

		Ogmore by Sea	Planning Permission ref. 2014/01108/RES : Redevelopment of caravan site for residential development, with associated open space
2015/00601/2/C D	A	Goldsland Walk, Wenvoe	Discharge of Condition 3 (Drainage) of planning permission ref. 2015/00601/RES : Reserved matters for part of site (relating to outline 2013/00884/OUT) for site total of 132 dwellings and associated landscaping and works at land to the west of Port Road, Wenvoe
2015/00601/4/N MA	A	Land to the West of Port Road, Wenvoe	Non-Material Amendment - Amendment to the wording of condition 3 (Drainage) of Planning Permission ref. 2015/00601/RES : Reserved Matters for part of site (relating to Outline consent 2013/00884/OUT) for a site total of 132 dwellings and associated landscaping and works
2015/00960/4/C D	A	Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston	Discharge of conditions 4-Levels, 5-Drainage, 7-Highway engineering works and 17-Means of enclosure - Development of 120 homes and associated works
2015/00960/8/C D	A	Land at Sycamore Cross, Bonvilston	Discharge of Condition 21 - Construction Environmental Management Plan - Planning Permission 2015/00960 FUL for development of 120 homes and associated works.
2016/00896/1/N MA	R	27, Mountjoy Avenue, Penarth	Non-Material Amendment - To extend the length of the

			proposed extension by 120 cms and to replace the proposed rear door of the extension with a window 75cm wide x 90cm high. Planning Permission ref. 2016/00896/FUL : Proposed single storey side extension to form WC and utility
2017/00395/1/C D	A	Land at Brooklands Retail Park, Culverhouse Cross, Cardiff	Discharge of Conditions 3- schedule of materials to be used in construction and 8- scheme for the erection of signage directing customers to car parking areas. Planning Ref: 2017/00395/FUL. New Starbucks drive-through unit
2017/00395/1/N MA	A	Land at Brooklands Retail Park, Culverhouse Cross, Cardiff	Non-material amendment; changes to the approved elevations as shown on PL07 and PL08 to secure the following: Omission of 1st drive thru window ; Relocation of North East elevation exit door; Slight amendments to South East elevation canopy - of planning permission 2017/00395/FUL - Proposed new Starbucks drive-through unit
2017/00564/3/C D	A	Land East of B4265 between Boverton and Eglwys Brewis, St. Athan	Discharge of Conditions 8 - Highway Condition Survey (Pre-Construction) and 23 - Construction Environmental Management Plan. Planning Permission 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
2017/00584/1/N MA	A	174, Redlands Road, Penarth	Non-Material Amendment - Block up existing internal door to new store/garage and form new door opening leading to side footpath on the side elevation. Planning permission ref. 2017/00584/FUL: Proposed single storey side and rear extensions and internal alterations
2017/00647/1/N MA	A	Land at Barry Waterfront, Cliffside Road, Barry	Non-Material Amendment - Amendment to condition 2 of 2017/00647/RES, to alter the phasing of construction of dwellings
2017/00662/1/N MA	A	South Quay Waterside, Barry Waterfront, Barry	Non-Material Amendment - Amendment of condition 2 of planning permission 2017/00662/RES to alter phasing of construction of dwellings
2017/00988/1/C D	A	Ty Mynydd Barn, Ty Mynydd Lane, Welsh St. Donats	Discharge of Conditions 3 - Materials, 4- Windows, rooflights and flue details, 5 - Hard and soft landscaping details, 7 - Means of enclosure and 10 - Light mitigation strategy. Planning permission ref. 2017/00988/FUL : Proposed change of use of existing barn into quality tourist self-catering accommodation

2017/01203/1/N MA	A	Cog Moors Wastewater Treatment Works, Cardiff Road, Dinas Powys	Non-material Amendment- Refined the detailed design of the proposed development. Planning Ref: 2017/01203/FUL: Change of use of land as an extension to the existing wastewater treatment works site and to the compensatory dormouse habitat and for the construction of an Advanced Anaerobic Digestion (AAD) Plant, together with associated landscaping and mitigation measures and the formation of a temporary construction compound at Cog Moors Wastewater Treatment Works (WwTW), Cardiff Road, Dinas Powys
2017/01259/FUL	A	St. Y Nyll Farm, Heol Sant Y Nyll, St. Brides Super Ely	Minor amendments to planning consent 2015/00996/FUL - Change of use and conversion of existing barns to provide a residential dwelling and associated works
2017/01337/3/C D	A	St. Pauls Church Hall, Arcot Street, Penarth	Discharge of Conditions : Condition 9 - details of a scheme of foul, land and surface water drainage and Condition 22 - engineering details of the widening of Chapel Lane of Planning Application 2017/01337/FUL Redevelopment of the former St. Pauls Church site (including demolition of existing building with retention of front church elevation) to create 14 one and two-bedroom affordable housing units; multi-purpose community hall (368 sq.m.);

			landscaping; car/cycle parking; access; and associated works at St. Pauls Church Hall, Arcot Street, Penarth
2017/01337/6/C D	A	St. Pauls Church, Arcot Street, Penarth	Discharge of Condition 3 – Materials. Planning permission ref: 2017/01337/FUL: Redevelopment of the former St. Pauls Church site (including demolition of existing building with retention of front church elevation) to create 14 one and two- bedroom affordable housing units; multi-purpose community hall (368 sq.m.); landscaping; car/cycle parking; access; and associated works
2018/00004/1/C D	A	1a and 1b, Park Avenue, Barry	Discharge of Condition 4 - Cladding Sample. Planning Permission ref. 2018/00004/FUL: Conversion of two apartments to one dwelling with extensions, balcony, new windows and alterations to existing windows
2018/00041/1/N MA	A	Shepherds Rest, Land adjoining Aberthin Lane, Aberthin	Non-material amendment to 2018/00041/FUL (erection of a rural enterprise worker's dwelling): 1) re-align, re-position and resize doors and windows, including garage gable window; 2) re-arrange internal layout; 3) install stone sills and face brick soldier courses on windows and doors; 4) install face brick plinth; 5) install wood stove, liner and chimney; 6) install

			expansion joints; and 7) remove approved PV panels from roof.
2018/00073/1/C D	A	Vacant Land, Woodlands Road, Barry	Discharge of Conditions 3 - Vehicle tracking, 6 - Contaminated land, 9 - Verification of post noise, 12 - Landscaping and tree protection, 14 - Means of enclosure, 17 - Traffic Regulatory Orders, 19 - Cycle parking, 20 - Parking management and 21 - Lighting of Planning Permission ref. 2018/00073/FUL : Variation of Condition 2 of Planning Permission 2015/00570/FUL (development of 27 new apartments in a 1 bed and 2 bed mix) for external amendments to approved plans and details for drainage, internal noise insulation and ventilation, materials, levels and landscaping
2018/00133/2/C D	A	UWC Atlantic College, St. Donats Castle, St. Donats	Partial Discharge of Condition 19 - Materials Details. Planning Permission ref. 2018/00133/FUL : The demolition of two no. three bed bungalows and single storey garages (1 and 10 Parc Wood) which serves the house parents, site clearance to both sites. The development of two new student dormitory blocks at a two storey height, each accommodating 12 no. four bed dormitory units, communal shared spaces and two no. three bed house parent apartments.

