

## PLANNING COMMITTEE

Minutes of a meeting held on 11<sup>th</sup> April, 2013.

Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors Mrs. M.E.J. Birch, J.C. Bird, Ms. B.E. Brooks, Mrs. P. Drake, J. Drysdale, E. Hacker, K. Hatton, N.P. Hodges, H.J.W. James, A. Parker, R.A. Penrose, A.G. Powell, Mrs. A.J. Preston, E. Williams and M.R. Wilson

Also present: Councillor K.P. Mahoney.

### 1032 APOLOGIES FOR ABSENCE -

These were received from Councillors Ms. R. Birch and Mrs. V.M. Hartrey.

### 1033 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 7<sup>th</sup> March, 2013 be approved as a correct record.

### 1034 DECLARATIONS OF INTEREST -

Councillor A. Parker declared an interest in Agenda Item No. 14, Scheme Reference Nos. 2013/00053/LBC, 2013/00056/FUL and 2013/00093/FUL and vacated the room whilst these applications were under consideration.

Councillor M.R. Wilson declared an interest in Agenda Item No 15, Scheme Reference No. 2013/00031/FUL in that he was a Member of Penarth Town Council who had made observations on the application.

### 1035 OPTIONS FOR THE DELIVERY OF LOCAL AUTHORITY HISTORIC ENVIRONMENT CONSERVATION SERVICES IN WALES (REF) -

*Cabinet, on 18<sup>th</sup> March, 2013 received a report which outlined the Cadw consultation relating to 'Options for the Delivery of Local Authority Historic Environment Conservation Services in Wales'. A copy of the report was available electronically at the following link:*

*<http://www.valeofglamorgan.gov.uk/idoc.ashx?docid=4f36b3bf-f686-4eb3-ad54-5b3c56064a8d&version=-1>*

*In 2007 the Welsh Government, together with the Department for Culture, Media and Sport, published a White Paper 'Heritage Protection for the 21st Century'. This was followed in 2008 by the publication of a draft 'Heritage Protection Bill'. Although the Bill was included in the draft Legislative Programme for 2008/09, the economic situation at the time meant the Bill was dropped.*

*Following a referendum in March 2011, the National Assembly gained direct law making powers in the subject areas for which it had devolved responsibility. These included planning and the historic environment.*

*In July 2011, the First Minister announced the Welsh Government's Legislative Programme. This programme included a provision to introduce a Heritage Bill. This would be in the fourth year of the programme, i.e. 2014-15. Evidence was being gathered by consultants, Hyder Consulting, commissioned by Cadw to review the existing delivery of conservation services in Wales and an assessment made of potential options for increased collaboration between local authorities.*

*On 4th February 2013 an email was sent by Hyder Consulting to stakeholders enclosing the consultation document. Local authorities had been asked to respond to the consultation by 28th February 2013 to enable the report to be finalised for Cadw to prepare its recommendations to the Minister for Housing, Regeneration and Heritage, in time for the issue of the White Paper on the Heritage Bill for Wales in late Spring 2013. Attached at Appendix A was the Council's detailed response to the consultation exercise which was sent on 28th February 2012 to meet the deadline for responses.*

*The Hyder report considered, as defined in the consultation document, the core and wider functions of conservation officers along with the strengths and weaknesses of the three principal conservation service providers in Wales - local planning authorities; Cadw; and the Welsh Archaeological Trusts.*

*The Hyder report also considered a number of options for the future delivery of conservation services in Wales. These six options could be considered under the three broad headings of regional collaboration, regional hubs and independent models of delivery.*

*Each option was appraised with costs and benefits for the Council, the Region and Wales identified. It should be noted that the financial costs identified for each option were described in a range from "low" to "high" with no indication of what figures might be involved in the establishment of the organisations envisaged in each option or costs to local authorities for the ongoing running of each option.*

*The six options put forward in the consultation document offered a diverse choice of future conservation service provision in Wales and it was clear that there were advantages and disadvantages to each of the options being put forward.*

*It also became clear that the option that might be best for the Council's customers may not be the best for the region, or for Wales as a whole. Conversely, the best option for the region may see a dilution of service provision within the Council's area.*

*This consultation should also be seen in the wider context of the Simpson Compact which has previously been considered by Cabinet (Min C1590 refers) and current thinking relating to City Regions.*

*Page 2, paragraph 3 of the Simpson Compact stated "There may be occasions when the case for change may be less strong or broadly neutral for one partner in collaboration than another. Relative scale of benefits should not be a reason to avoid working together where the outcome for public services will meet the criteria above". In the Council's response to the Compact it was resolved to express concerns regarding the above.*

*Cabinet had*

*RESOLVED –*

- (1) T H A T the response to Cadw attached at Appendix A to the report outlining the Council's formal response to the consultation be approved.*
- (2) T H A T a copy of the report be presented to the Planning Committee for information.*
- (3) T H A T the Director of Development Services writes to Cadw and the Welsh Government expressing concern that the consultation deadline offered insufficient time for Councils to effectively comment on these important changes.*

Planning Committee, having considered the views of Cabinet

RESOLVED - T H A T the Council's response to Cadw be noted.

Reason for decision

Having regard to the decision of Cabinet.

1036 VALE OF GLAMORGAN AREA ADVISORY GROUP -

The following report of a meeting held on 21<sup>st</sup> March, 2013 was submitted:

Present: Councillor Mrs. M.R. Wilkinson (Chairman); Councillor F.T. Johnson (Vice-Chairman); Mrs. J. Poole (The Georgian Group) and Mr. G. Robertson (The Penarth Society).

Also present: Mrs. J. Crofts, Mr. P. Thomas and Mr. J. Rees.

(a) Apology for absence -

This was received from Councillor T. Alexander (Penarth Town Council).

(b) Minutes –

AGREED - T H A T the minutes of the meeting held on 21<sup>st</sup> February, 2012 be noted.

(c) Feedback –

AGREED – T H A T the feedback in relation to application 2012/01205/FUL – Flush Cottage, Flanders Road, Llantwit Major, 2012/00443/FUL – 1, 2 and 3 The Butts, Cowbridge, 2012/01139/FUL – Mount Pleasant Barn, Llangan and 2012/01068/FUL – Land at the rear 33 High Street, Cowbridge, be noted.

(d) Proposed Timetable of Meetings for the Municipal Year 2013/14 (MD) –

The Group was advised that a report would be presented to the Planning Committee on 11<sup>th</sup> April 2013 in respect of a proposed timetable of meetings for the Group for the forthcoming new Municipal Year.

RECOMMENDED – T H A T the undermentioned proposed timetable of meetings for the Vale of Glamorgan Conservation Area Advisory Group be noted:

**2013**

- 23<sup>rd</sup> May (Thursday)
- 27<sup>th</sup> June (Thursday)
- 17<sup>th</sup> July (Wednesday)
- 12<sup>th</sup> September (Thursday)
- 10<sup>th</sup> October (Thursday)
- 7<sup>th</sup> November (Thursday)
- 12<sup>th</sup> December (Thursday)

**2014**

- 23<sup>rd</sup> January (Thursday)
- 20<sup>th</sup> February (Thursday)
- 20<sup>th</sup> March (Thursday)
- 16<sup>th</sup> April (Wednesday).

(e) Applications in Conservation Areas –

(i) Penarth

**2013/00026/FUL**

Received on 14 January 2013

Action for Children, Headlands School, 2 St. Augustines Road, Penarth, Vale of Glamorgan, CF64 1YY  
CLC Design, The Design Office, 19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA

**2 St. Augustines Crescent, Penarth**

Two storey extension

The Group gave consideration to the existing and recently submitted amended drawings.

