUL	A	24, Hastings Avenue, Penarth	Proposed rear and side extension
2019/00672/FUL	R	38, Victoria Road, Penarth	Vehicular access through front boundary and parking area
2019/00676/FUL	A	Mount Pleasant Farm, Llangan	Extension to existing garage
2019/00678/FUL	A	8, Crib Y Sianel, Rhoose	Proposed single storey extension across full width of rear of property to provide additional dining/lounge area
2019/00679/RG3	A	Former Canteen/Office Block, Bus Depot, Broad Street, Barry	Surfacing of the slab area of the former canteen/office block and associated works for purposed incidental to the existing use of the land

2019/00680/FUL	A	Keepers Lodge, St Athan Road, St Mary Church	Single storey oak framed orangery extension to rear
2019/00681/FUL	A	7, Norseman Close, Rhoose	Proposed replacement single storey front entrance porch and rear conservatory
2019/00683/LBC	A	Mount Pleasant Farm, Llangan	Extension to existing garage
2019/00689/FUL	A	13, Robin Hill, Dinas Powys	Single storey rear extension
2019/00697/FUL	A	Heathcliffe, 18, Marine Parade, Penarth	External alterations to building fabric
2019/00702/FUL	R	28, Plymouth Road, Penarth	Remove part of a front boundary wall so as to provide a turning area for a vehicle to exit in forward gear
2019/00708/FUL	R	Cherry Orchard Farm, Welsh St Donats	Upgrading of existing building to form 3 bedroom house with secure tack room
2019/00721/FUL	A	Caer Ceirios, Penmark	Extend to side and rear ground floor new living/breakfast room and kitchen. Remove flat roof to existing first floor rear dormer and construct new pitch roof and re-clad walls

Agenda Item No.

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: **4 SEPTEMBER, 2019**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

3. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2019/00007/FUL
Appeal Method: Written Representations
Appeal Reference No: 19/3233215
Appellant: Mr and Mrs Greenaway
Location: 4 Thorn Grove, Penarth
Proposal: Proposed extension and re-modelling works.
Start Date: 25 July 2019

(b) Enforcement Appeals Received

None

(c) Planning Appeal Decisions

None

(d) Enforcement Appeal Decisions

LPA Reference No: ENF/2016/0123/PC
Appeal Method: Public Inquiry
Appeal Reference No: C/19/3221531
Appellant: Mr Gareth Williams
Location: Land at Tir Y Llwyfenni (adjacent to Ty Isaf), Peterston Super Ely
Proposal: Without planning permission, the construction of a dwellinghouse and outbuilding on the land and the material change of use of the land from agriculture to a mixed use of agriculture to a mixed use for agriculture and a residential use.
Decision: Appeal Dismissed / Enforcement Notice corrected and upheld.
Date: 25 July 2019
Inspector: Richard Jenkins
Council Determination: Committee

Summary

The Inspector directed that the appeal should be dismissed and the enforcement notice upheld, subject to necessary corrections.

The Enforcement Notice

The Inspector considered that the breach of planning control alleged within the enforcement notice lacked the necessary precision to establish whether the breach of planning control comprised operational development, in the form of the construction of a dwellinghouse and associated outbuilding, or the material change of use of the land resulting in a mixed agricultural and residential use.

Whilst the Council considered that the residential unit and associated outbuilding comprised operational development, it had also referred to a material change of use in the notice as the 'dwellinghouse' was not defined by a residential curtilage and the residential activity was occurring alongside the agricultural use of the site. The appellant confirmed at the Inquiry however that he considered the residential unit and associated outbuilding to comprise mobile units and that the breach of planning control therefore constituted a material change of use.

The Inspector noted that this matter had obvious implications for the ground (d) appeal, as the relevant immunity period under the ground (d) appeal would be ten years for a material change of use of the land and four years for the construction of a dwellinghouse. He also considered that the decision had wider implications for the consideration of the ground (d) appeal because the exact nature of the breach raised potential issues in relation to whether or not the development represented a 'new chapter' in the history of the site.

The Inspector did not agree with the Local Planning Authority, that the wider residential activity on the land constituted a material change of use in its own right as it appeared that the type of residential activity referred was entirely ancillary to the occupation of the 'dwellinghouse' and the residential activity on the land would cease if the 'dwellinghouse' was to be removed from the land. He considered however that it did not necessarily follow that the breach of planning control constituted operational development and it was therefore necessary to consider the size and permanence of the structures involved, as well as their physical attachment to the ground.

The Council had considered that the development comprised a building operation by virtue of the 'extensive modifications' to the former mobile structures (including cladding, glazing and utility connections), as well as the fact that the interior was furnished with items that would need to be removed for the units to be transported around the site. The Inspector however considered that the structures were of a relatively modest scale and the sheet cladding and UPVC windows did little to alter the mobility of what were originally mobile homes. Whilst noting that some of the cladding and the decked steps would need to be detached and the utilities disconnected for the units to be moved, the Inspector considered that such operations could be

undertaken relatively easily, without altering the structural integrity of the units and did not consider that they comprised a form of operational development. As a result of this and the fact that the wheels and chassis of the residential unit were still intact, with the structures simply resting on concrete blocks, he therefore concluded that the residential unit and associated 'outbuilding' fell within the category of mobile or temporary units.

