

## PLANNING COMMITTEE

Minutes of a meeting held on 5<sup>th</sup> September, 2013.

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

### 366 APOLOGIES FOR ABSENCE –

These were received from Councillor Ms. B.E. Brooks, Mrs. P. Drake and A.G. Powell.

### 367 MINUTES –

RESOLVED - T H A T the minutes of the meeting held on 25<sup>th</sup> July, 2013 be approved as a correct record.

### 368 DECLARATIONS OF INTEREST –

Councillor J.C. Bird declared an interest in Agenda Item No. 9, Planning Application No. 2013/00525/FUL in that he was the Applicant. Councillor Bird vacated the room whilst this matter was under consideration.

Councillor A. Parker declared an interest in Agenda Item No. 9, Planning Application Nos. 2011/01189/FUL and 2013/00413/FUL in that he was the Applicant's agent. Councillor Parker vacated the room whilst these matters were under consideration.

Councillor M.R. Wilson declared an interest in Agenda Item No. 9, Planning Application No. 2013/00715/RG3 in that the ground floor of the building had, until recently, been used by Barry College, Councillor Wilson's employer. Councillor Wilson declared that the Standards Committee had granted him dispensation to speak during any debate in connection with the College.

Mr. M.J. Goldsworthy, Operational Manager Development Control, declared an interest in Agenda Item No. 9, Planning Application No. 2013/00552/FUL in that a close acquaintance had objected to the application. Mr. Goldsworthy vacated the room whilst this matter was under consideration.

### 369 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 25<sup>th</sup> July 2013 be noted:

Apologies for absence were received from Councillor Mrs M.R. Wilkinson (Vice-Chairman); Councillors Mrs. V.M. Hartrey and H.J.W. James.

- |   |   |
|---|---|
| (a) Cosmeston Cottages,<br>Lavernock Road, Penarth            | Councillor F.T. Johnson (Chairman);<br>Councillors Mrs. P. Drake,<br>Mrs. M. Kelly Owen, K.P. Mahoney,<br>A. Parker, R.A. Penrose and<br>A.G. Powell. |
| (b) The Railway Shed, Plymouth<br>Road, Barry Island          | Councillor F.T. Johnson (Chairman);<br>Councillors Mrs. P. Drake,<br>N.P. Hodges, K.P. Mahoney,<br>A. Parker, R.A. Penrose and<br>A.G. Powell.        |
| (c) Land to the west of Craig yr<br>Eos Avenue, Ogmore by Sea | Councillor F.T. Johnson (Chairman);<br>Councillors Mrs. P. Drake,<br>K.P. Mahoney, A. Parker,<br>R.A. Penrose, A.G. Powell and<br>Mrs. A.J. Preston.  |

### 370 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.
- (3) T H A T the proposal to serve Notices under Section 32 of the Building Act 1984 as listed in the report be noted.

### 371 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

2013/00299/LBC	A	West Aberthaw Farm, West Aberthaw	Repairs to listed stone boundary wall at West Aberthaw Farm following vehicle impact damage.
2013/00361/FUL	R	Beechwood Hollow, City, Cowbridge	Change of Use of Pasture Ancillary to Use of Dwelling House to Residential Garden and Erection of Raised Decking.
2013/00396/FUL	A	35B, Albert Road, Penarth	Amendment to the roof shape of the dormer to enable the details to be discharged in relation to the proposed alteration.
2013/00423/LBC	A	Pwlllywrach, Colwinston	Internal reordering.
2013/00451/FUL	A	14, Pwll Y Min Crescent, Peterston Super Ely	Two storey rear extension.
2013/00453/FUL	A	GM2 House, Plymouth Road, Penarth	Change of use of first floor from office (Class B1) use to student accommodation/student boarding house (Class C1) use.
2013/00454/FUL	A	43-44, Harvey Street, Barry	Change of use to seven bedroom House in Multiple Occupation. Demolition of existing covered rear courtyard. Additional windows to front and rear elevations and provision of entrance to side elevation.
2013/00458/FUL	A	17, Stanton Way, Penarth	Removal of a flat roof and construction of a new hipped roof to the rear of the property.
2013/00469/FUL	A	1, Radnor Green, Barry	Proposed new roof to front and back existing dormers.

2013/00475/FUL	A	19, Woodland Place, Penarth	Single storey detached garage.
2013/00476/FUL	A	51, St. Brannocks Close, Barry	Proposed single storey extension to rear.
2013/00477/FUL	A	Crossenny, Ewenny Road, St. Brides Major	Double storey side extension and single storey rear extension.
2013/00478/FUL	A	Home Farm, Swanbridge Road, Sully	Planning application for replacement agricultural buildings.
2013/00484/FUL	A	13, Starling Road, St. Athan	A single detached garage to side of existing property.
2013/00486/FUL	A	3, Church Street, Llantwit Major	Change of use from A1 to A3 café.
2013/00487/FUL	A	Ty Twyn, Mill Road, Dinas Powys	Erection of timber outbuilding 16ft by 12ft at rear of garden.
2013/00488/FUL	A	53, Clive Place Penarth	Garden store / shed (in location of previously demolished store).
2013/00497/FUL	A	14, Windsor Road, Penarth	Variation of conditions 4 and 5 to extend opening times of A3 unit (approved under application 2012/00542/FUL).
2013/00503/FUL	A	Cowbridge Comprehensive School, Aberthin Road, Cowbridge	Proposed single storey dining hall extension and 2 storey 6 <sup>th</sup> Form area extension to B Block.
2013/00504/FUL	A	9, Darren Close, Cowbridge	Single storey rear extension with additional terrace.
2013/00511/FUL	A	22, Baroness Place, Penarth	Kitchen extension to existing single storey rear annex.
2013/00518/FUL	A	46, Cae Canol, Penarth	Three rear apex dormers.
2013/00562/FUL	A	Ger y Fro, 182A, Port Road East, Barry	Single storey living room extension.
2013/00572/PNA	R	Ty Draw, St. Andrews Major	Proposed new farm building.
2012/00889/FUL	A	Treguff Fach Farm, Llantrithyd	Retrospective consent for the existing tractor store on site.