Mr. Robertson indicated that he had no particular objection to the proposals. Mrs. Poole welcomed in particular the amended proposals which would retain the existing chimney which had been identified for removal as part of the original submission. However, the amended drawings she felt presented separate concerns in that the proposed extensions, particularly when viewed from the front aspect, did not have a positive impact on the conservation area.

Having considered the application and the amended drawings, it was

**RECOMMENDED – REFUSAL** – The scale and design of the proposed extension would not preserve or enhance the conservation area.

(ii) Penarth

**2013/00139/FUL**

Received on 20 February 2013

Nightingales Pre-School Ltd, 15 Albert Crescent, Penarth, Vale of Glamorgan, CF63 1DA

David Preece DipArch RIBA, 44 Seabank, Penarth, Vale of Glamorgan, CF64 3AR

**15 Albert Crescent, Penarth**

Extension to provide self contained Manager's accommodation with glazed link at first floor and staff office at lower ground floor

Mr. Robertson considered that the existing proposal by the nature of its design would not enhance the conservation area.

Mrs. Poole considered that the proposals as presented created a number of concerns in that it lacked merit in design and crowded in on the interesting detailing of the existing building, in particular, the proposed glazed link. She was also concerned that the proposal by the nature of its impact on the main character of the building including existing trees in the garden of the property, would not enhance the conservation area.

Having considered the application, it was

**RECOMMENDED – REFUSAL** – The design, scale, height and the horizontal emphasis of the proposal would have an adverse impact on the character of the existing building and would neither enhance nor preserve the character of the conservation area.

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RESOLVED - T H A T the contents of the report be noted.

Reason for decision

Having regard to the views of the Vale of Glamorgan Conservation Area Advisory Group.

1037 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 7<sup>th</sup> March, 2013 be noted:

Apologies for absence were received from Councillors J.C. Bird, J. Drysdale, E. Hacker and Mrs. M.R. Wilkinson.

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|--|--|
| (a) Former Emporium Garden Centre, Llangan | Councillor F.T. Johnson (Chairman);<br>Councillors Mrs. P. Drake,<br>Mrs. V.M. Hartrey, K. Hatton, A.<br>Parker, R.A. Penrose, A.G. Powell,<br>R.P. Thomas and E. Williams.  |
| (b) 34 Smithies Avenue, Sully              | Councillor F.T. Johnson (Chairman);<br>Councillors Mrs. P. Drake,<br>Mrs. V.M. Hartrey, K. Hatton,<br>K.P. Mahoney, A. Parker, R.A.<br>Penrose, A.G. Powell and E. Williams. |

1038 VALE OF GLAMORGAN CONSERVATION AREA ADVISORY GROUP: PROPOSED TIMETABLE OF MEETINGS FOR THE MUNICIPAL YEAR 2013/14 (MD) -

RESOLVED - T H A T the timetable of meetings for the Vale of Glamorgan Conservation Area Advisory Group for 2013/14 be confirmed as follows:

**2013**

- 23rd May (Thursday)
- 27th June (Thursday)
- 17th July (Wednesday)
- 12th September (Thursday)
- 10th October (Thursday)
- 7th November (Thursday)
- 12th December (Thursday)

**2014**

- 23rd January (Thursday)
- 20th February (Thursday)
- 20th March (Thursday)
- 16th April (Wednesday).

1039 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DDS) -

RESOLVED -

(1) T H A T the Building Regulation Applications as listed in the report be noted.

(2) T H A T the service of Notices under the Buildings (Approved Inspectors Etc.) Regulations 2000 as listed in the report be noted.

1040 PLANNING APPLICATIONS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (DDS) -

RESOLVED - T H A T the report on the following applications determined under delegated powers be noted:

**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	Q	-	Referred to Secretary of State for Wales (HAZ)
J	-	Determined by NAFW	S	-	Special observations (OBS)
L	-	Approved <u>AND</u> refused (LAW)	U	-	Undetermined
P	-	Permittal (OBS - no objections)	RE	-	Refused (Enforcement Unit Attention)
R	-	Refused	V	-	Variation of condition(s) approved

2012/00858/FUL	A	Outbuilding at Woodlands Cottage, Llandough, Cowbridge	Convert outbuilding to domestic gym and office
2012/01292/LBC	A	Garnllwyd, Llancarfan, Barry	Proposed new tourist accommodation utilising an existing Summer House and store room
2012/01311/FUL	A	23, Whitehall Close, Wenvoe	Erection of single and two storey rear extensions

2013/00002/FUL	A	Sinclairs, 36, Windsor Terrace, Penarth	Extensions to rear of Sinclairs Law offices and the demolition of a suspended WC room to first floor with associated works
2013/00005/FUL	A	Glamorganshire Golf Club, Lavernock Road, Penarth	Retention of access bridge widening
2013/00006/FUL	A	Glamorganshire Golf Club, Lavernock Road, Penarth	Retention of wc facility on golf course
2013/00021/FUL	A	Dow Corning Ltd., Cardiff Road, Barry	BOC Gases operate a compressed air production facility on behalf of DOW Corning at Barry. The plant is located on the Dow Corning site at their grid reference W330 and is currently open to the elements. BOC propose to build a plant room to enclose the machinery providing weather protection and improving maintenance access and equipment reliability. The new building will be approximately 20m long x 10m wide x 5m high. The plant is remotely monitored and operated and the building will not normally be occupied
2013/00040/FUL	A	16, Glen Mavis Way, Barry	Conservatory to rear elevation
2013/00058/FUL	A	Hendre, Sigingstone, Cowbridge	Retrospective application for creation of non vehicular access gate to site boundary
2013/00079/SC1	EN	Weycock Cross, Barry	Residential development

2012/01209/FUL	A	Old Carriageway Stables, Hensol	Renewal of planning permission 2007/01353/FUL for the demolition of existing stable and building a new stable with access to storage on first floor
2013/00008/FUL	A	Cwrt yr Ala House, Michaelston Le Pit	Revised design for workshop and stores following collapse of garden wall
2013/00010/FUL	A	Brook Farm, Llanmaes, Llantwit Major	Revised footprint layout (Plot 1) from planning permission approved under 2012/01012/FUL to form an additional study area to ground floor level & a dressing room area to the first floor level.
2013/00051/FUL	A	Price Dental Practice, 5, Hickman Road, Penarth	Change of use of the ground floor former dental practice to residential use; incorporate first floor flat to create one dwelling
2013/00064/FUL	A	Andrew Wilsons Motors, Radian Garage, Cardiff Road, Dinas Powys	Proposed new reception porch
2013/00066/FUL	A	5, St. Davids Avenue, Dinas Powys	Remove old garage and replace with a wooden summer house / shed using the old base
2013/00092/FUL	A	11, Laburnum Way, Dinas Powys	Detached garage and store
2012/00732/EAR	A	Site known as West Pond, Barry Waterfront, Barry	Application for approval of Reserved Matters: Residential Development (up to 111 dwellings by BDW Trading Ltd) and associated infrastructure works, parking, servicing and landscaping

