

PLANNING COMMITTEE

Minutes of a meeting held on 24th October, 2013.

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

525 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. M.E.J. Birch, Mrs. M. Kelly Owen and A.G. Powell.

526 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 3rd October, 2013 be approved as a correct record.

527 DECLARATIONS OF INTEREST -

Mr. M. Goldsworthy, Operational Manager (Development Control) declared an interest in Planning Application 2013/00552.FUL in that a relative had objected to the application. Mr. Goldsworthy vacated the room whilst the application was considered.

528 VALE OF GLAMORGAN CONSERVATION AREA ADVISORY GROUP –

The following reports of meetings held on 12th September and 8th October 2013 were submitted:

Meeting: 12th September 2013

Present: Councillor F.T. Johnson (Vice-Chairman); Mrs. J. Poole (The Georgian Group) and Councillor Mrs. N.C. Thomas (Cowbridge with Llanblethian Town Council).

Also present: Mr. C. Hope, Mr. S. Rennie and Mr. J. Morgan.

(a) Apologies –

These were received from Councillor Mrs. M.R. Wilkinson.

(b) Minutes –

AGREED – T H A T the minutes of the meeting held on 18th April, 2013 be noted.

(c) Feedback –

AGREED – T H A T the feedback in relation to the Tower, Penarth, and Ashley Manor be noted.

(d) Applications in Conservation Areas -(i) Cowbridge

2013/00596/FUL

Received on 1st July 2013

Mr. Barry Llewellyn, The Valley, Valley Road, Saundersfoot, Pembrokeshire, SA69 9BX

Mr. Neil O'Halloran, Sunnybank, Duffryn Lane, St. Nicholas, Vale of Glamorgan, CF5 6TA

1, The Limes, Eastgate, Cowbridge

Change of use of both ground and first floor to pet shop and veterinarian business, plus two storey extensions to side and rear and associated alterations.

It was announced that the proposals for the veterinarian business had been withdrawn, and it was now intended to be a “pop-up” shop. Councillor Mrs. Thomas advised that Cowbridge and Llanblethian Town Council had considered the original application and had expressed the view that the proposed windows were not in keeping with the Conservation Area. The Town Council had also been concerned about the prospect of a vet being located so near to an eating place and had expressed reservations about the proposed flat room extension in that it was felt to be out of keeping with the Conservation Area.

Cowbridge with Llanblethian Town Council was in the process of being re-consulted on the amended application but had not commented yet. Councillor Mrs. Thomas ventured that the Town Council may be more sympathetic to the amended application but felt that she was in no position to comment.

(ii) Cowbridge

2013/00705/FUL

Received on 22nd August 2013

Draig Ltd and Messrs Oakley, 16 and 18 High Street, Cowbridge, Vale of Glamorgan, CF71 7AG

Carolyn Jones, Carolyn Jones Planning Services, 58 Lyric Way, Thornhill, Cardiff, CF14 9BP

Rear of Nos. 16 and 18 High Street, Cowbridge

Two ground floor shops with two bed apartments on two floors above.

RECOMMENDED – REFUSAL, the Group being of the view that the scale and style of the proposals failed to relate to the historic buildings within the area and, as such, would be at odds with its surroundings.

(iii) Wick

2013/00761/FUL

Received on 7th August 2013

Mr. and Mrs. Ian Palmer, Stable Cottage, Broughton, Near Cowbridge, Vale of Glamorgan, CF71 7QR

Donald Mitchell, Don Mitchell Associates, 39 High Street, Cowbridge, Vale of Glamorgan, CF71 7AE

Stable Cottage, Broughton

Two storey extension to west elevation, new garden room to rear (north) elevation.

RECOMMENDED – APPROVAL, although reservations were expressed about:

- the finish (use of rustic render was proposed by the Group)
- it was felt that the colour of the render could be lime wash
- balcony (the Group felt that the design of the balcony should be the same as that of the Conservatory).

It was felt that officers of the Planning Department should negotiate with the Applicant on the above issues.

(iv) St. Donats

2013/00652/FUL and 2013/00663/LBC

Received on 11th July 2013

Mr. David Woodman, c/o Agent

Mr. Bernard Clatworthy, 15 Denison Way, St. Fagans, Cardiff, CF5 4SF

The Plough and Harrow, Monkash

Demolition of existing toilets and cold store (not Listed). Extension of existing pub. Re-build of existing outbuildings to provide residential accommodation and shop.