2012/01153/FUL	A	11, Tennyson Road, Penarth	Proposed single storey side extension with disability access facilities, loft conversion and off road parking.
2013/00265/FUL	A	Pwll Arian, Ashhall Road, Ystradowen	Building consisting of tractor/ machinery store, two stables, tack room and hay and feed store.
2013/00466/FUL	A	Ty Rholben, Port Road West, Barry	New roof over existing rear flat roof.
2013/00481/FUL	A	Rose Cottage, Piccadilly, Llanblethian	Side elevation, single storey porch extension.
2013/00482/FUL	A	70, Windsor Road, Penarth	Revision to planning application ref. 2011/00873/FUL comprising: single/two storey extension to rear.
2013/00491/FUL	A	Greystones, Rhoose Road, Rhoose	Existing garage replaced with more appropriate garage.
2013/00494/LBC	A	Old Hall, High Street, Cowbridge	Improvements to access from High Street to Old Hall Gardens with new ceiling lighting.
2013/00498/FUL	A	52, Conway Drive, Barry	New two storey extension to side elevation along with single storey extensions to both part front / rear elevations.
2013/00499/FUL	A	22, Cog Road, Sully, Penarth	Amendments to approved application 2012/00952/FUL Erection of new dwelling to the rear of 22 Cog Road, Sully, with access from via private road from Dispenser Road at 22, Cog Road, Sully.
2013/00500/FUL	A	Stoneleigh, Upper Farm, Rhoose Road, Rhoose	Construction of glazed conservatory to side/rear of existing premises.
2013/00501/FUL	A	12, Beaumont Close, Barry	Conservatory to the rear elevation.
2013/00505/FUL	A	117, Boverton Road, Llantwit Major	Demolish existing garage, lobby, conservatory and store; construct single and two storey side and rear extension.

2013/00508/FUL	A	1, The Court, Corntown	Removal of a glass conservatory and the erection of an orangery and balcony.
2013/00510/FUL	A	84, David Davies House, Wyndham Street, Barry	Juliet balcony to rear elevation to replace existing living room window.
2013/00513/FUL	A	28, Baroness Place, Penarth	Single storey rear extension.
2013/00514/FUL	A	23, Slade Close, Sully	Two storey side extension, new entrance porch and loft conversion with dormer to rear.
2013/00520/FUL	A	20, Pontypridd Road, Barry	Single storey extension to rear of bungalow.
2013/00529/LAW	A	22, Hinchsliff Avenue, Barry	Demolition of existing garage. Hip to gable roof extension with dormer to rear.
2013/00535/FUL	A	The Sycamores, Little Acre, Corntown	Proposed G.F. extension to rear to provide additional kitchen/dining area.
2013/00537/FUL	A	5, Purcell Road, Penarth	Single storey front and rear extensions.
2013/00546/FUL	A	30, Glastonbury Road, Sully	Demolition of existing rear garage and conservatory. Erection of single storey rear and side extension.
2013/00561/FUL	A	24, Rectory Drive, St. Athan	Demolition of the existing garage, construction of proposed extension and associated external works.
2013/00571/FUL	A	80, Cae Canol, Penarth	Single storey side extension to house to be a toilet/wet room and utility room.
2013/00581/FUL	A	54, Elizabeth Avenue, Colcot, Barry	Demolition of existing substandard outhouse and storage area. Proposed single storey extension with flat roof to form kitchen and family room.

2013/00586/SC1	EN	Land at West Aberthaw Farm, St. Athan	Proposed solar farm.
2013/00641/PND	A	Bryneithin, St. Andrews Road, St. Andrews Major, Dinas Powys	Demolition (down to foundation level) of the main building at Bryneithin.
2013/00052/FUL	A	Church Farm, Ystradowen	Re-design of previously approved dwelling (and double garage), under planning application number 2006/00643/FUL.
2013/00324/FUL	A	Seawalls, 62, Craig yr Eos Road, Ogmore by Sea	Demolition of existing dwelling and reconstruct new dwelling.
2013/00419/LBC	A	2, Pwll y Myn Crescent, Peterston Super Ely	Replacement of windows and re-rendering the external walls with smooth acrylic render.
2013/00509/FUL	A	Ty Draw, St. Andrews Major	Proposed new stone pillars and entrance gates.
2013/00522/ADV	A	KFC, Heol Ceiniog, Barry	Remove canopy, install entrance portal, replace fascia sign and various freestanding signs.
2013/00523/FUL	A	KFC, Heol Ceiniog, Barry	Remove canopy, install entrance portal, fit picnic tables with umbrellas, fit cycle racking.
2013/00524/FUL	A	41, Shakespeare Drive, Llantwit Major	Proposed single storey pitched roof extension to form new living room, utility and lobby.
2013/00526/FUL	A	Land at Hill Farm, Hensol	Retrospective application for the erection of an agricultural building.
2013/00528/FUL	A	The Stables, Castleland Street, Barry	Retention of part use of the building as a dwelling.
2013/00534/FUL	A	8, Lower Farm Court, Rhoose	Remove existing conservatory at rear of property and replace with single storey extension.
2013/00536/FUL	A	5, Castle Precinct, Llandough, Nr. Cowbridge	New porch to front elevation, alteration to site entrance and new decking structure to rear garden.