			Proposed external landscaping to both buildings to be minimal and to compliment the natural surroundings of both sites
2018/00133/4/C D	A	UWC Atlantic College, St. Donats Castle, St. Donats	Discharge of Conditions 13 - Contaminated Land 2 and 14 - Remediation Scheme 2. Permission reference 2018/00133/FUL - The demolition of two no. three bed bungalows and single storey garages (1 and 10 Parc Wood) which serves the house parents, site clearance to both sites. The development of two new student dormitory blocks at a two storey height, each accommodating 12 no. four bed dormitory units, communal shared spaces and two no. three bed house parent apartments. Proposed external landscaping to both buildings to be minimal and to compliment the natural surroundings of both sites
2018/00222/1/C D	A	Scout Hall, 9, Highwalls, Dinas Powys	Discharge of Condition 6- Tree works-Arbo. Planning ref 2018/00222/FUL: Demolition of existing single storey rear extension and construction of a two storey rear extension including access ramp and erection of flag pole.
2018/00279/2/C D	A	The car park, rear of 2, Stanwell Road, Penarth	Discharge of Condition 13 - CEMP and Condition 14 - Means of Enclosure of Planning permission 2018/00279/FUL - pair of semi-detached 2 bedroom dwellings

2018/00592/RES	A	South Haven Phase 2, Barry Waterfront, Barry	Approval is sought for the access, appearance, landscaping, layout and scale for a residential development and associated infrastructure
2018/00681/FUL	A	Pasture Land, Peterston Super Ely	Creation of private (non-commercial) facilities (stables, open-fronted barn, riding area, and gravel parking areas) for keeping and riding horses. Associated works including repair of track between site entrance and riding area
2018/00747/1/C D	R	Bargain Booze, 27, Eastgate, Cowbridge	Discharge of Condition 3 - Further details. Planning Permission ref. 2018/00747/FUL: A change of use from a vacant A1 retail unit to residential C3 use with external alterations and associated works
2018/00798/1/N MA	A	30, Borough Avenue, Barry	Non-material Amendment- Change the side elevation material of extension from 'match those used in the existing dwelling' to a block and render in a light colour render and change the roof tiles of extension from 'match those used in the existing dwelling' to suitable tile that can be used on low pitch roofing. Planning ref: 2018/00798/FUL-Single storey side extension and front porch
2018/00865/1/N MA	A	45, Plassey Street, Penarth	Addition of high-level, obscurely glazed window on west elevation of extension. Planning permission ref.

			2018/00865/FUL: Demolition of existing two storey rear annex and the construction of new single and two storey rear extension
2018/01007/1/C D	A	12, St. Bleddian Close, Cowbridge	Discharge of Condition; Condition 4: Dormer Details of planning permission 2018/01007/FUL - Side extension with front, rear and side dormers and associated fenestration alterations
2018/01264/1/N MA	A	Castle Bungalow, Peterston Super Ely	Non-material Amendment - Amendment to design to increase ridge height by 6.5cm. Planning permission ref. 2018/01264/FUL: Proposed new roof to include roof extension and dormer windows to front and rear, to provide bedroom accommodation in roof space
2018/01417/FUL	R	Land at the rear of No. 27 High Street, Cowbridge	Construction of a detached building to provide office space
2018/01419/RES	A	Land to rear of Seaton Hoe, Pen Y Turnpike Road, Dinas Powys	Reserved matters application (appearance, landscaping, layout and scale) for single dwelling as approved under outline permission 2015/00534/OUT
2019/00075/1/N MA	A	Pantwilkin Farm Stables, Llanquian Road, Aberthin	Non-Material Amendment - Provision of a 90KW thermal capacity wood chip boiler in place of stables 39 and 40 with the only external change being a flue. Planning Permission ref. 2019/00075/FUL:

			Erection of stables and associated works
2019/00080/FUL	A	Land off Heol Las, Wick, Cowbridge	Use of land for the stationing of caravans for residential purposes for 1 no. Gypsy pitch
2019/00104/FUL	A	1-14, Britway Court, Britway Road, Dinas Powys	Replacement of original roadside wooden windows with UPVC windows designed to closely match existing.
2019/00110/1/N MA	A	Tree Tops, Penylan Road, St Brides Major	Non-Material Amendment - Material changes from that of permitted under 2019/00110/FUL - to include changes to: roof type finish, window and door finish / colour, fascias / soffits / gutters
2019/00115/FUL	R	43, Llwyn Y Gog, Rhoose	Replacement fence to incorporate area of land to the side of the property as garden space
2019/00137/FUL	A	Broadway House, 86, Broadway, Llanblethian, Cowbridge	External works to the existing garage, to include extension of existing dormer on the north-facing roof plane, entrance porch and associated fenestration alterations, to form a granny annex incidental to the main dwellinghouse.
2019/00183/LBC	A	4, Plymouth Road, Penarth	Retrospective application for replacement bay window to top floor rear elevation of property
2019/00195/CAC	A	Ancient Druid, 44, Eastgate, Cowbridge	To demolish the brick and corrugated iron built garage and the stone shed at the rear of the property in order to extend the parking area to

			accommodate a second car. The adjoining walls will be made good and the area will be finished stone with chippings
2019/00213/FUL	A	55, Hinchsliff Avenue, Barry	Single storey front elevation and two storey side and rear extension
2019/00242/FUL	A	28, Whitcliffe Drive, Penarth	Proposed extensions to front elevation at first floor complete with balconies. Single storey rear extension. Existing dwelling to be remodelled complete with existing external finishes being replaced
2019/00244/FUL	A	Unit D, Valegate Retail Park, Culverhouse Cross, Cardiff	Variation of Condition 2 (sale of food or drink) of Planning Permission ref. 2010/00214/FUL
2019/00273/FUL	A	5, Heath Avenue, Cogan, Penarth	Replacing the existing front porch with new extension
2019/00299/FUL	R	The Old Hilary Filling Station, Welsh St. Donats	Change of use of land to Drive-Thru Coffee Hut with ancillary parking
2019/00311/FUL	A	UWC Atlantic College, St. Donats Castle, St. Donats	Variation of Conditions 2 and 7 of planning application 2018/00133/FUL for two student dormitory blocks to facilitate additional tree works and reposition the proposed building on Site K
2019/00314/FUL	A	3, Thaw Close, St. Mary Church	To turn/move fence, to enclose part of the drive to create a garden space
2019/00318/FUL	A	West Aberthaw Farm, West Aberthaw	Erection of porch/store

2019/00319/LBC	A	West Aberthaw Farm, West Aberthaw	Internal alterations to include reinstatement of spiral staircase; creation of a new doorway to lean-to kitchen; installation of a log burner; replace rotten casement windows in lean-to kitchen; alterations to partition walls and construction of a porch/store. External repairs and alteration to existing retaining wall
2019/00320/FUL	A	33, Seaview Place, Llantwit Major	Change of use. Internally from a garage to hair salon, exterior remains the same
2019/00335/LBC	A	Penllyn Castle, Penllyn	Refurbishment of garage building
2019/00344/OUT	R	The Meadow Vale, Cowbridge Road, Ystradowen	Construction of a new dwelling and associated works to existing public house
2019/00345/FUL	A	19, Seaview Place, Llantwit Major	Demolish existing garage and outbuilding and construction of pair of semi-detached dwellings with on-site car parking and parking for existing dwelling
2019/00347/FUL	R	Church Hall, Chapel Row, Dinas Powys	Change of use from a chapel (D1 Non-residential institution) to an office (B1 Business)
2019/00361/FUL	A	New Jerusalem Church, Tynewydd Road, Barry	The existing single storey building to the rear is to be refurbished internally with a new porch to front property. Also existing door to be replaced with window and also front window reduced in size