RECOMMENDED – APPROVAL.

Minutes: 8th October, 2013

Present: Councillor F.T. Johnson (Vice-Chairman); Mrs. J. Poole (The Georgian Group); Councillor J. Evans (Llantwit Major Town Council), Councillor G. Thomas (Michaelston-le-Pit Community Council) and Mrs. H. March (Llantwit Major Local History Group).

Also present: Mr. C. Hope, Mr. P. Thomas and Mr. I. Robinson.

(a) Apologies –

These were received from Councillor Mrs. M.R. Wilkinson, Councillor M. Hartrey (Dinas Powys Community Council), Councillor J. Veysey (Llancarfan Community Council), Councillor Mrs. P. Lancaster (Llantwit Major Town Council).

(b) Minutes –

AGREED – T H A T the minutes of the meeting held on 12th September, 2013 be noted.

(c) Feedback –

AGREED – T H A T the feedback in relation to the Limes, Cowbridge and Stable Cottage, Broughton be noted.

(d) Applications in Conservation Areas –

(i) Dinas Powys

2013/00880/FUL

Received on 4 September 2013

Mr. Haydn Morgan, Old Mill Cottage, Mill Road, Dinas Powys, Vale of Glamorgan, CF64 4BU

Mr. Haydn Morgan, Old Mill Cottage, Mill Road, Dinas Powys, Vale of Glamorgan, CF64 4BU

Old Mill Cottage, Mill Road, Dinas Powys

Proposed new two storey dormer bungalow with garage

RECOMMENDED – APPROVAL, although reservations were expressed about the possible loss of part of the green landscape.

(ii) Llanbethery

2013/00902/FUL

Received on 18 September 2013

Mrs. Elizabeth Renwick, Ty Mawr, Llanbethery, Barry, Vale of Glamorgan, CF623 AN

Nick Renwick Architect, 6 Old Hall, High Street, Cowbridge, Vale of Glamorgan, CF71 7AH

Ty Mawr, Llanbethery, Barry

Construction of new house

RECOMMENDED – REFUSAL, the Group being of the view that the proposals neither preserved nor enhanced the character of the Conservation Area.

(iii) Llantwit Major

2013/00847/FUL

Received on 3 September 2013

Ms. J. Sharkey, Ninian House, Wine Street, Llantwit Major, Vale of Glamorgan, CF61 1RZ

C2J Architects and Town Planners, Unit 1A Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL

Ninian House, Wine Street, Llantwit Major

Demolition of existing rear annexes; construction of two storey rear extension and internal alterations to property

RECOMMENDED – REFUSAL, the Group being of the view that the proposals would result in an overdevelopment of the site, the extension adding considerable bulk to the existing structure.

(iv) Michaelston le Pit

2013/00843/FUL

Received on 30 August 2013

Dr. Jerry Heath, Lane End, Michaelston-le-Pit, Near Dinas Powys, Cardiff, CF64 4HE

Dr. Jerry Heath, Lane End, Michaelston-le-Pit, Near Dinas Powys, Cardiff, CF64 4HE

Lane End, Michaelston-le-Pit

Building of new dwelling with existing dwelling to be used as ancillary accommodation and demolition of industrial buildings and barns within a conservation area

RECOMMENDED – APPROVAL.

(e) Announcement –

Prior to the conclusion of the meeting, Janet Poole (The Georgian Group) announced that this would be the last time that she attended a Conservation Area Advisory Group as she was leaving The Georgian Group for a new employer.

Those present thanked Ms. Poole for her contributions over the years and wished her well for the future.

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

Reason for decision

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

529 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 2nd October 2013 be noted:

Apologies for absence were received from Councillor Mrs M.R. Wilkinson (Vice-Chairman); Councillors Mrs. P. Drake, J. Drysdale, E. Hacker, K. Hatton and Mrs. M. Kelly Owen.

- | | |
|---|---|
| (a) Unit 20, Sutton Spring Road,
Llandow Trading Estate | Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, A. Parker,
R.A. Penrose, A.G. Powell and
R.P. Thomas. |
| (b) Site located in field 400m along
an unnamed road between A466 and
Dyffryn | Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird and A.G. Powell. |
| (c) Land to the west of the road
leading from Llancafán to Bonvilston | Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, A. Parker,
R.A. Penrose and A.G. Powell. |

530 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.