2012/00733/EAR	A	Site Known at West Pond, Barry Waterfront, Barry	Application for approval of Reserved Matters: Residential Development (up to 136 dwellings by Persimmon Homes Ltd) and associated infrastructure works, parking, servicing and landscaping
2012/00806/EAR	A	Site known as West Pond, Barry Waterfront, Barry	Application for approval of Reserved Matters: Residential Development (up to 128 dwellings by Taylor Wimpey Homes) and associated infrastructure works, parking, servicing and landscaping
2012/00904/FUL	A	137, Stanwell Road, Penarth	Demolish garage and build a new pitched roof outbuilding and timber decking
2012/00970/FUL	A	Keepers Cottage, Llandough, Cowbridge	Erection of a two storey side and rear extension, plus garage to front boundary
2012/01201/FUL	A	Spinfield, Aberthin Lane, Aberthin	Garage to side of property plus new access
2012/01233/FUL	A	1, Old Port Road, Wenvoe, Cardiff	Rear and side extension, with detached garage
2012/01297/FUL	A	7c, Willow Walk, Cowbridge	Alteration of ground floor unit to form restaurant and associated external alterations
2012/01310/LBC	A	Bryn Sion Chapel House, St. Brides Major	Various works to repair building
2013/00018/FUL	A	Jeff White Motors Ltd, Gileston Road, St Athan	Change of use to class A1 retail

2013/00022/FUL	A	Tregenna, Mount Road, Dinas Powys	Proposed two storey extension to main entrance on south elevation with a one storey extension over the garage which continues to the rear of the property. Also included is a one storey extension to the north elevation, first floor side extension over garage and single storey rear extension
2013/00023/FUL	A	29, St. Brides Road, Wick	Single storey living room extension
2013/00027/FUL	A	10A, Sea View Drive, Ogmore by Sea	Rear first floor extension over existing ground floor extension together with first floor extension to front of property
2013/00030/FUL	A	Abernant Cottage, Llancarfan	Provision of a hay barn and two field shelters
2013/00033/FUL	A	8, Oakfield Road, Highlight Lane, Barry	Proposed hip to gable with rear dormers. Convert existing garage to 'granny flat'
2013/00034/FUL	A	29, Plymouth Road, Barry Island	Change of use of the property into a guesthouse. There are five bedrooms, four to be used as guest accommodation
2013/00044/FUL	A	35, Main Road, Ogmore by Sea	Refurbishment and extension of existing semi detached dormer bungalow

2013/00050/FUL	A	Land adjacent 91, Main Road, Ogmore by Sea	Erection of one detached dwelling at land adjacent to No. 91 Main Road, Ogmore by Sea, comprising two bedrooms and a study on the ground floor, and a kitchen/dining/living area and a balcony on the first floor, three car parking spaces and ancillary amenity areas
2013/00057/FUL	A	Cardiff Dogs Home, Penarth Road, Cardiff	New portakabin for training and staff amenity. Relocation of existing container on site
2013/00068/FUL	A	Marcross Farm, Marcross, Llantwit Major	Single storey, steel framed building to house young and dry cows
2013/00073/FUL	A	Flat 3b, 15, Marine Parade, Penarth	Extension to living room
2013/00075/FUL	A	55, Drylla, Dinas Powys	Single storey extension to rear of property
2013/00076/FUL	A	36, Whitcliffe Drive, Penarth	Single storey rear extension
2013/00077/FUL	A	4, Nyth yr Eos, Rhoose Point, Rhoose	Erection of a single storey extension to the rear of the dwelling
2013/00082/FUL	A	Victoria House, Colhugh Street, Llantwit Major	Change of use Class A1 to residential
2013/00084/FUL	A	Green Oak Cottage, Graig Penllyn	Change the use of garage to playroom
2013/00088/FUL	A	40, Barrians Way, Barry	Proposed garage to the side of the dwelling
2013/00089/OBS	B	Abergorki Wind Farm	3 turbine wind farm scheme

2013/00095/FUL	A	43, Pardoe Crescent, Barry	Single storey extension to rear of property with removal of existing smaller extension and timber summer house in rear garden
2013/00097/FUL	A	Aberogwrn Farm, Llancarfan	Provision of sand gallop for horse training
2013/00103/FUL	A	53, Amherst Crescent, Barry Island	Single storey extension (amendment to planning permission 2011/00330/FUL)
2013/00116/PNA	A	Hendrewennol, Heol Y March, Bonvilston	Proposed American timber barn
2012/01275/LBC	A	Dyffryn Gardens, St. Nicholas	Add a security shutter and window bars to the inside of the store, install a vent for an existing gas boiler
2013/00054/FUL	R	Paddock East of Gileston Court, Gileston	Repair and Refurbishment of existing pole barn
2013/00055/LBC	A	College Fields Nursing Home, College Fields Close, Barry	Works to comprise the renovation of existing ground floor WC to incorporate new separate male and female WC's. Alterations to an existing staff room. Existing rear two windows in WC to be boarded up internally to allow for privacy
2013/00059/FUL	A	The Highwayman Inn, Port Road, Nurston	Room on the ground floor of the Highwayman Inn at present used as an office to be changed back to restaurant area and a new portacabin erected at the rear of the site as office for the secure car park
2013/00063/FUL	A	Tynant, College Street, Llantwit Major	Proposed parking bay to the side of Ty Nant off College Street

2013/00099/FUL	A	36, Plymouth Road, Penarth	Removal of boundary wall in part and pillar, relaying paved area in front of house with additions. Removal of tree after felling. Removal of tree roots beneath paved area
2013/00123/FUL	A	86, Redlands Road, Penarth	Renewal of permission 2008/00144/FUL Loft conversion with 2 no. pitched roof dormers, extension to ground floor at 86, Redlands Road, Penarth
2013/00129/FUL	A	19, Duffryn Crescent, Peterston Super Ely	Single storey infill extension to the rear elevation
2013/00135/LAW	A	West Quay Medical Centre, Hood Road, Barry Docks, Barry	Proposed use of an ancillary retail pharmacy
2013/00065/FUL	A	7, Borough Close, Cowbridge	Retention of wooden fence to side of property
2013/00067/FUL	A	Kenson Cottage, Barren Hill, Penmark, Barry	Retention of garden shed and vehicular access
2013/00094/FUL	A	14, Albert Crescent, Penarth	Convert dwelling to 3 self-contained residential units with ground floor extension
2013/00098/FUL	A	11, Paget Road, Barry	Change of use from Sui Generis to A3 Cafe (excluding the sale of hot food)
2013/00100/FUL	A	11, Dinas Road, Penarth	Extension over three storeys to rear elevation
2013/00107/FUL	A	16, Cwrt Syr Dafydd, Llantwit Major	Extension at first floor above existing garage and single storey extension to rear; conversion of garage to habitable room

2013/00108/FUL	R	9, Andover Close, Barry	Double extension to side and single storey extension to rear
2013/00111/FUL	A	142, Fontygary Road, Rhoose, Barry	The refurbishment and change of use of a semi detached barn to a 3 No. twin bedroom dwelling with ancillary facilities and ample parking and circulation
2013/00125/FUL	A	Topstak Chimney Specialists Ltd., Unit 42-42a, Vale Business Park, Llandow, Cowbridge	Proposed new entrance junction. Existing junction to be changed to an exit only junction
2013/00138/FUL	A	15, Maes Slowes Leyes, Rhoose	Garage conversion with no external changes
2013/00151/ADV	A	Lloyds TSB Bank Plc, 140, Holton Road, Barry	Two Internally illuminated fascia; two x Internally illuminated 'leg'; two x Internally illuminated projector; two x Internally illuminated ATM collar; two x Non-illuminated ATM backing panel; one x Non-illuminated branch name text band one x Externally applied vinyl letterbox overlay; two x Internally applied vinyl window overlay
2013/00164/FUL	A	9, Millands Park, Llantwit Major	Large garden shed for storage

1041 APPEALS (DDS) -

RESOLVED -

(1) T H A T the list of Appeals received arising from the refusal of the Council to grant planning permission as detailed in the report be noted.