2019/00378/FUL	A	Cwm Derwen Farm, Waycock Road, Barry	Erection of single storey pre-fabricated extensions to existing farm building. This will provide facilities for indoor lambing and secure storage for fodder and machinery
2019/00386/FUL	A	The Herberts Farmhouse, St. Mary Church	Proposed alterations and extensions to existing farmhouse to provide attached granny annexe
2019/00387/FUL	A	6, Tair Onen, Welsh St. Donats	Proposed alterations and first floor extension over converted garage of existing property
2019/00388/FUL	A	The Herberts Farmhouse, St. Mary Church	Proposed new garage with loft storage over
2019/00389/FUL	A	34, Cae Canol, Penarth	Proposed single storey extension at rear
2019/00390/FUL	A	3, Greenway Close, Llandough, Penarth	Proposed entrance porch
2019/00398/CAC	A	Ty Mawr, Llanbethery	Demolition of part of garden wall to create new vehicle entrance
2019/00406/FUL	A	Windmill Park, Hayes Road, Barry	Proposed erection of Class B1/B2/B8 Development (Phase 2), together with associated parking and access arrangements
2019/00408/FUL	A	38, Stanwell Road, Penarth	Strip existing roof, replace felt and battens and change existing concrete tiles with manmade slates and terracotta tiles. Insert three Velux rooflights size CK04 to the upper rear mansard roof
2019/00417/FUL	A	9, Kymin Terrace, Penarth	Replacement of majority (17 in number) of existing window sashes by new sashes (wooden), double

			glazed but otherwise identical to replaced sashes
2019/00418/FUL	A	The Grange, Bonvilston	Construction of an outdoor riding area (Menage) suitable for the practice and training of the owner's horses for dressage competitions together with associated stables
2019/00428/FUL	A	Florantina, 115A, Park Crescent, Barry	Change of use from A1 to A2 office
2019/00430/FUL	A	70, Westward Rise, Barry	Erection of a two story rear extension
2019/00433/FUL	A	31, Channel View, Ogmore By Sea	Replacement garage doors and the addition of a side door for access from garden. New roller doors to be fitted
2019/00443/FUL	A	6, Ewenny Road, Wick	Single storey front and rear extensions to a ground floor flat
2019/00444/FUL	A	Communication Station, Priority Business Park, Barry	The removal of the existing 14m monopole, replaced with a 20.2m slim line lattice tower with 6 no. apertures (or airspace) measuring 3m x 0.55m, each of which can house 2 no. antenna and 4 ground based antennas in the existing compound
2019/00445/FUL	A	Tyn Y Cae Cottage, Peterston Super Ely	Demolition of rear lean to conservatory, replacement with new single storey conservatory. External alterations

2019/00448/FUL	A	Site of existing Waitrose, Palmerston Road, Barry	Proposed external alterations to existing building and change of use of restricted Class A3 Cafeteria to Class A1 Retail Use
2019/00456/FUL	A	Glyndwr Vineyard, Llanblethian	Proposed reception/ office unit
2019/00460/FUL	A	8, Meadow Vale, Barry	Single storey extension to create a bedroom at ground floor
2019/00462/FUL	A	7, Heol Corswigen, Barry	Garage conversion
2019/00463/FUL	A	The Garth, 48, Broadway, Llanblethian, Cowbridge	Proposed single storey extension to the rear of the property
2019/00464/FUL	A	6, Windy Ridge, Dinas Powys	Proposed two storey side extension and new windows
2019/00465/FUL	A	26, John Batchelor Way, Penarth	Proposed glass infinity balcony
2019/00466/FUL	A	27, John Batchelor Way, Portway Marina, Penarth	Proposed glass infinity balcony
2019/00468/FUL	A	Oddfellows Lodge, Monknash	Parking area in the form of a layby immediately adjacent to property
2019/00469/FUL	A	26, Perclose, Dinas Powys	Rear ground floor extension for registered disabled person
2019/00470/FUL	R	18, Stallcourt Avenue, Llantwit Major	First floor extension to the rear above existing single storey to create two additional bedrooms
2019/00472/LBC	A	Penllyn Castle, Penllyn	Internal alterations and alterations to windows
2019/00474/FUL	A	32, Salop Place, Penarth	Proposed two and single storey side extensions and rear single storey side extension. Re roofing to

			existing single storey rear extension
2019/00475/FUL	A	2, Argoed Cottages, Llanharry	Proposed internal and external remodelling of the dwelling, to include a two storey side extension, plus a detached double garage for the storage of classic cars
2019/00476/FUL	A	12, Mountjoy Place, Penarth	Proposed two storey side extension
2019/00478/LBC	A	Penllyn Castle, Penllyn	Re roofing of stables block
2019/00481/FUL	A	45, Stanwell Road, Penarth	Replacement of UPVC windows with new box sash UPVC windows
2019/00484/FUL	A	37, Glen Mavis Way, Barry	Replacement of existing lean-to to rear and alterations to front to include relocation of front door
2019/00485/FUL	A	McDonalds Restaurant, Valegate Retail Park, Culverhouse Cross, Cardiff	Refurbishment of the restaurant with minor alterations to elevations to include extensions totalling 37.8 sq.m., replacement drive thru booths with the addition of grey cladding and a section of new shopfront with associated works to the site. The refurbishment of both Customer Order Displays (COD) and overhead Canopies. The installation of a Goal Post height restrictor and a new signage suite.
2019/00486/ADV	A	McDonalds Restaurant, Valegate Retail Park, Culverhouse Cross	New signage associated with refurbishment of the restaurant

2019/00490/FUL	A	49, Byrd Crescent, Penarth	Proposed single and two storey extension to rear
2019/00491/ADV	A	WM Morrison Supermarkets Plc, Heol Ceiniog, Barry	Signage associated with refurbishment of store and petrol filling station
2019/00492/FUL	A	7, Tair Gwaun, Penarth	Proposed single-storey rear extension and part garage conversion (and associated alteration works)
2019/00493/FUL	A	3, Ger Y Llan, St. Nicholas	Extended new front porch
2019/00494/FUL	A	13, Plas St. Pol De Leon, Penarth	1 No. new metal balcony to the front of the property
2019/00495/FUL	A	2, St Nicholas Close, Dinas Powys	Single storey rear extension
2019/00496/FUL	A	51, Broadway, Llanblethian	Proposed internal alterations to existing property, including bay and porch to front ground floor and 2 storey rear extension
2019/00497/FUL	A	By-Ways, 48, Fontygary Road, Rhoose	Rear two storey extension to existing house
2019/00499/FUL	A	21, Falcon Road, Barry	Two storey extension to side of existing domestic dwelling
2019/00500/FUL	A	21, Rheidol Drive, Barry	Single storey extension to rear of existing domestic dwelling
2019/00505/FUL	A	9, Rhos Ddu, Penarth	Loft conversion to include three new pitched roof dormers to front elevation and all associated works
2019/00506/FUL	A	Morrisons, Heol Ceiniog, Barry	Amendment to internal site vehicle circulation
2019/00507/FUL	R	7, Sycamore Close, Llandough, Penarth	Part three storey part two storey rear extension with raising of ridge height and alteration works