531 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

2013/00195/FUL	A	29, High Street, Cowbridge	Alterations to ground floor and extension to rear of ground floor.
2013/00196/LBC	A	29, High Street, Cowbridge	Alterations to ground floor and extension to rear of ground floor.
2013/00605/FUL	A	Co-operative Retail Services Ltd, 26, Windsor Road, Penarth	The installation of two new AC condenser units.
2013/00625/FUL	A	10, Hensol Villas, Hensol	Ground floor extension to front of dwelling, ground and first floor extension to rear of dwelling.

2013/00662/FUL	R	The Old Coal Yard, Arcot Lane North, Penarth	Demolition of commercial premises (currently B1 + B8 use); change of use for residential usage for two houses.
2013/00686/FUL	A	Aberthaw Power Station, The Leys, Aberthaw	Construction, operation and decommissioning of a post combustion carbon dioxide and sulphur dioxide capture demonstration plant on land at Aberthaw Power Station, The Leys, Aberthaw, temporary for a period of up to 5 years.
2013/00687/FUL	A	Mill Lodge, Windmill Close, Wick	Retrospectively, the amendment and retention of a means of enclosure.
2013/00692/FUL	A	18, Baron Road, Penarth	Proposed rear extensions.
2013/00698/FUL	A	Pant Wilkin Stables, Llanquian Road, Aberthin, Cowbridge	Change of use to 400 m Gallops and return walking track for stables.
2013/00704/FUL	R	184, Port Road East, Barry	Erection of a close boarded fence.
2013/00706/FUL	A	189, Court Road, Barry	Change of use of ground floor front retail unit into domestic dwelling (flat). Conversion of residential unit 1 number into further 3 single bed units. Total 4 number 1 bed units.
2013/00712/LAW	A	Hill View Stud, Llysworney	Continued use of land and buildings for the keeping of horses (sui generis).
2013/00719/FUL	R	Colhugh Villa, Flanders Road, Llantwit Major	Install a sectional timber building (shed).
2013/00725/FUL	A	Garden House, 2, Swn Y Mor, Southerndown	Erection of a single storey rear extension. The existing balcony/ balustrading above to be reinstated on the new extension roof.
2013/00726/FUL	A	2, Borough Close, Cowbridge	Proposed demolition of existing garage. Proposed two storey extension. Proposed new entrance porch.

2013/00738/FUL	A	Aderyn Cottage, Nurston, Barry	Change of use to cattery.
2013/00742/FUL	A	27, Wimbourne Close, Llantwit Major	Single storey extension on end elevation.
2013/00751/FUL	R	Causeway House, Causeway Hill, Llanblethian, Cowbridge	Alterations and ground and first floor extensions to main house, erection of detached garage, alterations to boundary treatment, outbuilding forming barbecue enclosure and provision of terrace to front and rear.
2013/00753/FUL	A	19, Sherbourne Close, Barry	Double storey extension to west side. Small single storey kitchen utility extension to east side.
2013/00754/FUL	A	Ffos y Crydd Farm, Peterston Super Ely	Two storey side extension and replacement garage.
2013/00758/FUL	A	90, Windsor Road, Penarth	Ground floor rear extension.
2013/00764/FUL	A	5, Rosebery Place, Penarth	Single story extension to the rear of the property including material alterations.
2013/00563/FUL	A	Land adjoining La Fleunie, Graig Penllyn	Construction of detached dwelling house (revision of design from approved plans - 2008/01213/FUL).
2013/00618/FUL	A	Windmill Cottage, Beach Road, Marcross	Single storey extension to front and change of use of part of field to garden.
2013/00728/FUL	A	Lane leading to Old Cogan Farm, (off Sully Road), Penarth	Change of use from part of agricultural field to car park for the sole use of the congregation and associated events of St. Peter's Church.
2013/00731/FUL	R	The Cross Inn, Llantwit Major Road, Llanblethian	Ground and first floor extensions to include provision of guest accommodation.
2013/00741/FUL	A	13, West Farm Road, Ogmere by Sea	Replacement conservatory, kitchen extension and extra bedroom.