(2) T H A T the statistics relating to the Appeals for April 2012 to March 2013 as detailed in the report be noted.

(3) T H A T the update on enforcement cases relating to Tudor Lodge, Bonvilston be noted.

1042 TREES (DDS) -

(i) Delegated Powers -

RESOLVED - T H A T the following applications determined by the Director under Delegated Powers be noted:

**Decision Codes**

A - Approved  
E Split Decision

R - Refused

2012/01274/TPO	A	Parc Cottage, Park Road, Dinas Powys	Prune Sycamore tree back to previous cuts - Re-pollard
2013/00013/TPO	A	Hayes Point, Sully	Works to various trees
2013/00061/TCA	A	36, Plymouth Road, Penarth	Felling of Cypress tree
2013/00071/TCA	A	Lower Farm House, Llysworney	Fell Eucalyptus
2013/00072/TCA	A	Treetops, Flanders Road, Llantwit Major	Reduce Lawsons Cypress hedge and fell two specimen Lawsons alongside north side elevation of dwelling
2013/00039/TPO	A	4, Clos Llanfair, Wenvoe	Fell Oak tree in rear garden (and monolith - exempt)
2013/00080/TCA	A	Raisdale House, Penarth	Remove Cypress and deadwood two Cedar trees
2013/00104/TCA	A	1, Portland Close, Penarth	Reduce Oak tree by 20% (excluding removal of Yew tree)
2013/00105/TCA	A	13, Station Road, Dinas Powys	Fell Sycamore tree
2013/00114/TCA	A	Three Tuns, St. Nicholas	Fell Cypress nearest dwelling (one of three in front)
2013/00085/TPO	A	1, Court Drive, Llansannor	Reduce limb length and crown thin Beech tree

2013/00113/TPO	A	Butleigh, Pendoylan	Shorten lateral branches by 2 to 3m to Oak tree, shorten lateral branches by 3 to 4m to Ash tree and remove lowest branch to Sycamore tree in rear garden
2013/00134/TCA	A	Homeside House, Bradford Place, Penarth	Fell ash tree at rear adjoining Kymin

#### 1043 ENFORCEMENT ACTION (DDS) -

##### (i) Land and Buildings at No. 18 Solent Road, Barry -

A complaint had been received regarding operational development, including the erection of a large extraction hood and the material change of use of a residential property to a commercial food preparation use at No. 18 Solent Road, Barry.

The site was occupied by a large two storey dwelling set back from the road with a large hardstanding drive to the front. The site lay within the residential settlement boundary of Barry and the plot was located in a prominent position between Dobbins Road and Solent Road.

The initial complaint related to cooking smells coming from the dwelling which were believed to be connected to the erection of an extraction unit. It was alleged that the owners business was being operated from the residential dwellings. However, having spoken to the owner and having viewed the site it was evident that the extraction hood did not require planning permission and there was no business operation within the residential dwelling. The dwelling accommodated a large family and the owner's mother cooked a large amount of food in the domestic kitchen. This activity and the use of a poorly designed external extraction unit resulted in the odours at the site.

Notwithstanding the above, during the site visit, it was noted that two commercial vehicles were being stored at the residential property on the large hardstanding to the front of the property. It was considered that the storing of the commercial vehicles resulted in a material change of use of the land.

Accordingly, the storage of the two commercial vehicles, one festival fast food trailer and another refrigerated van, at the residential property resulted in a material change of use of the land from a residential dwelling to a mixed use as a residential dwelling and for commercial vehicle storage. This material change of use required the benefit of planning permission. As the necessary permission had not been granted, this change of use was unauthorised and in breach of planning control.

The owners/occupiers had been asked to either submit an application in an attempt to regularise the development or remove the vehicles from the site.

However, no application had been submitted and the vehicles remained at the site.

RESOLVED -

(1) T H A T the Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

- (i) the cessation of the use of the site for the storage of commercial vehicles
- (ii) the removal of the two vehicles, one festival fast food trailer and refrigerated van from the site.

(2) T H A T in the event of non-compliance with the Notice, authorisation be granted to take such legal proceedings as may be required.

Reason for decisions

(1&2) The unauthorised use of the site for the storage of commercial vehicles was an unjustified form of development that had a detrimental effect on the residential character of the existing property and the wider visual amenities of the street scene. The use is, therefore, considered to be contrary to Policies ENV27 - Design of New Developments of the Vale of Glamorgan Council Adopted Unitary Development Plan 1996 - 2011 as well as the advice and guidance found in Planning Policy Wales and Technical Advice Note 12.

(ii) Land and Buildings Now Known as St. Lythans Farm, St. Lythans, Near Wenvoe: Use of the Land for Residential Purposes by Virtue of the Siting of Two Caravans -

A complaint had been received regarding a claimed residential use of land by virtue of the siting of a touring caravan within a barn building which formed part of a largely redundant farm complex located some 600m beyond the eastern fringes of the hamlet of St. Lythans and on the side road that served the Wenvoe TV Transmitting Station and mast. Having confirmed the breach by a site inspection and having met the landowner, the landowner was subsequently advised in writing of the need for planning permission for residential use of the site. The owner was also advised of the need for planning permission for the change of use of barns to provide horse stables and for the siting of a further caravan used for storage purposes.

RESOLVED -

(1) T H A T the Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

Either:

- (i) the cessation of the use of the site for residential purposes and the permanent removal of the mobile and static caravans

or

- (ii) the cessation of the use of the site for residential purposes and the permanent removal of the mobile caravan.
- (iii) the cessation of the use of the site for the storage of a static caravan and removal from the site of the static caravan.

(2) T H A T in the event of non-compliance with the Notice, authorisation be granted to take such legal proceedings as may be required.

#### Reasons for decisions

(1) The use of the site for residential purposes by virtue of the siting of caravans is considered to be an unjustified form of development given the very small size of the holding and the extent of the agricultural and equine activities on the site. The residential use is also considered to be inappropriate and unsustainable development, given the context and location of the site. Accordingly, the use of the site for residential purposes is considered to conflict with Strategic Policies 2 and 8 and also Policies ENV1 - Development in the Countryside, HOUS2 - Additional Residential Development, HOUS3 - Dwellings in the Countryside, and HOUS5 - Agricultural and Forestry Dwellings of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011; as well as Planning Policy Wales (November 2012) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

(2) The use of the site for the storage of a static caravan is considered to be an inappropriate form of development that causes harm to the character and appearance of this rural location recognised for its landscape value, contrary to Policies ENV4 - Special Landscape Areas, ENV27 - Design of New Development and ENV10 - Conservation of the Countryside of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011; as well as Planning Policy Wales (November 2012).

#### 1044 GENERAL PLANNING MATTERS (DDS) -

- (i) Annual Review of Planning Decisions -

The Welsh Government had recommended that Planning Committees should visit a sample of implemented planning decisions in order to assess the quality of those decisions and to aid in their consideration of future proposals.

It was proposed to make this review available to all current Members (as of the Annual Meeting on 15<sup>th</sup> May, 2013) of the Planning Committee and with

this in mind, a bus would be provided and made available to all Members attending the review.

It was intended that a visual inspection of the various completed sites would be undertaken from the bus and Members would be provided with a briefing note for each application along with a response sheet for Members to provide their own views as to the success of each of the respective developments.

Given the time constraints involved and the number of visits proposed throughout the Council's area, it would be necessary to spend only a limited period of time at each development before moving onto the next site.