2013/00538/FUL	A	Pony Paddock, Heol Y March, Bonvilston	Laying of a permeable mesh system in front of hay shed at Heol Y March Bonvilston. Area to be covered 10 metres x 18 metres approx.
2013/00542/FUL	A	8, Dryden Road, Penarth	Single storey side extension with lean to roof, hipped to existing rear lean to, plus removal of garage.
2013/00550/FUL	A	7, Cannington Close, Sully	Single storey utility and kitchen extensions.
2013/00551/FUL	A	16, Ash Lane, St Athan	Two storey extension on end elevation.
2013/00554/FUL	A	6, Downs View, Aberthin, Cowbridge	Extension, demolishing a single storey brick and concrete built wc, pantry and outhouse and replacing with a single storey pitch roof kitchen extension.
2013/00566/FUL	A	The Coach House, Highfields, 14, Bradford Place, Penarth	To replace seven existing single glazed white timber vertical slider windows with seven new white timber windows vertical sliders with argon filled toughened glass.
2013/00588/FUL	A	33, Druids Green, Cowbridge	Front toilet.
2013/00603/FUL	A	No.6, Vista Court, Northcliffe Drive, Penarth	Replacement of existing window with patio style door and Juliette guarding.
2013/00604/FUL	A	High Trees, South Road, Sully	Proposed conversion of an existing dwelling into two Luxury Apartments.
2013/00610/FUL	A	10, Paget Place, Penarth	Extension to existing utility room.
2013/00660/PND	A	St. Cyres Lower Comprehensive School, Murch Road, Dinas Powys	Demolition of two storey school building and the Caretaker's house.
2012/01227/FUL	A	Rawley Court, Turkey Street, Llantwit Major	Proposed conversion of outbuildings / barn to form annex to existing dwelling.



2012/01228/LBC	A	Rawley Court, Turkey Street, Llantwit Major	Proposed conversion of outbuildings / barn to form annex to existing dwelling.
2013/00300/FUL	A	Sunnybank Holdings, Ash Hall Road, Ystradowen	Two wooden stables with adjoining tack room - 3.65m wide x 9.14m long x 2.74m high. Hardcore to be laid on soil covered access.
2013/00386/FUL	A	Rear of Unit 7, Redrups Ltd., Cardiff Road, Barry	Change of Use from existing car sales/overflow car parking area to a vehicle and scrap metal salvage business.
2013/00512/FUL	A	Former Ineos Chlor Chemical Works	Construction and operation of a small embedded short term operating reserve generating plant and auxiliary equipment.
2013/00539/FUL	A	4, Cardiff Road, Cowbridge	Loft conversion.
2013/00541/FUL	A	79, South Road, Sully	Amendments to existing planning permission 2012/00983/FUL (Replace flat roof with gable and bay window to front elevation. Existing entrance located to side and single extension to rear) 2 storey bay windows to front elevation with feature round window in proposed front elevation gable.
2013/00544/FUL	A	55, Heol y Fro, Llantwit Major	To extend current external porch to include a disabled toilet facility.
2013/00548/FUL	A	A. S. Lloyd Limited, Unit 31, Vale Business Park, Llandow	Erection of a new factory building with two storey offices.
2013/00549/FUL	A	The Old Police Lodge, Sutton Road, Llandow	Conversion and extension of outbuilding for residential use.
2013/00553/FUL	A	12, Maes y Coed, The Knap, Barry	Proposed loft conversion and increase height of gable to rear elevation.

2013/00557/FUL	A	6, Cwrt Pencoedtre, Barry	First floor construction over existing garage to comprise a bedroom with en-suite bathroom. Existing garage is to be converted into a ground floor dining room with French doors to the rear.
2013/00558/FUL	A	51, Clive Place, Penarth	Repair, refurbishment, and extension of the existing dwelling.
2013/00568/FUL	A	Meliden, Sunnycroft Lane, Dinas Powys	Temporary siting of single storey static caravan to act as temporary residential accommodation for the owner/occupier until construction of new dwelling on site (planning ref. 2010/00808/FUL).
2013/00573/FUL	A	Dow Corning, Cardiff Road, Barry	Remove and replace tall tank in tank farm with taller storage tank (retention of tank).
2013/00578/FUL	A	3, Southglade, Sully	Retention of conservatory to the rear elevation.
2013/00594/FUL	A	25, Church Avenue, Penarth	Demolition and rebuilding of red brick boundary wall within conservation area due to structural failure.
2013/00612/ADV	R	Crescent Corner Newsagents, 41, Park Crescent, Barry	8 metre x 3 metre hoarding for advertisement. Advertisement to be confirmed.
2013/00619/FUL	A	13, Craven Walk, Penarth	Rear single storey extension to provide a utility room, w.c. and bedroom with en-suite.
2013/00629/FUL	A	Beach Cliff, The Esplanade, Penarth	Application for Change of Use from approved Use Class D2 (Gym) to Use Class A3 (Restaurant) on Ground Floor; Change of Use from Use Class C3 (Residential Unit) to Use Class C1 (Hotel) on a section of First, Second and Third Floor.
2013/00647/PNA	A	Ty Cerrig, Bonvilston	Forestry machinery store building.