2013/00743/FUL	A	Barry Yacht Club, Redbrink Crescent, Barry	Proposed front balcony extension and new fire escape access stairs and door to rear yard.
2013/00744/FUL	A	Tregegin, Bridge Road, Llanblethian, Cowbridge	Retention of the erection of pillar totalling 1.34m in height.
2013/00759/FUL	A	Ty Coed, Southerndown Road, St. Brides Major	2 storey extension to rear and change of pitch of main roof to 45 degrees.
2013/00765/FUL	A	74, Meadow Vale, Barry	Proposed removal of existing conservatory. Proposed single storey extension to enlarge living room and form study.
2013/00766/FUL	A	Eagle Cottage, Eagle Lane, Cowbridge	Raise height of lower roof to create bedrooms.
2013/00768/FUL	A	The Old Barn, Higher End, St. Athan	Proposed single storey lean to orangery to front elevation. Existing lean to roof extended across orangery extension.
2013/00771/FUL	A	Court Farmhouse, Llansannor, Cowbridge	Green oak framed garage and store to side of dwelling.
2013/00775/FUL	A	49, Winsford Road, Sully	Replacement of single storey front porch.
2013/00777/FUL	A	Boverton Post Office, Boverton	Proposed flat roof over existing yard to the Post Office shop at Boverton, rear of the site.
2013/00779/FUL	A	18, West Terrace, Penarth	Demolition of existing rear garden shed and replacement with new single storey garage.
2013/00780/FUL	A	Bramerton House, St. Brides Major	Refurbishment and erection of side extension to two storey detached house and replacement conservatory.
2013/00781/FUL	A	The Old School, Wine Street, Llantwit Major	Erect a permanent 1m high picket fence with a gate surrounding part of an outside space to the rear of The Old School, Wine Street, Llantwit Major.

2013/00784/FUL	R	Glanteifi, Railway Terrace, Penarth	Loft conversion with dormer to the rear providing an additional bedroom and bathroom.
2013/00785/FUL	R	Field Barn, Wick Road, Llantwit Major	Attached garage and porch.
2013/00802/LBC	R	The Flat, 71, Eastgate, Cowbridge	Replacement of lath and plaster ceilings with plasterboard and gypsum skim to existing internal walls and tiling of window reveals.
2013/00805/FUL	A	13, Coleridge Avenue, Penarth	Single storey rear extension.
2013/00223/FUL	A	Poundfield Farm, Pound Lane, Wenvoe	Two storey south west wing extension to existing house.
2013/00404/LBC	A	Gileston Manor, Gileston, Barry	Proposed replacement of main entrance gates, proposed installation of new rear courtyard gates and restorative work to existing greenhouse.
2013/00741/FUL	A	13, West Farm Road, Ogmore by Sea	Replacement conservatory, kitchen extension and extra bedroom.
2013/00750/FUL	A	Y Felin Fach, Monknash	Drainage works associated with campsite.
2013/00756/FUL	A	Llantrithyd Deer Park, Bonvilston	Alterations to existing dwelling.
2013/00757/FUL	A	13, Sully Terrace, Penarth	Two storey rear extension.
2013/00761/FUL	A	Stable Cottage, Broughton	Two storey extension to west elevation, new garden room to rear (north) elevation.
2013/00762/FUL	R	Maesydd Farm, Llangan	Proposed glazed conservatory (forming link between existing buildings).
2013/00769/LAW	A	226, Holton Road, Barry	The use of the commercial premises on the ground floor of the property as a hot food takeaway.
2013/00772/FUL	A	6, Clos Llanfair, Wenvoe	Rear single storey side and first floor side extension.

2013/00776/FUL	A	17, New Barn, Flemingston, St. Athan	Construction of ménage for exercising/training horses (33 metres by 20 metres).
2013/00788/FUL	A	St. Josephs R.C. Primary School, Sully Road, Penarth	Proposed freestanding canopy roof over part of central courtyard.
2013/00789/FUL	A	15, Brunel Close, Barry	Proposed ground floor re-arrangement. Proposed bedrooms over existing garage, with changes to roof.
2013/00795/FUL	A	14, Stanton Way, Penarth	Loft conversion with rear dormer and new gables. Rear extension. New front porch.
2013/00797/FUL	R	9, Rockrose Way, Cogan, Penarth	Full loft conversion with dormer to front of property.
2013/00798/FUL	A	Ty r Orsaf, 1, Fort Road, Penarth	Porch extension and bedroom extension.
2013/00804/FUL	A	Sydney House, Llysworney, Cowbridge	Gable and dormer additions to main roof rear elevation. Porch to front elevation. Conservatory to rear.
2013/00809/FUL	A	23, Adenfield Way, Rhoose	Single storey extension to the rear of the property to comprise a kitchen.
2013/00810/FUL	A	20, Dochdwy Road, Llandough, Penarth	Single storey kitchen and wet room extension.
2013/00841/FUL	A	46A, Salop Place, Penarth	Renewal of application 2008/01376/FUL for conversion to create a two bed dwelling house with rear garden.
2013/00855/FUL	A	7, Mountjoy Close, Penarth	Removal of rear single storey extension and sunroom. Construction of new single storey kitchen/dining room to rear and side; loft conversion with side and rear dormer window.