2019/00509/FUL	A	79, Heol Y Frenhines, Dinas Powys	Replacement garage incorporating an art studio and replacement front porch
2019/00510/FUL	A	Golau Fryn, Ruthin Road, St. Mary Hill	Two storey side and rear extension, extension of garden area, with internal re-modelling and removal of front bay and conservatory
2019/00511/FUL	A	38, Adenfield Way, Rhoose	Single storey extension to side of bungalow, with new porch to front elevation of bungalow. Removal of garage. Extension to incorporate enlarged lounge, kitchen and new bedroom
2019/00513/FUL	R	Apple Blossom Cattery, Land at Nant Rhydhalog, Cowbridge	To convert a section of existing animal grooming parlour to new ladies/unisex hairdresser. Class usage A1 (refers to planning consent 18/00735/FUL)
2019/00515/FUL	A	71, Lavernock Road, Penarth	Extended roof from hip to gable on both sides and install rear dormer
2019/00516/LAW	A	Littlewood Cottage, Wick Road, St. Brides Major	Install additional first floor window on the rear elevation of the property
2019/00518/FUL	R	34, Grove Place, Penarth	Proposed Dormer to rear annexe roof
2019/00522/FUL	A	14, Readers Way, Rhoose	Single storey ground floor side extension
2019/00523/FUL	A	The Butterleys, 29, Westgate, Cowbridge	Proposed single storey general use building (garden room/office/changing area for pool)

2019/00524/FUL	A	Murch Farm Manse, Wesley Court, Dinas Powys	Demolition of existing single storey kitchen and construction of a ground and first floor side and rear extension. Construction of a new porch and external works
2019/00525/FUL	A	51, Plymouth Road, Penarth	Single storey replacement glazed conservatory and single storey rear kitchen extension.
2019/00526/FUL	A	19, Pioden For, Barry	Remodelling of the master bedroom including glazing to the front elevation with Juliet Balcony
2019/00529/LAW	A	17, Grange Gardens, Llantwit Major	Proposed rear conservatory, proposed elevations attached to application
2019/00530/FUL	A	Marco's Cafe, The Promenade, Barry Island	Single storey extension to provide additional storage for existing cafe
2019/00531/FUL	A	Beach Road, Swanbridge, Penarth	Replacement of existing 15m structure with proposed new 22.5m high monopole supporting 6 no. new antennas, 3 no. new No. 600mm diameter dishes, 1 no. relocated 600mm diameter dish (relocated from existing structure), 7 no. equipment cabinets within extended compound, plus associated ancillary works
2019/00533/FUL	R	Land rear of Church Road, Rhoose	Demolition of existing garage and erection of new garage

2019/00534/FUL	A	1A and 1B, Park Avenue, Barry	Alterations to original roof line from "lean to" to apex to provide new apex roof - amendment to original application 2018/00004/FUL
2019/00537/FUL	A	27, Vincent Close, Barry	Single storey side extension and new front porch
2019/00538/FUL	A	25, Tair Onen, Nr. Cowbridge	Construction of single garage with storage
2019/00540/FUL	A	53, Illtyd Avenue, Llantwit Major	New front porch
2019/00541/FUL	A	Claygate House, Sully Road, Penarth	Replacement dwelling and garage (Amended design to that granted permission on 13 February 2019, Ref 2018/01355/FUL).
2019/00543/FUL	A	104, Woodlands Road, Barry	Single storey rear extension
2019/00554/FUL	A	15, Plas Pamir, Penarth	Proposed first floor balcony to south elevation
2019/00563/ADV	A	Swansea Building Society, 75 High Street, Cowbridge	Two internal, outward facing televisions screens
2019/00571/FUL	A	16, Evenlode Avenue, Penarth	To convert a single storey bungalow into a two storey dormer bungalow with First Floor in the roof space, with single storey maintained at the rear

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **31 JULY, 2019**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

3. APPEALS

(a) Planning Appeals Received

LPA Reference No: 2018/01026/FUL
Appeal Method: Written Representations
Appeal Reference No: 19/3229820
Appellant: Mr Mark Knott
Location: 1, Oakfield Road, Barry
Proposal: Proposed new dwelling and erection of new double garage to the rear
Start Date: 19 June 2019

(b) Enforcement Appeals Received

None

(c) Planning Appeal Decisions

LPA Reference No: 2018/01203/FUL
Appeal Method: Written Representations
Appeal Reference No: 19/3224103
Appellant: Mrs Sian Vesey
Location: 34, Longmeadow Drive, Dinas Powys
Proposal: New detached dwelling at the side of property
Decision: Appeal Dismissed
Date: 19 June 2019
Inspector: R. Jenkins
Council Determination: Delegated

Summary

The main issues were considered to be the effect of the proposed development upon the character and appearance of the area, the effect of the proposed development upon highway safety and whether a financial contribution was necessary to provide affordable housing.

Character and Appearance

The Council had objected to the proposed development on the basis that it would appear as a visually incongruous form of development that would be harmful to the street scene and having regard to the scale and siting of the development, the Inspector shared those concerns. He noted that the dwelling would be constructed up to the boundary with no.34 and would extend within

close proximity to the back curb of the pedestrian footway along Hazel Grove. He commented that as such, the development would appear as a cramped and contrived form of development that would conflict with the general pattern of development in the area and identified that the other corner plots within the vicinity generally maintained a degree of separation from the public highway. The Inspector was therefore of the view that the development would add visual clutter to a prominent corner location and, in doing so, cause material harm to the character and appearance of the area.

Highway Safety

The Inspector identified that whilst the appeal proposal would make provision for two off-street parking spaces, the proposed extended crossover would be located within close proximity of the junction between Longmeadow Drive and Hazel Grove, with little technical evidence submitted to demonstrate that satisfactory visibility could be achieved. Furthermore, he was of the view that no evidence had been submitted to demonstrate that vehicles would be able to effectively manoeuvre around the site in order to park and enter/ egress the site in a forward gear. The Inspector also commented that siting of the indicative parking bays would mean that they would be difficult and awkward to use, requiring significant manoeuvrability and the development therefore would be likely to result in reversing movements from, or onto, Longmeadow Drive, to the detriment of pedestrian and highway safety in the area.

Affordable Housing

The Inspector noted the relevant policy of the adopted LDP which requires all residential developments to contribute towards affordable housing needs, with a 40% requirement in the settlement of Dinas Powys. He also noted that on sites fewer than 10 dwellings, the affordable housing requirement would be calculated and any whole units provided on site, with the residual amount being provided as an equivalent financial contribution. He commented that without any financial viability or other evidence to justify a departure from such a policy requirement, a financial contribution would therefore be required in this case.

The Inspector identified that no evidence had been submitted to demonstrate that such requirements should not be applied to the appeal proposal and no legal agreement or unilateral undertaking had been submitted in order to execute such a requirement. Despite the fact that the lack of such an obligation comprised a reason for refusal, he concluded that nothing had been submitted through the appeal process to rectify such an omission and therefore by not contributing towards affordable housing needs, the development would conflict with a fundamental principle of the adopted LDP.

L.P.A. Reference No:	2018/00800/OUT
Appeal Method:	Written Representations
Appeal Reference No:	19/3224315
Appellant:	Mr Maxim John
Location:	The Stables at 142, Fontygary Road, Rhoose
Proposal:	Conversion, to include demolitions, of existing stables to provide residential cottage
Decision:	Appeal Dismissed
Date:	24 June 2019

Inspector: R. Jenkins
Council Determination: Delegated

Summary

The main issues were considered to be the effect of the proposed development upon the character and appearance of the area and pedestrian and highway safety.