2013/00427/FUL	A	28, Windsor Terrace, Penarth	Replacement of existing windows.
2013/00428/FUL	A	Field to the west of Limefield, Crossways, Cowbridge	Construction of an agricultural vehicular entrance onto the field from the road and a farm gate.
2013/00464/LBC	A	3, Church Cottages, Michaelston Le Pit	Remove render on existing chimney stack.
2013/00543/FUL	A	Penmark Place, Kenson Hill, Penmark	Cattle finishing building.
2013/00556/FUL	A	4, Tair Onen, Cowbridge	Construction of wall to the rear of property wholly on land of the above property with lean to log store (retrospective).
2013/00560/FUL	A	45, Westbourne Road, Penarth	Erection of a single storey orangery attached to the northern elevation at the rear.
2013/00564/FUL	A	Beechwood College, Beechwood House, Hayes Road, Sully	Erection of three temporary portable buildings for a period up to two years.
2013/00585/ADV	R	Spar Shop, 73, Stanwell Road, Penarth	Retention of Spar fascia and sign above shopfront.
2013/00590/FUL	A	Jenner Park Stadium, Barry Road, Barry	Siting of a 20ft storage container for adaptive cycling equipment.
2013/00591/FUL	A	5, Milburn Close, Rhoose	Extension to first floor to create three bedrooms and bathroom.
2013/00595/FUL	A	12, Glyndwr Avenue, St Athan	Proposed two storey extension to rear.
2013/00606/FUL	A	Penrhiw Bungalow, The Downs, St. Nicholas	Retrospective planning for a side extension to my house, and planning approval for a loft conversion; side extension work complete, but loft conversion not started.
2013/00614/FUL	A	4, Jenkinsville, Clive Place, Penarth	Hip to gable loft conversion to existing domestic dwelling.

2013/00622/FUL	A	27, Beechwood Drive, Penarth	Porch.
2013/00642/FUL	A	Land on Atlantic Trading Estate, Barry	Install a 10m slimline lattice tower with 2 no. 0.3m diameter dishes installed at a height of 8 to 10m above ground level.
2013/00649/FUL	A	5, Nant Canna, Treoes	First floor extension above current kitchen extension.
2013/00651/FUL	A	Land formerly known as Boys Village, West Aberthaw	Proposed New stable block on former tennis courts and paddocks to playing fields.
2013/00668/FUL	A	10, The Meridian, Penarth Portway, Penarth	Replace existing (13years old) patio doors.
2013/00721/OBS	P	Approximately 15.5 km from the north Devon coast, approximately 22 km from the south Wales coast and approximately 13.5 km from Lundy island	Proposed Atlantic Array Offshore Wind Farm comprising 240 wind turbine generators and associated infrastructure.

### 372 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 2013 to March 2014 as detailed in the report be noted.

### 373 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

2013/00473/TPO	A	17, Laburnum Way, Dinas Powys	Crown lift/deadwood Oak in rear garden.
2013/00533/TPO	A	22, Church Hill Close, Llanblethian	Remove Conifer hedge.
2013/00555/TCA	A	80, Porth Y Castell, Barry	Fell one mature Goat Willow and 16 x Western Red Cedars along side boundaries of rear garden.
2013/00515/TPO	A	Millfield Lodge, Pen Y Turnpike Road, Dinas Powys	Oak - Reduce limbs overhanging boundary; Sycamore - Reduce squirrel damaged limbs overhanging boundary: Ash - Remove one small lower limb.
2013/00580/TCA	A	Brocton House, Llysworney	Fell Sycamore.
2013/00593/TPO	A	Hensol Castle, Miskin	Lift crown nominally by pruning back secondary limbs and foreshortening to lift limbs off the ground.
2013/00599/TCA	A	5, Station Road, Dinas Powys	Reduce 3 No. Western Red Cedars by 30% in height from 30ft to 20ft and branches overhanging the wall.
2013/00587/TCA	A	Tree between Wenvoe Library & 6, Wenvoe Close, Wenvoe	Reduce length of lowest limbs of Lime overhanging west facing garden boundary at 6 Wenvoe Close by no more than 3.0 metres.

### 374 PLANNING APPLICATIONS (DDS) -

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

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

**2011/01189/FUL** Received on 16 November 2011

(P. 36)

Mr. G. J. Robbins, Marlborough Grange Farm, Crossways, Cowbridge, Vale of Glamorgan, CF71 7LT

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

**Marlborough Grange Farm, Crossways, Cowbridge**

Erection of farm worker's 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 Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan and TAN6 - Planning for Sustainable Rural Communities.

3. 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 size and scale of development to ensure that the dwelling remains commensurate to the size and needs of the rural enterprise, in accordance with Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan, Planning Policy Wales and TAN6 - Planning for Sustainable Rural Communities.

4. 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 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 size and scale of development to ensure that the dwelling remains commensurate to the size and needs of the rural enterprise, in accordance with Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan, Planning Policy Wales and TAN6 - Planning for Sustainable Rural Communities.

5. The boundary of the residential curtilage hereby approved shall be defined and enclosed on site before the first beneficial occupation of the dwelling hereby permitted, with full details of the means of enclosure submitted to the Local Planning Authority for agreement in writing. The completed boundary enclosure shall be retained and maintained as such, unless any variation is agreed in writing with the Local Planning Authority.

Reason:

To ensure no encroachment of the domestic curtilage into the surrounding farmyard and countryside and in the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies HOUS5 - Agricultural or Forestry Dwellings, and ENV27 - Design of New Developments of the Unitary Development Plan.

6. Full details of the proposed drainage of the site to serve the dwellinghouse hereby permitted, including foul, surface water and land drainage, shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details before the first beneficial occupation of the dwelling.

Reason:

To ensure adequate drainage of the site and to safeguard the environment in accordance with Policies ENV27 - Design of New Developments and ENV29 - Protection of Environmental Quality of the Unitary Development Plan.

7. No works involved in the development hereby permitted shall be carried out during the bird nesting season between early March and the end of August, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of wildlife protection in accordance with Policy ENV16 - Protected Species of the Unitary Development Plan.

8. The 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.

9. Construction of the 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.

10. 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.

**2012/00823/FUL** Received on 11 April 2013

(P. 52)

Mr. Mark Lane, Castle Lodge, St. Georges Super Ely, Vale of Glamorgan, CF5 6EW

Mr. Mark Lane, Castle Lodge, St. Georges Super Ely, Vale of Glamorgan, CF5 6EW

### **Castle Lodge, St. Georges Super Ely**

Proposed resubmission of previously approved 11/00489/FUL of a 4 bed detached dwelling with detached double garage to side due to minor amendments to the elevations and materials used

APPROVED subject to the following condition(s):

1. This consent shall relate to the plans and documents first registered on the 2 August 2012 and re-registered on the 11 April 2013, the amended plans received on the 11 April 2013, the additional structural inspection report received on the 13 November 2012 and the further additional information (toe detail) received 10 June 2013.