2013/00870/FUL A 7, Charteris Close, Penarth Amendment to change hipped roof on rear extension to gable on planning consent ref 2013/00218/FUL dated 18/03/2013.

532 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 Appeals for April 2013 – March 2014 as detailed in the report be noted.

533 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

2013/00736/TPO	A	Little Hill, Colwinston	Removal of Ash tree.
2013/00740/TPO	A	Mewslade, St. Andrews Road, Dinas Powys	Crown lift Chestnut on front boundary.
2013/00748/TCA	A	51, Stanwell Road, Penarth	Remove two Conifers, Conifer hedge and Ash tree.
2013/00690/TPO	A	Ivy Villa, Colhugh Street, Llantwit Major	Remove all tips from overhanging branches of Yew.
2013/00696/TPO	A	Bron Y Garn, St. Hilary	Remove epicormic shoots to Sycamore tree, dismantle conifer, remove Eucalyptus, prune and light crown lift Cherry tree at rear and prune Cherry tree at front.

2013/00739/TPO	A	Timbers, Castle Precinct, Llandough	Crown reduce the Willow.
2013/00746/TPO	A	Ty Celyn, Millay Lane, Llantwit Major	T1 Holly, coppice at 250mm above ground level; (T2 Macrocarpa and G1 - 2 x Elms - consent not required).
2013/00747/TPO	A	5, Raisdale Gardens, Penarth	Tree 3-6 : Crown reduce by up to 2.0m.
2013/00792/TCA	A	The Paddock, Flanders Road, Llantwit Major	Fell one Blue Atlas Cedar and crown lift Ash trees on frontage.
2013/00793/TCA	A	2, Bradford Place, Penarth	Fell Sycamore in rear garden.

534 GENERAL PLANNING MATTERS (DDS) –

(i) Enforcement Action – Building known as The Flat, 71 Eastgate, Cowbridge: Unauthorised works to a Listed Building (Removal of Ceilings)

Authorisation was sought for the service of a Listed Building Enforcement Notice in respect of the unauthorised removal of historic lath and plaster ceilings and replacement with modern plaster board, taped and gypsum skimmed ceilings at first floor level of a Grade II Listed Building without the benefit of Listed Building Consent at 71 Eastgate, Cowbridge.

The Council's Conservation and Design Officer brought to the Enforcement Section's attention that a number of unauthorised works were being undertaken to the flat located above No. 71 Eastgate, Cowbridge. As a result of this, an Enforcement Officer inspected the property where it was noted that as part of the ongoing refurbishment works to the first floor flat, historic lath and plaster ceilings serving the rear rooms had been totally removed. These had been replaced by modern plaster boarding, finished in a skim of gypsum and painted. Inset lights were also in the process of being fitted in one of the ceilings.

The Enforcement Officer advised the contractors that, being part of the historic built fabric of the building, the works of removing the ceilings required a specific grant of Listed Building Consent. They were also advised to cease all further works, albeit these were already near completion.

The Conservation and Design Officer wrote to the offender's agent stating that as the works observed far outreached the scope of what had been previously discussed as a possible like-for-like and sensitive repair or superficial redecoration, she was advised that Listed Building Consent was required. A

letter had also been sent to the offender's agent advising that all works should cease on site and the submission of a Listed Building Consent application should be made to the Council within 14 days from the date of that letter. The letter also advised that failure to submit a Listed Building Consent application would result in the Council pursuing further action in the form of a prosecution.