Character and Appearance

The Inspector noted that the existing stable building proposed for conversion comprised a simple structure of modest proportions, reflective of its historic use and that its scale and form prevented it from representing a visually harmful feature in the street scene. He considered however that in contrast, the proposed dwelling would, by reason of the combination of its scale and siting forward of the prevailing building line, represent a visually prominent and contrived form of development that would fail to respect the prevailing pattern of development within the area. The Inspector also identified that despite incorporating a stepped design, it would extend up to the public highway along Fontygary Road and would have a significantly greater visual impact than the existing building. Noting the sensitive nature of the plot and the fact that the structure would no longer appear as a subordinate element of the existing buildings, the Inspector concluded that the development would injuriously alter the character of the appeal site and represent an overtly prominent addition to the street scene.

It was acknowledged by the Inspector that the dwelling would represent a partial conversion and there was further evidence to indicate that the area to the south of the existing stable historically accommodated a building. He considered however that there was no evidence to indicate that any historic building was of comparable scale to that necessary to create even a modest dwelling on the land and, in any event, there was nothing to indicate that the historic structure represented a lawful fall-back position. He therefore found that the proposed development would cause material harm to the character and appearance of the area and that it would, as a consequence, conflict with the aims of the Council's LDP and SPG.

Pedestrian and Highway Safety

The Inspector noted that the proposals indicated that access would be achieved via the existing vehicular access into the site which is situated on the signal controlled junction and currently serves the residential cottage at no.142 and would also be the point of access to the adjoining barn which had recently been approved for residential conversion. The mean of access was identified by the Inspector as measuring approximately 4.7 metres in width, however he was able to confirm at the time of his inspection that the proposed development would increase the likelihood of conflicting vehicular movements directly on a traffic controlled junction.

Whilst the Inspector took account of the planning history at the barn attached to no.142, having considered the appeal proposal on its own particular merits, he considered there was no doubt that the appeal proposal would intensify the use of the access relative to the position established by the extant planning

permission at the barn. He concluded that the Council's assessment, that a third dwelling utilising the access would tip the balance in terms of what would be acceptable in terms of highway safety, to be well-founded.

LPA Reference No: 2019/00243/FUL
Appeal Method: Written Representations
Appeal Reference No: 19/3229796
Appellant: Mr Kevin Mitchell
Location: **56, Redlands Avenue, Penarth**
Proposal: Proposed balcony to first floor and full height glazed rear extension to ground floor
Decision: Appeal Invalid
Date: 20 June 2019
Inspector: N/A
Council Determination: Delegated

Summary

This appeal was lodged against the Council's decision to refuse to validate the application. The Planning Inspectorate confirmed that the deadline for the submission of an appeal against a notice of invalidity is two weeks from the date of service of that notice and as such, the appeal received on 29th May was submitted out of time and was therefore unable to be accepted.

(d) Enforcement Appeal Decisions

LPA Reference No: ENF/2018/0174/PC
Appeal Method: Written Representations
Appeal Reference No: C/18/3219470
Appellant: Mr Malcom Morgan
Location: **87, Salisbury Road, Barry**
Proposal: Without planning permission, the erection of timber decking to the rear of the dwelling house
Decision: Appeal Allowed
Date: 4 July 2019
Inspector: Iwan Lloyd
Council Determination: Committee

Summary

In allowing the appeal, the Inspector accepted the Council's position, that planning permission could be granted for the development already carried out consisting of the erection of timber decking to the rear of the dwelling house, if there were a screen to protect privacy. Without a planning application for the development, the Council cannot impose such a condition via an enforcement notice.

However, Inspectors can impose conditions when considering a 'Ground A' appeal and in this case he concluded that permission should be subject to a condition which requires a scheme for a privacy screen including a timetable

for its implementation, to be submitted to the Council for approval within 2 months and then carried out in accordance with the approved timetable. If the Council refuses to approve the submitted scheme, the Inspector has allowed an additional period of time for the appellant to submit and have determined, an appeal to the Welsh Ministers.

The Inspector has also however included as part of this condition, that if the requirements in relation to submitting and having determined a scheme for the privacy screen or implementing the approved scheme are not met by the appellant, then the timber decking will need to be removed within 6 months of failing to meet that requirement.

In reaching his decision, the Inspector concluded that the main issue in this case was the effect of the development and any additional privacy screen on the living conditions of occupiers of no. 89 Salisbury Road in relation to outlook and daylight. He identified that the decking area is built on the shared boundary with no. 89, provides level access from the rear of this property and extends outwards some 2.6m. Due to the level change in the rear garden, the decking is some 1.2m in height from ground level at its most outward point from the rear wall of no. 87.

Whilst it had been suggested by an interested party that the outlook of the property would be improved if the development was set apart from the shared boundary, the Inspector accepted that Council's point, that an extension could be built on the boundary that would exceed the present development in terms of height and projection without the need for planning permission under permitted development rights. He agreed that this was a material consideration in accepting that what could be done lawfully would have a greater impact than the development already carried out. Although there was no firm indication that a development built under permitted development rights would take place, the Inspector concluded that as it remained a possibility, the impact of the development should be assessed in the context of what could be carried out lawfully on the site.

The Inspector considered that the decking area height lies commensurate with the height of the boundary wall and in his view, did not harm the outlook from the rear windows of no. 89, noting that the sill of the nearest window of no. 89 to the development was located above the adjacent decking area and outlook of the adjoining park and skyline was unhindered by the development.

The Inspector accepted however that a privacy screen would be necessary to prevent direct overlooking and noted the Council's view that its height should be a minimum of 1.8m. He determined that the final design and position of the screen would be a matter of subsequent control by the Council, but that its design may not require a solid barrier for it to prevent overlooking and may not therefore diminish sunlight to any significant degree. The rear development faces north-west and the evening sunlight from the west reaching the rear space of no. 89 would not be significantly diminished by the development and the proposal for a screen, which he determined, would have less impact than what could be built under permitted development rights.

In terms of outlook, the Inspector considered that the development and the screen would not erode outlook as the park and the wide aspect of the view would not be significantly affected and would not be injurious to living conditions in relation to overbearingness.

For the reasons summarised above, the Inspector therefore concluded that the development carried out and the proposal for a privacy screen would not conflict with the Council's adopted LDP or SPG on Residential and Householder Development and would not harm the living conditions of occupiers of no. 89 Salisbury Road in relation to outlook and daylight.

Comment

Whilst allowing this appeal, the Inspector has accepted the Council's position, that planning permission should be granted subject to a condition which would then result in the enforcement notice being quashed. If a scheme to provide a suitable privacy screen is not however submitted, approved or provided, then the Inspector's decision makes provision for the decking to be removed, which will be the same result as the enforcement notice sought to achieve.