Reason:

For the avoidance of doubt as to the approved plans and documents.

2. Notwithstanding the terms and of the Town and Country Planning (General Permitted Development) Order 1995 or any other Order amending, revoking or re-enacting that Order, the garage building as shown an approved plan 008 PL-22 shall not be physically altered or converted to any other domestic purposes without first obtaining the formal written consent of the Local Planning Authority. The garage building shall be made available at all times for the parking of private motor vehicles associated with the development hereby permitted.

Reason:

To ensure that adequate off-road parking / garaging is retained for the replacement dwelling in accordance with Policy TRAN10 - Parking of the Unitary Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other 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 in the interests of the rural character of the area in accordance with Policies ENV4 - Special Landscape Areas and ENV27 - Design of New Developments of the Unitary Development Plan.

4. 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) no building, structure or enclosure required for a purpose incidental to the enjoyment of the dwelling-house shall be constructed, erected or placed within the curtilage 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 in the interests of the rural character of the area in accordance with Policies ENV4 - Special Landscape Areas and ENV27 - Design of New Developments of the Unitary Development Plan.

5. Notwithstanding the submitted plans, the first floor window in the south elevation of the dwelling hereby permitted shall be fitted with obscure glazing and be of a non-opening design within 3 months of this consent and shall be retained and maintained as such at all times.

Reason:

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

6. Within 2 months of the date of this approval, a landscape scheme that pays particular attention to providing screen and shrub planting along the base of the southern boundary retaining wall where it extends forward of the front elevation of the dwelling hereby approved, shall be submitted for the further approval of the Local Planning Authority.

Reason:

In the interests of visual amenity and the rural character of the area in accordance with Policies ENV4 - Special Landscape Areas and ENV27

- Design of New Developments of the Unitary Development Plan and Supplementary Planning Guidance on Design in the Landscape.

7. 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 date of this consent 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.

**2012/00841/OUT** Received on 7 August 2012

(P. 65)

Mr. Matthew Parish, Carlton Communications Ltd., 200, Grey's Inn Road, London, WC1X 8HF

Mr. Darren Parker, RPS Planning and Development, Park House, Greyfriars Road, Cardiff, CF10 3AF

**Land off Old Port Road, Wenvoe (ITV Culverhouse Cross)**

Demolition of existing buildings and redevelopment of site for residential purposes

**DEFERRED** – To address JHLA issue and employment land requirements.

**2012/00950/FUL** Received on 31 August 2012

(P. 108)

Mr and Mrs White, 211, Ninian Park Road, Cardiff, CF11 6NY

Nigel Arnold Architect, The Studio, 5, Penarth Head Lane, Penarth, Vale of Glamorgan, CF64 1BB

**Welford Court Guest House, Port Road, Rhose/Barry**

Demolition of existing two storey guesthouse and single storey extensions, along with the demolition of two detached outbuildings. Construction of part single, part two storey dwelling with detached garage

**REFUSED** (Written representations)

The proposed replacement dwelling and garage, by reason of its overall scale, massing, height and appearance would result in a development that

would have a significant and harmful visual impact, appearing incongruous and at variance with the rural character of the area. The replacement dwelling would constitute an unsympathetic addition to the countryside and Special Landscape Area, to the detriment of the qualities of the landscape. The proposal is therefore considered contrary to Policies HOUS7 (Replacement and Extension of Dwellings in the Countryside) and ENV27 (Design of New Developments), ENV4 (Special Landscape Areas) contained in the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 and the advice contained within Planning Policy Wales (Nov. 2012).

**2012/01075/FUL** Received on 29 May 2013

(P. 120)

Mr. & Mrs. J. Fletcher, Ystrad Barwig Farm, Llantwit Fardre, Rhondda Cynon Taff, CF38 1BL

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

### **Land at Hillside Farm, Llanharry**

Part redevelopment and part renovation of an existing agricultural buildings complex and the provision of a new rural enterprise 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. This consent shall relate to the following schedule of plans and documents:
  - Site edged blue land, received 9 October 2012.
  - Existing Site Layout Plan, Sheets 1 & 2, received 24 September 2012.
  - Proposed Site Layout Plan Rev B, amended plan received 29 May 2013.
  - Existing Elevations Atcost Building, Drg. Nos. EX/SVY/ATCOST/01, 02, 03, and 04, received 24 September 2012.
  - Existing Elevations Blocks A & B, Drg. Nos. EX/SVY/BLOCKS A & B/01, 02 and 03, received 24 September 2012.

- Existing Elevations Block C, Drg. Nos. EX/SVY/BLOCK C/01 and 02.
- Existing Elevations Dutch Barn, Drg. Nos. EX/SVY/DUTCH BARN/01, 02 and 03, received 24 September 2012.
- Proposed Elevations Blocks a & B, Drg. Nos. PRP/BLOCKS A/B/01 and 02, received 24 September 2012.
- Proposed Plans and Elevations New Block C, Drg. Nos. PRP/BLOCK C/01, 02 and 03, received 24 September 2012.
- Proposed Plans and Elevations New Dutch Barn, Drg. Nos. PRP/DUTCH BARN/01, 02 and 03, received 24 September 2012.
- Proposed Floor Plans and Elevations New Dwelling, Drg. Nos. PRP/GF PLAN/01 (A), PRP/ROOF PLN/SECT/03 (Rev B), S & W ELEVATIONS/04 (Rev B), PRP/N & E ELEVATIONS/05 (rev B), amended plans received 29 May 2013.
- Design and Access Statement (September 2012), received 24 September 2012.
- Rural Enterprise Dwelling Appraisal (September 2012), received 24 September 2012.