A list of proposed sites for Members to visit is shown below, the sites having been selected with regard to the different development types from across the Council's geographical area:

2011/00745/FUL : Triangle Site, Innovation Quarter, The Waterfront, Barry. Three storey hotel bedroom block, part single and part two storey pub / restaurant, car parking and landscaping. Approved 31 October 2011. Premier Inn Hotel : modern commercial development.

2010/00514/FUL : Holy Trinity Presbyterian Church of Wales, St. Pauls Avenue / Trinity Street, Barry. Construction of church / community hall incorporating amendments to full planning permission 2008/01417/FUL which include additional storage and WC facilities : new development on a sensitive constrained site.

2010/00058/FUL : South Wales Golf Driving Range, Port Road East, Barry. Proposed Crematorium. Approved 29 April 2010. Large modern development close to historic landscape.

2011/00887/RES : Land to the East of Pencoedtre Lane, Barry. Approved 9 December 2011. New housing development with 'Manual for Streets' based design.

2011/00488/FUL : Former St. Lukes Church, Elfed Avenue, Penarth. Approved 7 July 2011  
2009/00689/FUL : Site of Former St. Luke's Church, Elfed Avenue, Penarth - Erection of 4 No. dwellings and associated works - Refused 18/09/2009 - Sustainable housing development for a Housing association which was originally refused by the Council.

2008/00684/FUL : Site at Old Farm Mews/Station Road, Dinas Powys. New housing scheme providing two semi-detached and two detached dwellings. Approved 5 September 2008. Modern design in a Conservation area setting.

2010/00992/FUL : Ananda, 4, Croft Lane, Southerndown, new dwelling. Approved 14 January 2011. Modern design in rural/coastal setting.

2011/00648/FUL : Hillcrest, Penylan Road, St. Brides Major. Demolish existing dormer bungalow and construct new dormer bungalow. Approved 4

August 2011. Example of a dwelling which won a Council Building Regulations award.

2006/01419/FUL : The Bear Field, The Broadshoard, Cowbridge. Erection of two storey medical centre with associated access, parking and landscaping. Approved 12 September 2007. Modern healthcare development.

2011/00423/FUL : R. S. Bird Ltd., Birds Lane, Cowbridge. Demolition of redundant garden centre buildings and erection of food store building (approximately 2,074m<sup>2</sup> gross external area) and non food retail building (approximately 661m<sup>2</sup> gross external area ) and service yard together with 138 car parking spaces, rerouted public footpath and landscaping. Approved 7 September 2011. New Waitrose development.

RESOLVED - T H A T the holding of an annual review of planning decisions, with respect to completed schemes, as suggested above take place on Thursday, 13<sup>th</sup> June, 2013 commencing at 10.00 a.m. subject to the addition of the site at Hayes Road, Sully being added to the list of sites to be visited.

#### 1045 PLANNING APPLICATIONS (DDS) -

Having considered the applications for planning permission, and where necessary to observations of interested parties

RESOLVED - T H A T in pursuance of powers delegated to the Committee, the following applications be determined as indicated and any other necessary action taken:

**2012/00316/FUL** Received on 20 April 2012  
(P46)

PropInvest Brooklands RP Ltd., C/o Agent  
WYG Planning and Design, 5th Floor, Longcross Court, 47 Newport Road,  
Cardiff, CF24 OAD

#### **Units 1A, 1B, 2A & 2B, Brooklands Retail Park, Culverhouse Cross**

Variation of condition No. 12 of approved application 1995/00161/OUT to allow sale of Non-bulky Class A1 retail goods

RESOLVED - T H A T subject to all interested persons first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- The developer shall pay the sum of two hundred and ninety five thousand pounds (£295,000) to the Council towards enhancement and regeneration works within existing town centres, to promote their vitality and viability, and towards sustainable transport.

- Meet the Council's standard charge set at 20% of the planning application fee, (subject to a minimum fee of £150) for monitoring the implementation of the Agreement.

APPROVED subject to the following condition(s):

1. The floorspace hereby permitted shall not be used for purposes other than the sale of DIY / hardware, garden products, furniture, floor coverings, soft furnishings electrical goods, pet or vet products, motor accessories and office equipment, except for 1,887 sqm which can be used for the sale of sports and leisure goods including sportswear and sporting equipment, cosmetics and toiletries, fashion accessories, household goods, luggage, textiles, china, glassware, pottery, toiletries, and ancillary and seasonal items, and 1,918 sqm which can also be used for the sale of clothing and footwear. No unit shall be used for any other purpose including any purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision revoking or re-enacting that Order with or without modification, unless the local planning authority give written consent to any variation.

Reason:

To control the scale and nature of the use in the interests of safeguarding the vitality and viability of the established town and district shopping centres in accordance with Policy SHOP12 - New Retail Development Outside District Shopping Centres and Strategic Policies 9 and 10 - Retailing of the Unitary Development Plan, and national guidance contained in Planning Policy Wales and TAN4 - Retailing and Town Centres.

2. None of the retail units hereby permitted shall be subdivided so as to result in a gross internal floor area of less than 929 square metres for any one unit.

Reason:

To control the scale and nature of the development in the interests of safeguarding the vitality and viability of the established town and district shopping centres in accordance with Policy SHOP12 - New Retail Development Outside District Shopping Centres and Strategic Policies 9 and 10 - Retailing of the Unitary Development Plan, and national guidance contained in Planning Policy Wales and TAN4 - Retailing and Town Centres.

**2012/00800/OUT** Received on 27 July 2012

(P63)

Mr. Rob Lucas, 16, Basseleg Road, Newport, Gwent., NP20 3EA

Mr. John Davies, John Davies Planning, 20, Heol Wen, Rhiwbina, Cardiff., CF14 6EG

**Land adjacent to 25, Railway Terrace, Dinas Powys**

Outline proposal for single dwelling

APPROVED subject to the following conditions(s):

1. Approval of the layout, appearance and landscaping of the development (hereinafter called `the reserved matters`) shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:
  - (a) The expiration of five years from the date of this permission.
  - (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

4. Plans and particulars of the reserved matters referred to in Condition No. 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

5. Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason:

To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

6. Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

7. Prior to the occupation of the individual dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

To ensure the completed development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

8. This consent shall relate to the plans registered on the 27th July 2012 other than where amended by plans reference 001 Revision E received on 9th September 2012.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

9. The drainage scheme for the development shall ensure that all foul and surface water discharges separately from the site and that land drainage and surface water run-off shall not discharge, either directly or indirectly, into the public sewerage system, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure a suitable drainage scheme, and to ensure compliance with the terms of Policies ENV29 and ENV27 of the Unitary Development Plan.

10. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished levels of the application site and the dwelling (including slab level), in relation to existing ground levels and those of the adjoining land shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

In the interests of visual amenity, in order to protect the amenities of neighbouring properties and to ensure the development accords with Policies ENV27 and HOUS8 of the Unitary Development Plan.

11. The construction of the dwelling shall not be commenced until such time as the access to and turning area on site with vision splays have been constructed in accordance with the approved plan (reference 001 Revision E) up to base course level and the access, turning area and vision splays maintained as such through the course of construction, unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the construction site, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

12. The dwelling hereby approved shall not be brought into beneficial use until the approved access and turning area has been surfaced in accordance with the approved layout plan 001 Revision E and the access, vision splay and turning shall thereafter be so retained and kept free of obstruction at all times to serve the development hereby approved.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial use of the dwelling hereby approved, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

14. The scheme providing for the protection of the trees and hedging to be retained, referred to in Condition No. 11 above, shall be fully implemented on site prior to the commencement of any on site clearance or development works, and shall be so retained on site for the full duration of the development works, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In order to avoid damage to trees or hedges on or adjoining the site which are of amenity and ecology value to the area and to ensure compliance with Policies ENV11, ENV16 and ENV27 of the Unitary Development Plan.