(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	-	-	-	-
Enforcement Total		1 (50%)	1	2	-
All Appeals	W	8	1	9	-
	H	-	-	-	-

	PI	-	-	-	-
Combined Total		8 (89%)	1	9	1

Background Papers

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

Contact Officer:

Mrs Sarah J Feist - Tel: 01446 704690

Officers Consulted:

HEAD OF REGENERATION AND PLANNING

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : 31 JULY, 2019

REPORT OF THE HEAD OF REGENERATION AND PLANNING

4. TREES

(a) Delegated Powers

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

Decision Codes

A - Approved

R - Refused

E Split Decision

2019/00452/TCA	A	Leys Cottage, Factory Road, Llanblethian, Cowbridge	Reduce mature Beech away from boundary wall, reduce overall crown by 2m. Reduce Sycamores away from boundary wall whilst retaining good branch tracery
2019/00453/TPO	A	7, Church Rise, Wenvoe	Work to trees covered by TPO No. 04 of 1951: Rear garden - One Sycamore tree to have all over hanging branches cut back to main trunk
2019/00457/TPO	A	Cwrt Yr Ala, Michaelston Le Pit	Work to Tree covered by TPO No.2 of 1954: Fell and replant one Ash and dead Beech
2019/00514/TCA	A	25b, Archer Road, Penarth	Work to Trees: Ash tree reduce all round by removing 1-1.5m & shape
2019/00521/TCA	A	Poppins, Llysworney	Work to Trees in Llysworney Conservation Area : Betula Pendula reduce 2no. limbs and Salix Sepulcralis remove

			under exception (dead) both in rear garden
2019/00544/TCA	A	39, Eastgate, Cowbridge	Work to trees in Cowbridge Conservation Area: Remove Ficus against North West boundary wall
2019/00557/TPO	A	4, Robin Hill, Dinas Powys	Work to Trees covered by TPO No. 7, 1986: Removal of dangerous dead/dying limb under exemption due to imminent risk. This is a large oak tree in the rear of our garden
2019/00558/TPO	A	4, Robin Hill, Dinas Powys	Work to Trees covered by TPO No. 7, 1986: 20% reduction of crown and also reduce overhanging limbs from neighbours oak
2019/00569/TCA	A	17 Archer Road, Penarth	Work to trees in Penarth Conservation Area: Fell and replace one Prunus Nigra and remove one Fagus (dead so exempt), both in rear garden
2019/00575/TCA	A	Alexandra House, 2, Beach Road, Penarth	Works to trees in Penarth Conservation Area; Fell 1 Large Sycamore, 1 Ash and Sycamore Saplings
2019/00602/TCA	A	Pwll-Sarn, St Nicholas	Work to trees in St Nicholas Conservation Area: Fell two Conifers
2019/00609/TCA	A	Cross House, Aberthin	Work to Trees: Crown reduction of Sycamore tree
2019/00631/TCA	A	23, Victoria Square, Penarth	Work to tree in Penarth Conservation Area: Sycamore Tree - Reduce crown by 20-25% by volume by shortening all limbs up to 3m ensuring a wall balance reduced crown remains

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **31 JULY, 2019**

REPORT OF THE HEAD OF REGENERATION AND PLANNING

5. GENERAL PLANNING MATTERS

UPDATE ON ENFORCEMENT ACTION - LAND AT BARRY WATERFRONT,
BARRY

Executive Summary

1. Members will recall giving authorisation to issue a Breach of Condition Enforcement Notice and a Stop Notice in respect of the breach of conditions of the planning permissions for development at the Barry Waterfront at their meeting on 29th November 2018. The breach related to the delivery of certain elements of the District Centre and the report noted the impact of the breach on the delivery of a comprehensive form of redevelopment that is a strategic site within the key settlement of Barry.
2. The Breach of Condition Enforcement Notices and Stop notices were issued on 3rd and 4th December 2018 respectively requiring either the cessation of the occupation of certain units within the development or the cessation of the construction of certain elements of the development until such time as specific retail units within the District Centre are delivered. Since then, the developers did cease further occupation and construction in accordance with the notices. There was some continued construction which accorded with the terms of the agreed phasing at that time, and did not breach the notices.
3. Officers continued to monitor the site whilst negotiating a revised phasing plan to ensure the timely delivery of the comprehensive redevelopment of Barry Waterfront, focussing particularly on the delivery of the commercial units in the District Centre. Those negotiations have now concluded and revised planning permissions have been issued. Officers continue to monitor compliance and good progress has been made on the construction of the District Centre.
4. The latest estimates from the developers are that the District Centre commercial units will be built to 'shell and core' specification by the end of the year.

Background

5. Members will recall giving authorisation to issue a Breach of Condition Enforcement Notice under section 174 and a Stop Notice under section 183 of the Town and Country Planning Act 1990 (as amended) in respect of the breach of conditions of the planning permissions for development at the Barry Waterfront at their meeting on 29th November 2018. The breach related to

the delivery of certain elements of the District Centre and the report noted the impact of the breach on the delivery of a comprehensive form of redevelopment that is a strategic site within the key settlement of Barry.

6. The Breach of Condition Enforcement Notices and Stop notices were issued on 3rd and 4th December 2018 requiring either the cessation of the occupation of certain units within the development or the cessation of the construction of certain elements of the development until such time as specific retail units within the District Centre are delivered.
7. The breach related to planning permission ref: 2009/00946/OUT, which is the outline planning permission granted for the Barry Waterfront development, as well as planning permission reference 2017/00662/RES granted for the westernmost area of the Waterfront phase known as South Quay Waterside.
8. A phasing plan was submitted to the Council (under condition 8 of application 2009/00946/OUT) and the approved plan stated that house building would take place in the area known as South Quay Parkside from March 2017 to November 2018 and that the A3 units (which are part of the area known as the District Centre) would take place from September 2016 to September 2017. Whilst the housing has proceeded at pace, the retail units in the District Centre had not been delivered. Similarly Condition 19 required the provision of the District Centre to be built, and made available for rent / sale prior to the first occupation of dwellings in the area identified as South Quay Parkside. However, the properties in South Quay Parkside had been substantially constructed and most occupied by November 2018 despite the A3 units in the district centre not being delivered.
9. A Section 73 application was submitted which sought to vary a number of conditions of the outline permission 2009/00946/OUT, including condition 19 of the outline permission to a form of wording which sought to delay the delivery of the District Centre. Since that time, officers have been negotiating with the consortium to agree on an amended Condition 19, which would accommodate the consortium's housing delivery programme and deliver a commercial District Centre in the interest of the proper planning of the area. That application also required a variation of the legal agreement which sits alongside the original outline planning permission to ensure the terms of the agreement were tied to the new permission.
10. During the extent of these negotiations, officers pressed for the submission of a planning application (2017/01356/RES) for the District Centre, which was itself subject to significant negotiations and eventually approved on 24th May 2018 but in November no works had started and the Council had not received any applications to discharge conditions.

7.0 Character Areas

Introduction

7.1 The Masterplan has been sub-divided into the following seven character areas:

- ▶ District Centre (1)
- ▶ West Pond (2)
- ▶ South Quay Parkside (3)
- ▶ South Quay Waterside (4)
- ▶ Arno Quay and Quays (5)
- ▶ East Quay (6)

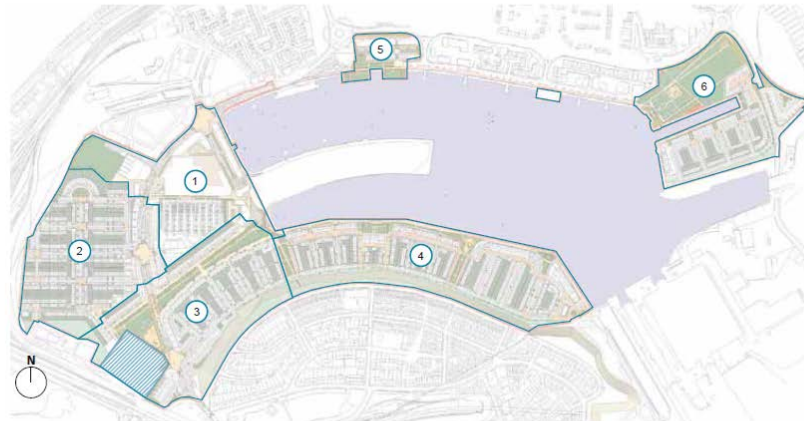


Figure 12: Character Areas

Key	
Planning Application Boundary	1 District Centre
Character Area Boundary	2 West Pond
Area within character area but outside of application boundary	3 South Quay Parkside
	4 South Quay Waterside
	5 Arno Quay & Castle Land Quay
	6 East Quay