Reason:

For the avoidance of doubt as to the approved plans, and in the interests of the visual impact on the surrounding landscape and to ensure appropriate development in this countryside location in accordance with Policies ENV1 - Development in the Countryside, HOUS5 - Agricultural or Forestry Dwellings and EMP8 - Agricultural Enterprise and Associated Development of the Unitary Development Plan.

3. The occupancy of the dwelling hereby permitted 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 Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan and TAN6 - Planning for Sustainable Rural Communities.

4. No works whatsoever shall commence on the dwelling hereby permitted until such time as the replacement / renovation of the existing farm buildings has been completed in accordance with the approved plans, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the development is in accordance with Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan and TAN6 - Planning for Sustainable Rural Communities, as the justification for the dwelling relies on the proposed change in the operations of the wider holding, which includes the renovation / replacement of farm buildings at Hillside.

5. No works shall commence on the development of the new access track hereby permitted, until further details of the improvements to the existing field gate entrance, including positioning of gates, vision splays and surfacing, have been submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed details.

Reason:

Full details have not been provided and in the interests of highway safety in accordance with Policies HOUS5 - Agricultural or Forestry Dwellings and ENV27 - Design of New Developments of the Unitary Development Plan.

6. Prior to their use in the construction of the dwellinghouse 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:

In the interest of visual amenity and the character of the surrounding countryside in accordance with Policies HOUS5 - Agricultural or

Forestry Dwellings and ENV27 - Design of New Developments of the Unitary Development Plan.

7. The proposed car parking and manoeuvring space for the dwellinghouse hereby approved, as shown on Proposed Site Layout Rev B, amended plan received 29 May 2013, shall be implemented before the first beneficial use of the dwelling, and shall thereafter be retained and maintained as such, unless any variation is agreed in writing with the Local Planning Authority.

Reason:

To ensure adequate car parking and manoeuvring space is provided for the dwelling without any significant adverse impact on the surrounding landscape in accordance with Policies HOUS5 - Agricultural or Forestry Dwellings and ENV27 - Design of New Developments of the Unitary Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking amending or re-enacting that Order howsoever) 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 size and scale of development to ensure that the dwelling remains commensurate to the size and needs of the rural enterprise, in accordance with Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan, Planning Policy Wales and TAN6-Planning for Sustainable Rural Communities.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking amending or re-enacting that Order howsoever) 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 of the dwellings hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the size and scale of development to ensure that the dwelling remains commensurate to the size and needs of the rural enterprise, in accordance with Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan, Planning Policy Wales and TAN6 - Planning for Sustainable Rural Communities.

10. The boundary of the residential curtilage hereby approved shall be defined and enclosed on site before the first beneficial occupation of the dwelling hereby permitted, with full details of the means of enclosure, which should preferably be stock proof fencing / native hedgerow, submitted to the Local Planning Authority for agreement in writing. The completed boundary enclosure shall be retained and maintained as such, unless any variation is agreed in writing with the Local Planning Authority.

Reason:

To ensure no encroachment of the domestic curtilage into the surrounding countryside and in the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies HOUS5 - Agricultural or Forestry Dwellings, and ENV27 - Design of New Developments of the Unitary Development Plan.

11. 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 site of the dwellinghouse or associated driveway and entrance other than as approved in accordance with Condition Nos. 5 and 10 above without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the size, scale and design of development to ensure that the dwelling and associated works remain commensurate to the size and needs of the rural enterprise, and appropriate to its rural setting, in accordance with Policy HOUS5 - Agricultural or Forestry Dwellings of the Unitary Development Plan, Planning Policy Wales and TAN6 - Planning for Sustainable Rural Communities.

12. Prior to the commencement of development on the dwellinghouse and associated access drive, full details of the finished floor levels of the dwelling in relation to existing ground levels and finished ground levels in relation to those works 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 and the character and appearance of the surrounding countryside in accordance with Policies HOUS5 - Agricultural or Forestry Dwellings, and ENV27 - Design of New Developments of the Unitary Development Plan.



13. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works on the dwellinghouse and access drive hereby permitted, and shall pay particular regard to the planting of trees close to the improved access, and 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:

In the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies HOUS5 - Agricultural or Forestry Dwellings, and ENV27 - Design of New Developments of the Unitary Development Plan.

14. 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 dwelling 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 and in the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies HOUS5 - Agricultural or Forestry Dwellings, and ENV27 - Design of New Developments of the Unitary Development Plan.

15. Full details of the proposed drainage of the site to serve the dwellinghouse hereby permitted, including foul, surface water and land drainage, shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details before the first beneficial occupation of the dwelling.

Reason:

To ensure adequate drainage of the site and to safeguard the environment in accordance with Policies ENV27 - Design of New Developments and ENV29 - Protection of Environmental Quality of the Unitary Development Plan.

16. The 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.

17. Construction of the 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.

18. 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.

**2012/01101/FUL** Received on 11 October 2012  
(P. 140)

Curo Sterling (Valegate) General Partnership Limit  
Mango Planning & Development Ltd., Number One Waterton Park, Waterton,  
Bridgend, CF31 3PH

### **Valegate Retail Park, Copthorne Way, Wenvoe**

Variation of Condition No. 7 of planning permission 91/01282/OUT, as amended by planning permission 2008/00481/FUL, to allow a further 1,858m<sup>2</sup>

net retail floorspace to be used for the sale of clothing, footwear, sports equipment, accessories, jewellery, cosmetics, toiletries and pharmaceuticals with ancillary food and drink and services

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 one hundred thousand pounds (£100,000) to the Council towards enhancement and regeneration works within existing town centres, to promote their vitality and viability.
- Meet the Council's standard charge set at 2% of the total financial contribution being sought, or 20% of the planning application fee, (subject to a minimum fee of £150) for monitoring the implementation of the Agreement. In this case the administrative fee is £2,000.