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the garden without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control further development in the interests of local amenity, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

18. Prior to the commencement of development, including any site clearance, a detailed method statement for the protection of reptiles and breeding birds shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of safeguarding protected species, in accordance with Policy ENV16 of the Unitary Development Plan.

19. The dwelling shall not be brought into beneficial use until the approved layout for parking provision has been fully implemented on site and made available for use and the parking spaces shall be available at all times for the parking of vehicles associated with the residential use of the dwelling hereby approved .

Reason:

In the interest of highway safety and ensuring suitable parking provision and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies ENV27 and TRAN 10 of the Unitary Development Plan.

20. The dwelling shall not be brought into beneficial use until the amenity space has been laid out and made available for use by the occupants, in general accordance with a layout plan which shall have been submitted to and agreed in writing by the Local Planning Authority and shall thereafter be so retained to serve the development hereby approved.

Reason:

In the interest of the amenity provision for occupants of the dwelling, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order amending, revoking and re-enacting that Order with or without modification), all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

To safeguard local visual amenities, highway safety and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

22. Prior to the commencement of development of the dwelling hereby approved full details of noise and vibration measures, to mitigate the impact of the adjacent road and railway line, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures of noise and vibration control shall be undertaken at the time of the development and prior to the first beneficial occupation of the dwelling hereby approved.

Reason:

In the interests of ensuring a suitable living standard for future occupiers, in accordance with Policy ENV27 of the Unitary Development Plan.

**2012/00870/FUL** Received on 13 August 2012  
(P77)

Mr. Owen Harries, C/o Agent

Mr. John Matthews, Development Consultant, Anglesey House, 47, Anglesey Way, Nottage, Porthcawl, Bridgend County Borough, CF36 3QP

**Land at Former Mount Pleasant Farm, Llangan**

Erection of agricultural dwelling

APPROVED subject to the following condition(s):

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

Reason:

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

2. The occupancy of the dwelling shall be restricted to:
  - a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;or, if it can be demonstrated that there are no such eligible occupiers,
  - b) a person or persons who would be eligible for consideration for affordable housing under the Local Authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason:

Since a dwelling in this rural location would not be permitted unless justified for rural enterprise, and in order to ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality, in accordance with advice in Technical Advice Note 6 - Planning for Sustainable Rural Communities.

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

Reason:

To ensure that the visual amenity of the area is safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

4. Prior to the first beneficial use of the dwelling, details of all means of enclosure including details of any gates, fences and walls to separate the site from the adjacent land and farmyard, shall be submitted to and agreed in writing by the Local Planning Authority and the agreed means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use and shall thereafter be retained at all times.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

7. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used, including samples, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policies HOUS5, ENV5 ENV27 of the Unitary Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage or garden of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development, and to ensure compliance with Policies HOUS5 and ENV27 of the Unitary Development Plan.

11. Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason:

To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

12. Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

13. Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

To ensure the completed development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

14. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on Drawing No. 02 of the plans hereby approved, and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

**2012/01140/FUL** Received on 31 January 2013

(P94)

Crest Nicholson Operation Ltd., c/o Agent  
Pegasus Planning Group, Mr. Jim Tarzey, First Floor South Wing, Equinox  
North Great Park Road, Almondsbury, Bristol., BS32 4QL

### **Land at Penarth Heights**

Modification to development approved under Planning Permission No. 2007/00295/FUL including changes to phasing, topography, finished floor levels, and redistribution of affordable housing.

RESOLVED - T H A T subject to the interested person(s) first entering into an appropriate Legal Agreement to include the following necessary planning obligations:

1. To secure the provision of all affordable housing to meet the required standards level including all future phases of the previous approval at 20% provision with all units complying with the Welsh Housing Quality Standard (2008) as a minimum.
2. That all other planning obligations as required by the extant 2007/00295/ful permission and associated legal obligations apply to the site.
3. The developer shall:
  - (i) Upgrade the lane to the rear of Hill Terrace for its length, including re-surfacing and street lighting.
  - (ii) Upgrade with all reasonable endeavours the highway drainage in the lane.
  - (iii) Upgrade the pedestrian steps and adjoining walls from the rear lane leading to Hill Terrace all in accordance with a scheme to be submitted to and approved by the Local Planning Authority.
4. That an appropriate commuted sum / Bond is paid to the Council in respect of the repair and maintenance of the proposed retaining highway structures.
5. The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement taking into account the fee already to be paid in respect of the extant Agreement

APPROVED subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
  
Reason:  
  
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.  
  
Reason:  
  
To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

3. Within one month of this consent being issued an 'Interim Certificate' will be submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

To ensure the development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

4. Prior to the occupation of the individual dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

To ensure the completed development attains the sustainable building standards required by Planning Policy Wales and TAN22 - Planning for Sustainable Buildings.

5. This consent shall relate to the plans received on 18 October 2012 other than where amended by plans received on 31 January 2013 and as listed in the letter dated 20 January 2013 received from Pegasus Group, and on 28 March 2013 as listed in the email from Jim Tarzey of the Pegasus Group.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

6. Notwithstanding the submitted landscaping details further details of a landscaping scheme including details for Plots 273 to 289 inclusive shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

No details of landscaping have been submitted for these plots and landscaping is required to safeguard local visual amenities, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

7. No dwelling on the development hereby approved shall be brought into beneficial use until such time as the parking area(s) serving that dwelling, including all associated access and turning areas, have been laid out in full accordance with the details hereby approved and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies TRAN10 and ENV27 of the Unitary Development Plan.

8. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and at no time shall land drainage and surface water run-off discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies ENV29 and ENV27 of the Unitary Development Plan.

9. Full details of secure parking on site for bicycles shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme of parking for bicycles shall be fully implemented on site prior to the first beneficial occupation of the dwelling(s) to which the parking relates.

Reason:

To ensure that satisfactory parking for bicycles is provided on site to serve the development, and to ensure compliance with the terms of Policies ENV27, HOUS8 and TRAN9 of the Unitary Development Plan.

10. Notwithstanding the submitted plans and prior to their construction on site full engineering details, including structural calculations, cross sections, of all retaining works and embankments and samples of the materials for their external finish, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details unless the Local Planning Authority gives prior written consent to any variation.

Reason:

In the interests of the visual amenities of the area and to meet the requirements of Policies ENV27 and HOUS8 of the Unitary Development Plan.

11. Prior to their installation on site details of all means of external lighting for the site shall be submitted to and approved in writing by the Local Planning Authority and the approved means of lighting shall be fully implemented on site prior to the first beneficial occupation of that part of the development which it serves unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of safety, visual amenity and ecology in the area and to meet the requirements of Policies ENV16, ENV27 and HOUS8 of the Unitary Development Plan.

12. Prior to the construction of any roads or paths on the site full engineering details, including sections, details of drainage and materials for the surface finish and samples of such, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure the provision of an acceptable and safe highway layout and to meet the requirements of Policies HOUS8 and ENV27 of the Unitary Development Plan.

13. Notwithstanding the submitted details and within one month of the date of this consent details of the route for heavy construction vehicles, and means of defining and controlling such traffic routes, shall be submitted to the Local Planning Authority for their written consent. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that highway safety and residential amenity in the area are not adversely affected and to meet the requirements of Policies TRAN10 and ENV27 of the Unitary Development Plan.