11. In addition to the above, the development of the area known as South Quay Waterside (Character area 4 above) had also commenced and a substantial number of units were close to completion on the Western portion of this area. The developer is BDW Trading Limited (also known as Barratt Homes). The Reserved Matters application for this development (reference 2017/00662/RES) was being considered at the same time that significant negotiations were ongoing with the Barry Waterfront Development Consortium regarding revised timings under the S73 application referred to at paragraph 8 above. Therefore, the application was approved subject to a condition (2) which reflected the agreed phasing / delivery programme at that time. In November they were close to exceeding these limits.
12. In November negotiations were on-going in terms of the consideration of the 2014/00229/EAO planning application that sought to amend some of the conditions of the original outline permission. The application had not been approved and yet the development still continued on site.

Other Enforcement Action:

13. In addition to the matters referred to above, the Council has a number of other enforcement / monitoring cases open in respect of the Barry Waterfront Development which are being actively investigated and action will be taken where necessary. These include, dust suppression measures, hours of construction, public open space delivery, section 106 planning obligations, and untidy land. The developers have recently remedied some of these matters, and officers continue to press for full compliance.
14. A Breach of Condition Notice in respect of the Construction Traffic Management Plan (specifically routes through Barry) was issued on 5th March 2015 and is still being monitored but has not led to formal prosecution to date.

15. More recently, at the time of writing this report a Breach of Condition Notice is being prepared to be served under delegated powers on Barratt Homes for breaching the time limits on construction hours at their South Quay Waterside site. Other developers are being closely monitored in this regard following a number of public complaints.

Progress on delivering the District Centre

16. In November Members were advised that a significant portion of the housing element of the Waterfront development had been delivered and the development has progressed significantly passed the point at which condition 19 required the delivery of the A3 units. Whilst the supermarket within the District Centre had been delivered, the smaller A3 units specifically referred to in the condition had not. Construction had commenced on three of the A3 units in the area now referred to as Dockside Quay (along the eastern boundary of the District Centre), but these had not been completed to the specification referred to in condition 19. No works had been undertaken to commence construction of the three A3 blocks in the southeast corner of the District Centre.
17. Since issuing the enforcement notices in December, the consortium of developers has been keen to work with the Council to reach an acceptable solution. Construction of the district centre blocks commenced with piling the foundations in March 2019. The foundations are well underway and the steel frames for the ground floor are in place for 1 of the 3 main blocks.



District Centre Site (photo taken 18.07.19)

18. Meanwhile, progress has also been made on the commercial units at ground floor in Dockside Quay. The units are being actively marketed and it is understood that A3 operators have been identified for some of the units.



Dockside Quay (photos taken 18.07.19)

19. Furthermore, negotiations have concluded in terms of an acceptable build programme which will see the District Centre delivered in tandem with the remaining homes at South Quay waterside, with significant restrictions in place in terms of construction limits and occupation to ensure there is sufficient incentive to deliver the District Centre on time. This will be monitored closely by the Enforcement Team and any breaches dealt with swiftly.
20. Planning permission was therefore granted for the Section 73 application which sought to vary a number of conditions of the outline permission (ref 2014/00229/EAO) on 27th June 2019 with a condition (19) tying the developers to the revised phasing plan (at **Appendix A**). In addition reserved matters applications and NMA applications have been granted for the individual parcels on South Quay Waterside that also tie into the same Phasing Plan for completeness.
21. The latest estimates from the developers are that the District Centre commercial units will be built to 'shell and core' specification by the end of the year.

Resource Implications (Financial and Employment)

22. Any costs involved in drafting and issuing Notices, attending enquiries and undertaking monitoring work can be met within the departmental budget. There are no employment issues.

Legal Implications (to include Human Rights Implications)

23. The Enforcement Action referred to is founded in law and would not be considered to breach any of the rights referred to in the Human Rights Act.

Equal Opportunities Implications (to include Welsh Language Issues)

24. None.

RECOMMENDATION

- (1) That Planning Committee note the progress made in resolving the breaches of planning at Barry Waterfront and welcome the progress made on the delivery of the District Centre to date.

Reason for Recommendation

- (1) To apprise Members of the latest progress in terms of the delivery of a comprehensive mixed use development at Barry Waterfront in accordance with the Vale of Glamorgan Adopted Local Development Plan 2011-2026; strategic policies SP1 – Delivering the Strategy, SP2 – Strategic Sites, SP6 - Retail and MG3 Strategic Site at Barry Waterfront of the Plan, as supported by the Council's Supplementary Planning Guidance on Barry Development Guidelines; and the wider principles of good design set out in policies MD1 –

Location of New Development and MD2 – Design of New Development of the Plan.

Background Papers

Enforcement File Ref: ENF/2018/0331/PRO
Committee Report presented on 29th November 2018

Appendix A – Phasing Plan approved under planning application 2014/00229/EAO on 27th June 2019

Contact Officer - Victoria Robinson, Tel: 01446 704661

Officers Consulted:

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

MARCUS GOLDSWORTHY
HEAD OF REGENERATION AND PLANNING

PHASING PLAN DOCUMENT

Submitted pursuant to the phasing plan for variation to Condition 19 of outline planning permission reference 2009/00946/OUT

Permission References Cited in Phasing Plan Document

2018/00592/RES	South Haven Phase 2 (South Quay Waterside) - <i>Persimmon</i>
2017/01356/RES	District Centre
2017/00476/RES	Dockside Quay - <i>Persimmon</i>
2015/01032/RES	South Quay Parkside - <i>Persimmon</i>
2017/00662/RES	South Quay Waterside – <i>Barratt David Wilson</i>
2017/00647/RES	South Quay Waterside – <i>Taylor Wimpey</i>
2009/00946/OUT	Land at Barry Waterfront

Definitions

For the purpose of this phasing plan document, the following expressions shall have the following meanings:

Ground Floor Slab	means the finished ground floor construction, consisting of reinforced concrete over insulation on a block and beam structural slab to the commercial units (Block A, Block B and Block C) of the District Centre (2017/01356/RES).
First Floor Transfer Slab	means the ground floor structural frame erected with first floor concrete slabs in place providing floors for first floor level and roof to commercial units in the District Centre Blocks.
First Fix	means a dwelling complete externally with roof, walls, windows and doors, and internally with internal walls plasterboarded, electrical wiring and plumbing carried out. No kitchen, bathrooms or sanitary ware and switches or sockets shall be fitted internally.
Foundation Stage	means all construction below the Damp Course level.
Marketing Plan	means the plan setting out the proposals for advertising the A3 units on the site for sale or rent (which will detail tenure, rental levels and types of operator) for a period of at least two years from the date they reach Shell and Core Specification or date of approval of the Marketing Plan whichever is later.
Residual Market Units	means Plots 385, 386, 388, 389, 390, 392, 398, 399, 401 and 403 shown on plan "SP-01 Residual Market Unit Plan".
Dwelling Roof Stage	means all construction up to and including roof but excludes plasterboard, electrical wiring and plumbing of the units that are the subject of reserved matter application 2018/00592/RES.