As a result of this conclusion and the well-established fact that the occupation of a caravan or other such mobile unit comprises the use of land as opposed to operational development, the Inspector determined that the alleged breach of planning control detailed in Section 3 of the enforcement notice, should be corrected to read "Without planning permission, the material change of use of the Land from agriculture to a mixed use for agriculture and a residential use". A further correction was also made to the requirements of the notice in Section 5. to require the appellant to remove the structures from the land.

The Appeal under Ground (d)

The Inspector confirmed that under ground (d), the appeal considered whether it was too late to take enforcement action against the matters alleged within the notice. As the development comprised the material change of use of the land, the relevant immunity period was ten years prior to the date the enforcement notice was issued.

The Inspector considered that whilst the appellant had argued that the land had been used for residential purposes for a period well in excess of the necessary ten years, the evidence indicated that the residential occupation of the land was intermittent and occasional and this was never the appellant's primary residence. Whilst there was evidence of more frequent overnight stays since 2012, there was nothing to indicate that the land was in continuous residential use and the Inspector considered that it would not have been reasonable to have expected the Council to take enforcement action at that time.

The evidence provided appeared to indicate that the appellant's residential occupation of the land was more frequent from 2015 onwards, however the Inspector determined that this would fall significantly short of the ten years necessary to accrue lawfulness. The Inspector noted the appellant's contention that the residential use continued for a period well in excess of ten years and that residential uses may lay dormant without the residential use being lost or abandoned. He identified however that it was well-established in law that a use can only be regarded as having continued for planning purposes, despite periods of being dormant on the ground, if the use had already accrued lawfulness. Such a principle did not therefore apply to a use that is in breach of planning control and not already lawful

The Inspector found that the residential use of the site was not continuous prior to 2015 or lawful at that point and therefore concluded that the appellant had failed to demonstrate that, on the balance of probability, the residential occupation of the land was continuous for the ten years preceding the date the enforcement notice was issued. It was not therefore too late for the

Council to take enforcement action and the appeal under ground (d), therefore failed.

The Appeal under Ground (g)

The Inspector confirmed that under ground (g), the appeal considered whether the time given to comply with the requirements of the enforcement notice was too short. He considered that given that the enforcement notice would not render the occupiers of the land homeless and that the appellant owned other land that could accommodate any affected livestock, the time period for compliance was not too short and therefore concluded that the appeal under ground (g), also therefore failed.

(e) April 2019 – March 2020 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
Planning Appeals (to measure performance)	W	7	-	7	1
	H	-	-	-	-
	PI	-	-	-	-
Planning Total		7 (100%)	-	7	1
Committee Determination		1 (100%)	-	1	-
Other Planning appeals (inc. appeal against a condition)		-	-	-	-
Enforcement Appeals	W	1	1	2	-
	H	-	-	-	-
	PI	1	-	1	-
Enforcement Total		2 (67%)	1	3	-
All Appeals	W	8	1	9	-
	H	-	-	-	-
	PI	1	-	1	-
Combined Total		9 (90%)	1	10	1

Background Papers

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

Contact Officer:

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Officers Consulted:

HEAD OF REGENERATION AND PLANNING

2019/00692/TPO	A	Brookside, 34, Mill Road, Dinas Powys	Work to trees covered by TPO no. 2 of 1954 - T1 Sycamore, remove two lower branches over Garage to the rear of 1 Greenfield Avenue, and prune back lower crown by 2 metres to allow space for Cherry Tree within garden of 1 Greenfield Avenue
2019/00725/TCA	A	St. Illtud's Church, Church Lane, College Street, Llantwit Major	Work to trees in Llantwit Conservation Area: Fell to ground level eight Yew trees and coppice one Elder
2019/00731/TCA	A	St. Quentins House, Castle Hill, Llanblethian	Work to Trees: 1 x Yew Tree to be felled and removed. A new fruit tree is proposed to be planted in the garden
2019/00749/TCA	A	30d, Archer Road, Penarth	Works to trees in Penarth Conservation Area: Removal of 1no. Palm Tree, 1no. Fir Tree and 1no. Euonymus Shrub
2019/00772/TPO	A	St. Illtuds Church, Church Lane, College Street, Llantwit Major	Works to trees covered by TPO-No.3 1977. Fell to ground level the Conifer tree to the right hand side of entrance porch
2019/00780/TPO	A	3, Heol Ty Mawr, Pendoylan	Works to trees covered by TPO No. 04 of 1972: Reduce lower crown of one Oak and re-pollard one Ash