14. Operational hours of work for construction shall be Monday to Friday 08.00 -18.00 hours, Saturday 08.00 - 13.00 hours and there shall be no working on Sundays and Bank Holidays unless the Local Planning Authority give prior written approval to any variation.

Reason:

To safeguard the amenities of nearby occupiers and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

15. The method of gas protection for residential units on the site as required in the Geotechnical Remediation Statement submitted with application 2007/00295/FUL and as approved in respect of that application shall be undertaken on the site and the residential units shall thereafter be constructed with the gas mitigation measures as approved unless the Local Planning Authority gives written consent to any variation.

Reason:

To safeguard the health and amenities of the occupiers of the units and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

16. Noise levels at the boundaries of the site with the nearest noise sensitive areas and mitigation measures for the control of noise and dust during construction works and details of wheel washing facilities, shall be installed and operated on site for the duration of development works as agreed in respect of planning application 2007/00295/FUL unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure that the amenities of occupiers in the vicinity of the site are safeguarded and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

17. Prior to the first beneficial use of any phase of the site, oil interceptors shall have been installed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To prevent contamination and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of

similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy ENV27 of the Unitary Development Plan.

19. The Development shall be undertaken in accordance with the approved details for dust suppression and wheel washing as approved in respect of planning application 2007/00295/FUL unless the Local Planning Authority gives written consent to any variation and such facilities and methods shall be used on site for the duration of the construction works hereby approved.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity, highway safety and the environment and to ensure compliance with the terms of Policies ENV27 Design of New Developments and ENV29 of the Unitary Development Plan.

20. Only inert, non contaminated materials shall be deposited on the site as part of the ground re-profiling works.

Reason:

To prevent pollution and to safeguard the amenities of occupiers and users of the site and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

21. Notwithstanding the requirements of Condition Nos. 2, 3 and 4 the block referred to as Block F shall be constructed in accordance with the approved plans.

Reason:

To ensure a satisfactory standard of development.

**2012/01193/FUL** Received on 9 November 2012

(119)

Mr. Peter Hayman, Lettons House, Lettons Way, Dinas Powys, Vale of Glamorgan, CF64 4BY

Mr. Laurence Forse, Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff., CF14 5GG

**Lettons House, Lettons Way, Dinas Powys**

Removal of Condition 1 of Approval reference 2011/0503/FUL relating to an occupancy condition for the dwelling

**REFUSED** (written representations)

1. In light of the Policies HOUS5 - Agricultural or Forestry Dwellings; and HOUS6 - Agricultural Occupancy Conditions of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the guidance contained in Technical Advice Note (Wales) 6 'Planning for Sustainable Rural Communities', in Planning Policy Wales (Edition 5 – 2012) and Welsh Office Circular 35/95 'Use of Conditions in Planning Permissions', the applicant has failed to demonstrate that there is no longer any need for the dwelling to accommodate an agricultural or forestry worker or that there is not a realistic potential that the dwelling could be used to accommodate those eligible for affordable housing. As such Condition No. 1 of planning permissions 2011/0503/FUL, which limits occupation of the dwelling to that of a person employed or last employed in a rural enterprise or for the provision of accommodation for those eligible for affordable housing remains justified and has not outlived its usefulness. Accordingly, the proposal to remove this condition would be contrary to the above defined national and local policies as well as Policies ENV1 - Development in the Countryside and HOUS3 - Dwellings in the Countryside of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which seek to prevent the erection of dwellings in the countryside without an agricultural or forestry justification.

**2012/01331/FUL** Received on 20 December 2012  
(P127)

Wales and West Housing, 3, Alexandra Gate, Ffordd Pengam, Tremorfa,  
Cardiff., CF24 2UD

SJF and Toms Architects, 8, St. Andrews Crescent, Cardiff., CF10 3DD

**Bridgeman Court, Bridgeman Road, Penarth**

New shed within existing site boundary for store

**APPROVED** subject to the following condition(s):

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

Reason:

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

2. All planting indicated on Drawing No. 1477-20-200 (or any plan which supersedes the following submission of details with regard to Condition No. 3) shall be implemented within the first planting season following

the completion of the shed and shall be maintained and any plants which within a period of five years from the date of this consent die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV17, ENV20 and ENV27 of the Unitary Development Plan.

3. Notwithstanding the submitted details, prior to the commencement of development the exact siting of the shed hereby approved, the materials of construction and finished colour and the shape of the roof (which shall be mono-pitched with the lowest eaves closest to the rear boundary wall with the park) shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be built in accordance with the approved details.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies ENV17, ENV20 and ENV27 of the Unitary Development Plan.

4. Within three months of the shed hereby approved becoming redundant, the building and any concrete foundations and associated development shall be removed from the land and the site shall be restored to its former condition.

Reason:

In the interests of the visual amenities of the area, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

**2012/01338/OUT** Received on 19 December 2012  
(P134)

Mr C. Regan, c/o Agent.

Stephen Hobday MBE, Chartered Architect, 19, Pitman Street, Pontcanna, Cardiff., CF11 9DJ

**Olives Court Hotel, 2, Port Road East, Barry**

Demolish existing hotel and build new hostel for homeless people

**REFUSED:** (written representations)

1. The proposal represents overdevelopment of the application site, which due to its indicative scale, design and siting would detrimentally affect the character and visual amenities of the surrounding area, and adversely impact on the privacy and amenities of the adjoining occupiers, is contrary to Policies ENV27 - Design of New Developments, HOUS2 - Additional Residential Development and HOUS8 - Residential Development Criteria within the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

**2012/01345/FUL** Received on 21 December 2012  
(P145)

Mr. Terry Casey, 188, Caerau Lane, Ely, Cardiff., CF5 5TJ  
Egis Consultancy Ltd., Old Cider House, Tibberton, Gloucester., GL19 3AG

**The Lawns, Michaelston Le Pit**

Agricultural building and access track

**REFUSED:** (written representations)

1. In the opinion of the Local Planning Authority there is no evidence that the existing and the proposed works are reasonably necessary for the purposes of agriculture on the holding. The development, therefore, represents an unsustainable and unjustified rural enterprise that would cause demonstrable harm to the unspoilt and undeveloped rural character and appearance of the surrounding landscape. The development therefore conflicts with Policies: ENV1 - Development in the Countryside; ENV4 - Special Landscape Areas; ENV10 - Conservation of the Countryside; ENV27 - Design of New Developments; EMP8 - Agricultural Enterprise and Associated Development; and Strategic Policy 1 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and national guidance in Planning Policy Wales and Technical Advice Note 6, Sustainable Rural Communities.

**2013/00007/FUL** Received on 20 February 2013  
(P153)

Mr. & Mrs. C. Lewis, Pentre Meyrick House, Pentre Meyrick, Vale of Glamorgan, CF71 7RN

Mr. Chris Williams, Spring Design Consultancy, 2, Lower Farm, Tythegston, Bridgend., CF32 0ND

**Pentre Meyrick House, Pentre Meyrick Road, Pentre Meyrick**

Construction of a new 4 bedroom dwelling

**WITHDRAWN**

**2013/00031/FUL** Received on 10 January 2013  
(P164)

Mr. Mark Roach, 4, Archer Terrace, Penarth, Vale of Glamorgan., CF64 3DU  
Reuben Evans Architect, Robgill, Gwern-y-Steeple, Peterston Super Ely, Vale  
of Glamorgan., CF5 6LG

**10, Cherry Close, Penarth**

First floor extension over existing garage; two storey rear extension and  
conversion of existing garage to habitable space; garage to north of dwelling

APPROVED subject to the following condition(s):

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

Reason:

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

2. The bathroom windows in the east and west elevations shall be  
installed and fitted with obscure glazing at the time of construction of  
the development hereby approved and shall thereafter be so  
maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are  
safeguarded, and to ensure compliance with Policy ENV27 of the  
Unitary Development Plan.