District Centre Roof Stage	means all construction up to and including roof but excludes internal fit out of the units that are the subject of reserved matter application 2017/01356/RES.
Temporary Shell and Core	means the external structure of the A3 units are secure and weather tight including roof/first floor transfer-slabs, walls and temporary shopfronts. Internally, incoming services and screed floor finished to a commercial unit that forms the District Centre (2017/01356/RES).
Shell and Core Specification	means the external structure of the A3 units are secure and weathertight including roof/first floor transfer-slabs, walls, windows / doors and shopfronts in accordance with the approved details. Internally, incoming services and screed floor finish to a commercial unit and that the unit is available and ready for internal fit-out, decoration and use as an A3 unit..

Construction/build rate restrictions

Persimmon

No market units that are the subject of reserved matter application 2018/00592/RES shall be constructed past the Foundation Stage until such time as the Ground Floor Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No market units that are the subject of reserved matter application 2018/00592/RES shall be constructed past Dwelling Roof Stage until such time as the commercial units in Docksides Quay (2017/00476/RES) and South Quay Parkside (2015/01032/RES) have been delivered to Shell and Core Specification.

No market units that are the subject of reserved matter application 2018/00592/RES shall be constructed past First Fix until such time as the A3 commercial units identified in Block A, Block B and Block C of the District Centre (2017/01356/RES) and the A3 unit(s) in South Quay Waterside (2018/00592/RES) have been constructed to Temporary Shell and Core.

No more than 40 market units that are the subject of reserved matter application 2018/00592/RES shall be constructed past First Fix until such time as the all the A3 commercial units within the District Centre and the A3 unit(s) in South Quay Waterside (2018/00592/RES) have been delivered to Shell and Core Specification and are being marketed in accordance with a Marketing Plan, which shall first have been submitted to and approved in writing by the Local Planning Authority.

Barratt

No more than 78 market units that are the subject of reserved matter application 2017/00662/RES (Parcel 1 on attached Construction to Slab plan) shall be constructed past the Foundation Stage until such time as the Ground Floor Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 62 market units that are the subject of reserved matter application 2017/00662/RES (Parcel 1 on attached Construction to First Fix plan) shall be constructed past First Fix until such time as the Ground Floor Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES) and the A3 unit(s) in South Quay Waterside (2017/00662/RES) have been delivered to Shell

and Core Specification and are being marketed in accordance with a Marketing Plan, which shall first have been submitted to and approved in writing by the Local Planning Authority.

No more than 93 market units that are the subject of reserved matter application 2017/00662/RES (Parcels 1 and 2 on attached Construction to Slab plan) shall be constructed past the Foundation Stage until such time as the First Floor Transfer Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 78 market units that are the subject of reserved matter application 2017/00662/RES (Parcels 1 and 2 on attached Construction to First Fix plan) shall be constructed past First Fix until such time as the First Floor Transfer Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 112 market units that are the subject of reserved matter application 2017/00662/RES (Parcels 1, 2 and 3 on attached Construction to Slab plan) shall be constructed past the Foundation Stage until such time as the District Centre Roof Stage has been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 106 market units that are the subject of reserved matter application 2017/00662/RES (Parcels 1, 2 and 3 on attached Construction to First Fix plan) shall be constructed past First Fix until such time as the District Centre Roof Stage has been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 129 market units that are the subject of reserved matter application 2017/00662/RES (Parcels 1, 2, 3 and 4 on attached Construction to Slab plan) shall be constructed past the Foundation Stage until such time as the all the A3 commercial units within the District Centre have been delivered to Shell and Core Specification.

No more than 112 market units that are the subject of reserved matter application 2017/00662/RES (Parcels 1, 2, 3 and 4 on attached Construction to First Fix plan) shall be constructed past First Fix until such time as the all the A3 commercial units within the District Centre have been delivered to Shell and Core Specification.

Taylor Wimpey

No more than 68 market units that are the subject of reserved matter application 2017/00647/RES shall be constructed past the Foundation Stage until such time as the First Floor Transfer Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 57 market units that are the subject of reserved matter application 2017/00647/RES (shaded Purple on the 'First Fix Phasing Plan') shall be constructed past First Fix until such time as the First Floor Transfer Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 88 market units that are the subject of reserved matter application 2017/00647/RES shall be constructed past the Foundation Stage until such time as the District Centre Roof Stage has been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 70 market units that are the subject of reserved matter application 2017/00647/RES shall be constructed past First Fix until such time as the District Centre Roof Stage has been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 118 market units that are the subject of reserved matter application 2017/00647/RES shall be constructed past the Foundation Stage until such time as the all the A3 commercial units within the District Centre have been delivered to Shell and Core Specification.

No more than 110 market units that are the subject of reserved matter application 2017/00647/RES shall be constructed past First Fix until such time as the all the A3 commercial units within the District Centre have been delivered to Shell and Core Specification.

Occupation restrictions

Persimmon

Parkside

No more than five of the Residual Market Units that are the of subject reserved matter application 2015/01032/RES shall be occupied until such time as all of the A3 commercial units within Block A, Block B and Block C of the District Centre (2017/01356/RES) have been constructed to Temporary Shell and Core.

South Quay Waterside

No more than 40 market units that are the subject of reserved matter application 2018/00592/RES shall be occupied until such time as all of the A3 commercial units of application 2017/01356/RES and the A3 unit(s) in South Quay Waterside (2018/00592/RES) have been delivered to Shell and Core Specification and are being marketed in accordance with a Marketing Plan, which shall first have been submitted to and approved in writing by the Local Planning Authority.

District Centre

No more than 24 market units in District Centre (2017/01356/RES) shall be occupied until such time as the D1/D2 units contained within the District Centre (2017/01356/RES) have been constructed to Shell and Core Specification.

Barratt

No more than 40 market units that are the subject of reserved matter application 2017/00662/RES (Parcel 1 on attached Occupation plan) shall be occupied until such time as the Ground Floor Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES) and the A3 unit(s) in South Quay Waterside (2017/00662/RES) have been delivered to Shell and Core Specification and are being marketed in accordance with a Marketing Plan, which shall first have been submitted to and approved in writing by the Local Planning Authority.

No more than 68 market units that are the subject of reserved matter application 2017/00662/RES (Parcels 1 and 2 on attached Occupation plan) shall be occupied until such time as the First Floor Transfer Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 78 market units that are the subject of reserved matter application 2017/00662/RES (Parcels 1, 2 and 3 on attached Occupation plan) shall be occupied until such time as the District Centre Roof Stage has been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 106 market units that are the subject of reserved matter application 2017/00662/RES (Parcel 1, 2, 3 and 4 on attached Occupation plan) shall be occupied until

such time as the all the A3 commercial units within the District Centre have been delivered to Shell and Core Specification.

Taylor Wimpey

No more than 44 market units that are the subject of reserved matter application 2017/00647/RES (shaded Green on the 'Occupation Phasing Plan') shall be occupied until such time as the as the First Floor Transfer Slabs have been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).

No more than 104 market units that are the subject of reserved matter application 2017/00647/RES shall be occupied until such time as all the A3 commercial units within the District Centre have been delivered to Shell and Core Specification.

No more than 61 market units that are the subject of reserved matters application 2017/00647/RES (shaded Brown on the 'Occupation Phasing Plan') shall be occupied until such time as the District Centre Roof Stage has been completed for all of the blocks identified as Block A, Block B and Block C of the District Centre (2017/01356/RES).