APPROVED subject to the following condition(s):

1. The retail warehousing 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 an additional 1,858m<sup>2</sup> over and above that area already approved as a relaxation from the original Condition No. 7 attached to planning permission 91/01282/OUT, 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. No unit, other than those already approved for such purposes, 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 within the Valegate Retail Park defined within the site edged red location plan 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.

**2013/00408/FUL** Received on 7 May 2013  
(P. 157)

Dr. Suzanne Wyatt, Ty Fry Farm, Llandow, Cowbridge, Vale of Glamorgan, CF71 7NT

Alwyn Jones Architects, The Bank, 5, Cardiff Road, Taffs Well, Cardiff, CF15 7RA

### **Ty Fry Farm, Llandow, Cowbridge**

Conversion of existing barn building within the curtilage of a listed building to residential use; provision of new access driveway; and removal of one modern barn.

Planning application ref: 2012/00408/FUL

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. This consent shall relate to the plans registered on 7 May 2013 other than where amended by plans reference PA/12/586/21A, 60/B, 61/A, 62/A, 63/B, 64/A and 65/A received on 15 August 2013 and the additional Site Section plan PA/12/586/66 received on 12 June 2013.

Reason:

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

3. Details of a scheme to provide 3 No. artificial swallow nests to be erected on the building(s) (at least 1 metre apart), showing their proposed location shall submitted to and agreed in writing by the Local

Planning Authority and the agreed scheme of artificial swallow nests shall be erected on the building(s) within 6 months following completion of the works.

Reason:

To enhance biodiversity opportunities at the site in line with the Council's adopted Supplementary Planning Guidance on Biodiversity and to demonstrate Local Authority compliance with S40 of the NERC Act 2006.

4. Development works to which this consent applies (including demolition and vegetation clearance), shall not take place between 1 March and 31 August, unless it can be demonstrated that nesting birds are absent in a report prepared by a qualified ecologist (immediately prior to development commencing) or a method statement for works is submitted to and approved in writing by the Local Planning Authority and where a method statement is agreed that it is fully implemented.

Reason:

To comply with Unitary Development Plan Policy ENV16 to secure the long-term protection of the species and to demonstrate Local Authority compliance with S40 of the NERC Act 2006.

5. No development approved by this permission shall commence until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The resulting photographs shall be deposited with the Local Planning Authority prior to first beneficial use of the development hereby approved in order that they may be forwarded to the Historic Environment Record, operated by the Glamorgan Gwent Archaeological Trust (Heathfield House, Heathfield, Swansea SA1 6EL Tel: 01792 655208).

Reason:

In order that records are kept of any features of archaeological interest and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

6. Notwithstanding the submitted details and prior to their use on site, further details and specifications of all windows, glazing, roof lights, external doors, glazed extension and flues, to a scale of 1:10 or 1:20 (including sections) which shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason :

To ensure that the visual amenities of the barn are safeguarded and to ensure compliance with Policies ENV8, ENV20 and ENV27 of the Unitary Development Plan.

7. Prior to their use on site, samples of ridge tiles, slates, standing seam roofing (or other similar), rainwater goods, capping /copings and all hard surfacing materials shall be submitted and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved samples.

Reason:

To ensure that the visual amenities of the barn are safeguarded and to ensure compliance with Policies ENV8, ENV20 and ENV27 of the Unitary Development Plan.

8. Prior to its use on site, a sample panel for the replacement of any new stonework / brickwork and detail of the mortar type and pointing, 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 that the visual amenities of the barn are safeguarded and to ensure compliance with Policies ENV8, ENV20 and ENV27 of the Unitary Development Plan.

9. Notwithstanding the submitted details, full details of the means of construction / surfacing and hard landscaping of all internal circulation spaces, including patios, access and parking areas to serve the development shall be submitted to and approved in writing by the Local Planning Authority.

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 ENV8, ENV20, ENV27 of the Unitary Development Plan.

10. Notwithstanding the submitted details, full details of the means of construction of the new access including kerb details, surfacing and the construction of the landscaped banks shall be submitted to and approved in writing by the Local Planning Authority;

Reason:

To ensure the provision on appropriate access into the site to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies ENV8, ENV20, ENV27 of the Unitary Development Plan.

11. No part of the development hereby approved shall be brought into beneficial use until such time as the access, parking and turning areas have been laid out in full accordance with the approved details and specifications 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 ENV27 and TRAN 10 of the Unitary Development Plan.

12. Notwithstanding the submitted plans, full details and specifications of all means of enclosure associated with the development hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority and all means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use, and thereafter retained as approved unless otherwise approved in writing by the Local Planning Authority.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV8, ENV20 and ENV27 of the Unitary Development Plan.

13. A landscaping scheme shall be submitted 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 Policies ENV8 and ENV27 of the Unitary Development Plan.

14. 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.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order) the converted barns 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 the terms of Policies ENV8, ENV17 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 the converted barn, other than that approved, shall be constructed, erected, or placed within the curtilage as hereby extended 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 the terms of Policies ENV1, ENV8, ENV17 and 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 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 Policies ENV1, ENV8, ENV17 and ENV27 of the Unitary Development Plan.



Planning application ref: 2013/00409/LBC

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 7 May 2013 other than where amended by plans reference PA/12/586/21A, 60/B, 61/A, 62/A, 63/B, 64/A & 65/A received on 15 August 2013 and the additional Site Section plan PA/12/586/66 received on 12 June 2013.

Reason:

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

3. Notwithstanding the submitted details and prior to their use on site, further details and specifications of all windows, glazing, roof lights, external doors, glazed extension and flues, to a scale of 1:10 or 1:20 (including sections) which shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that the visual amenities of the listed building are safeguarded.