3. This consent shall only relate to the amended plans reference 105-  
07RevA and 105-06RevB received on 20 March 2013 and the  
development shall be carried out strictly in accordance with these  
details.

Reason:

To ensure a satisfactory form of development and for the avoidance of  
doubt as to the approved plans.

4. The garage hereby approved shall only be used for the parking of  
private vehicles and for purposes incidental to the enjoyment of the  
dwellinghouse as such, and shall not be used for any business or  
commercial use and shall not be physically altered or converted without  
first obtaining the formal consent of the Local Planning Authority.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance with Policies TRAN 10 and ENV27 of the Vale of Glamorgan Unitary Development Plan.

**2013/00053/LBC** Received on 24 January 2013  
(P174)

Mr and Mrs Parker Llwyn Rhyddid House, Hensol, Vale of Glamorgan., CF72  
8JY  
G R Parker Ltd., The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan.,  
CF5 6TR

**Llwyn Rhyddid House, Hensol**

Proposed extension to provide family room, straightening of dog-leg stairway, removal of UPVC window and new first floor window

APPROVED subject to the following condition(s):

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

Reason:

To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This consent shall relate to the plans registered on 28 January 2013 other than where amended by plans reference, Drawing Nos. 555/P/304 A and 555/P/305 A received on 5 March 2013.

Reason:

For the avoidance of doubt as to the approved plans, and in the interest of preserving the character and appearance of the Listed Building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Prior to the commencement of works for its installation further details of the proposed new first floor window in the side west elevation, including sections to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of preserving the character and appearance of the Listed Building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The Local Planning Authority\* shall be notified in writing by the developer or his agent of the proposed commencement date of the works hereby granted consent. The notification shall be provided not less than 14 days prior to the commencement of work on site.

Reason:

To ensure that all conditions relating to this consent are discharged appropriately, and to ensure for the preservation of the special character of this building in this respect.

**2013/00056/FUL** Received on 28 January 2013  
(P181)

Mr. and Mrs. Parker, Llwyn Rhyddid House, Hensol, Vale of Glamorgan.,  
CF72 8JY  
Andrew Parker Architect, The Great Barn, Lillypot, Bonvilston, Vale of  
Glamorgan., CF5 6TR

### **Llwyn Rhyddid House, Hensol**

Proposed Implement Shed/Log Store (within garden of Grade II Listed Llwyn Rhyddid House, Hensol)

APPROVED subject to the following condition(s):

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

Reason:

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

**2013/00091/FUL** Received on 7 February 2013  
(P187)

Mrs. S. Ross, 2, Doniford Close, Sully, Vale of Glamorgan., CF64 5XA  
Miss Lisa Woodfin, 19, Beryl Road, Barry, Vale of Glamorgan., CF62 8DN

### **2, Doniford Close, Sully, Penarth**

Proposed two storey extension to rear of property and small side extension.

APPROVED subject to the following condition(s):

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

Reason:

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

2. The window in the first floor rear elevation shall be installed and fitted with obscure glazing at the time of construction of the development hereby approved and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

3. The external finishes of the development hereby approved shall match those of the existing building.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 of the Unitary Development Plan.

4. This consent shall only relate to the amended plans reference 'Proposed Site Plan RevC'; 'Proposed Side Elevations RevD'; 'Proposed Ground Floor RevC' and 'Proposed First Floor RevC' received on 18 March 2013 and 20 March 2013 the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

5. Notwithstanding submitted plans prior to the commencement of any development, full details of eaves height and design of the two storey element of the extension hereby approved shall be first submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with those approved details.

Reason:

The submitted plans are inaccurate with regard to the eaves details of the approved extension and in order to comply with Policy ENV27 of the Unitary Development Plan.

6. The existing wooden fence enclosing the side and rear garden of the property shall be retained and maintained at all times in perpetuity and should the fence for any reason be damaged or removed it shall be replaced with a fence of the same or similar style and height as that currently existing on site (close boarded fence to 1.8 metres in height) within 1 month of its removal unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of the visual amenities of the area, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

(Note: Councillor K.P. Mahoney spoke on this application with the consent of the Committee)

**2013/00093/FUL** Received on 8 February 2013  
(197)

Mr. Salvo Erri, Maerdy Newydd Barry, Bonvilston, Vale of Glamorgan, CF5 6TR

Andrew Parker Architect, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan., CF5 6TR

**Bryntyrion, 25, Geraints Way, Cowbridge**

Proposed first floor extension to form additional bedroom and en suite bathroom with conservatories to lower ground floor and ground floor

APPROVED subject to the following condition(s):

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

Reason:

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

2. The external finishes of the development hereby approved shall match those of the existing building.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 - Design of New Developments of the Unitary Development Plan.

3. The bathroom window in the west facing elevation shall be installed and fitted with obscure glazing at the time of construction of the

development hereby approved and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

4. This consent shall only relate to the amended plans reference 561/P/11 Rev A and 561/P/12 Rev A received on 20 March 2013 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

**2013/00122/RG3** Received on 14 February 2013  
(P204)

Mrs. Antonia Bridges, Vale of Glamorgan Council, Flying Start Family Centre, Gladstone Road, Barry., CF63 1NH

Mr. Paul Scourfield, Vale of Glamorgan Council, Property Section, Civic Offices, Holton Road, Barry., CF63 4RU

**Flying Start Family Centre, Gladstone Road, Barry**

New single storey extension

Deemed planning consent be GRANTED subject to the following condition(s):

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

Reason:

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

**2013/00127/RG3** Received on 14 February 2013  
(P210)

Mrs. Antonia Bridges, Vale of Glamorgan Council, Flying Start Family Centre, Gladstone Road, Barry., CF63 1NH

Mr. Paul Scourfield, Vale of Glamorgan Council, Property Section, Civic Offices, Holton Road, Barry., CF63 4RU

**Flying Start Family Centre, Boiler House, Skomer Road, Barry**

Extension to building for use as a new office space and stores

Deemed planning consent be GRANTED subject to the following condition(s):

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

Reason:

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

2. The external finishes of the development hereby approved shall match those of the existing building.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 of the Unitary Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no windows other than those expressly authorised by this permission shall be inserted in the north eastern elevation of the office extension of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To safeguard the privacy of adjoining occupiers, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

**2013/00136/RG3** Received on 19 February 2013  
(P216)

Vale of Glamorgan Council, Ms. Jane Wade, Vale of Glamorgan Council, Property Section, Civic Offices, Holton Road, Barry., CF63 4RU  
Mr. P. Scourfield, Vale of Glamorgan Council, Property Section, Civic Offices, Holton Road, Barry., CF63 4RT

**Barry Call Centre, Greenwood Street, Barry**

New staircase enclosure and screening to roof ventilation plant (amendment to 2011/00704/RG3 and 2012/00499/RG3)

Deemed planning consent be GRANTED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the plans reference AL(90)04 proposed plan and AL(0)06 proposed elevations received on 19 February 2013 and the development shall be carried out strictly in accordance with these details.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans.

3. The external finishes of the development hereby approved shall match those of the existing building.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 - Design of New Developments of the Unitary Development Plan.