4. Prior to their use on site, samples of ridge tiles, slates, standing seam roofing (or other similar), rainwater goods, capping /copings and all hard surfacing materials shall be submitted and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved samples.

Reason:

To ensure that the visual amenities of the listed building are safeguarded.

5. Prior to its use on site, a sample panel for the replacement of any new stonework / brickwork and detail of the mortar type and pointing, 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 that the visual amenities of the listed building are safeguarded.

6. Notwithstanding the submitted details, full details of the means of the conversion of the internal fabric of the barns shall be submitted to and approved in writing by the Local Planning Authority;

Reason:

To ensure that the visual amenities of the listed building are safeguarded.

7. 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.

**2013/00413/FUL** Received on 9 May 2013

(P. 180)

Mrs. G. Thomas 2, Heol y Mynydd, Welsh St. Donats, Vale of Glamorgan, CF71 7SW

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

## **2, Heol y Mynydd, Welsh St. Donats**

Proposed extension to form garage with hobby room over and roof conversion to form bedroom, plus reinstatement of garden shed

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. This consent shall relate to the plans registered on 9 May 2013 other than where amended by plans reference 556/P/03B - Proposed Plans and 556/P/04B - Proposed Elevations received on 20 August 2013.

Reason:

For the avoidance of doubt as to the approved plans and in the interests of highway safety and visual amenity in accordance with Policies ENV27 - Design of New Developments and HOUS7 - Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

3. The external finishes of the development hereby approved shall match those of the existing building and boundary wall, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of visual amenity in accordance with Policies ENV27 - Design of New Development and HOUS7 - Replacement and Extension of Dwellings in the Countryside of the Unitary Development Plan.

4. The existing vehicular access shall be closed up and the new vehicular access implemented in accordance with the amended plan 556/P/03B, received on 20 August 2013, before the first beneficial use / occupation of the garage and hobby room extension hereby permitted.

Reason:

In the interests of highway safety in accordance with Policy ENV27 - Design of New Developments of the Unitary Development Plan.

5. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order the garage hereby approved shall not be physically altered or converted to any other domestic purpose without first obtaining the formal consent of the Local Planning Authority. The garage(s) shall be available at all times for the parking of private motor vehicles associated with the dwellinghouse.

Reason:

To ensure that adequate off-street parking and garaging facilities are retained for the associated dwelling in accordance with Policies ENV27 - Design of New Developments; and TRAN10 - Parking of the Unitary Development Plan.

**2013/00525/FUL** Received on 7 June 2013

(P. 190)

Mr. Jonathan Bird, Beili Mawr, Dyffryn, Cardiff, CF5 6SU  
Mike George Project Management, 16, Somerset Road, Barry, Vale of Glamorgan, CF62 8BN

**Beili Mawr Home Farm, Dyffryn**

Two storey extension to the front of the property

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, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding Dyffryn Basin and Ridge Slopes Special Landscape Area in accordance with Policies ENV4 - Special Landscape Areas and ENV27 - Design of New Developments of the Unitary Development Plan.

**2013/00552/FUL** Received on 17 June 2013

(P. 197)

Roger Thomas  
Geraint John Planning Ltd, Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ

**Land to the rear of The Three Golden Cups Public House, Southerndown**

Change of use of land to a campsite (for up to 40 pitches) from 15 March until 31 October in any calendar year Including ancillary facilities and associated works

DEFERRED – For site visit.

**2013/00582/LAW** Received on 26 June 2013

(P. 215)

Vale of Glamorgan Council Project Management Unit, Docks Offices, Barry Docks, Barry, Vale of Glamorgan, CF63 4RT

John Dent Project Management Unit, Docks Offices, Barry Docks, Barry, Vale of Glamorgan, CF63 4RT

**Disused railway line, Archer Place/Sully Terrace, Penarth**

Resurfacing of sections of existing walking and cyclepath on the route of disused railway line and associated improvements

**APPROVED**

1. It is considered that the proposed works to the pathway and associated works as indicated with the submitted information, benefits from permitted development under Part 12, Class A of the Town and Country Planning (General Permitted Development) Order 1995 and therefore the works do not require formal planning permission. As such, a Certificate of Lawfulness can be issued under Section 192 of the Town and Country Planning Act 1990.

**2013/00723/FUL** Received on 5 August 2013

(P. 220)

Valebrook Care Homes, 21, Ash Grove, Barry, South Glamorgan, CF63 1LS  
DWE Architects, 32, Splott Road, Splott, Cardiff, South Glamorgan, CF24 2DA

**21, Ash Grove, Barry**

Two bedroom single storey extension to existing Care Home

**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 of the Unitary Development Plan.

3. Notwithstanding the submitted plans, details of a parking management scheme to serve the development (including parking layout and details on how staff and visitor parking is to be managed along with details of how construction related deliveries will be made to the site to prevent any highway obstructions to Green Lane) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved details shall be implemented during the construction of the extension and the scheme of parking shall be laid out and managed in accordance with the approved details prior to the first beneficial use of the extension and 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.

**2013/00715/RG3** Received on 29 July 2013  
(P. 227)

Mr Mark Haynes, Vale of Glamorgan Council, Provincial House, Kendrick Road, Barry, Vale of Glamorgan, CF62 8BF  
Mrs Kelly Williams, Vale of Glamorgan Council, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU,

**Gladstone Primary School, Gladstone Road, Barry**

Refurbishment works (internally), new main entrance, replacement windows

RESOLVED – T H A T 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 development hereby approved shall be finished in accordance with the materials listed in plan ref AL(0)04, or in accordance with an alternative schedule of materials that shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

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

3. This consent shall relate to the plans registered on 29 July 2013 other than where amended by plans reference AL (00) 04 Rev A and AL (00) 06 Rev A received on 15 August 2013.

Reason:

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