As a result, an application for Listed Building Consent for the replacement of lath and plaster ceilings with plasterboard and gypsum skim to existing internal walls and tiling of windows (2013/00802/LBC) was submitted on 21st August 2013 and refused Listed Building Consent on 26th September 2013 for the following reason:

1. Having regard to national and local policy for the preservation of the character of a listed building, the works proposed within the application constitute inappropriate and unnecessary destruction of historic fabric that significantly detracts from the rare example of overall character. It is therefore unacceptable in terms of the impact on the Grade II Listed Building.

RESOLVED –

(1) T H A T the Head of Legal Services be authorised to serve a Listed Building Enforcement Notice under Section 38 of the Planning (Listed Building and Conservation Areas) Act 1990 to require:

- (i) Permanently remove the modern plasterboard, taped and gypsum skimmed ceilings together with their fixings and all light fittings.
- (ii) Reinststate the ceilings to the same height as the previous historic ceilings and in a traditional form that is indicative of those removed to the following specification:
 - (i) the use of Sawn Larch laths, fitted at circa 10-15mm intervals with stainless steel nail fixings. Lath should be staggered every 900mm in length, to avoid a single plane of weakness throughout the ceiling. Lath should be set in from external walls at circa 10mm to avoid direct moisture transfer.
 - (ii) The whole to be covered with coarse, fat-lime putty comprising well graded fine sand with horse hair binder.
 - (iii) The whole to then be finished in fat lime putty with a well graded fine sand top coat of 3mm in depth.
 - (iv) Paint and finish with a traditional lime wash or clay paint only.

(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 reason for the above resolutions is to ensure the character of the Grade II Listed Building is preserved by reinstating the historic ceilings that have been removed.

535 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 powers delegated to the Committee, the following applications be determined as indicated and any other necessary action taken:

2012/00451/FUL Received on 11 May 2012

(P. 28)

Mrs. Lorraine Pointon-Bell, 64, Millfield Drive, Cowbridge, Vale of Glamorgan, CF71 7BR

Hoole and Walmsley Architects, 63, Ffynnonau, Crickhowell, Powys, NP8 1DB

Llanmihangel Cornmill and Barn, Llanmihangel

Conversion and repair to Cornmill and Barn for conversion of barns to holiday let accommodation

In respect of application ref. 2012/00451/FUL:

REFUSED (Written Representations)

1. The proposed conversion of the former mill would result in the substantial reconstruction of what is a structurally unsound, dilapidated and ruinous building, where the likely degree of rebuild would fail to accord with the wider policies which only support the conversion of such rural buildings. The proposal is therefore considered contrary to Policies ENV1 - Development in The Countryside, ENV8 - Small Scale Rural Conversions, ENV17 - Protection of Built and Historic Environment and ENV27 - Design of New Developments contained in the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the guidance set out in the Conversion of Rural Buildings Supplementary Planning Guidance.

In respect of application ref. 2012/00452/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. 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.

3. This consent shall only relate to plans ref. P303, P105, P106, P107 and proposed block plan registered on 11 MAY 2012 and Amended plan reference P304 Rev. A received on 27 July 2012, only

Reason:

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

4. Prior to their use in the development hereby approved, samples of the new roof slates (to be natural slate), ridge tiles, brickwork and details of a lime render finish for the north facing elevation shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained at all times in accordance with these details.

Reason:

In order to protect the character of the building.

5. Notwithstanding the submitted details, further details of windows, doors, timber shutters, rainwater goods and barge boards to be used in the development, including sections of the eaves and verge construction to a scale of 1:10, shall be submitted to and approved in writing by the Local Planning Authority, prior to their use in the development. The development shall be constructed in full accordance with the details as agreed and thereafter so maintained at all times.

Reason:

To protect the character of the building.

6. Prior to the commencement of development details, including a sample panel of any new / replacement stonework and a sample panel of lime render, including details of the mortar type and pointing and lime render

specification, 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 protect the character of the building.

2012/00841/OUT Received on 7 August 2012
(P. 56)

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

REFUSED -

Reason:

The proposed development of up to 243 dwelling will lead to the loss of existing employment at the ITV site and would therefore be contrary to Policy EMP4 of the Unitary Development Plan and Chapter 7 of Planning Policy Wales (Edition 5, 2012) both of which seek to protect existing employment sites from inappropriate development which would be detrimental to the economic wellbeing of the Vale of Glamorgan.

2013/00268/FUL Received on 2 April 2013
(P. 101)

Mrs. Jacqueline Stevens Ashdene Manor, Bridgeman Road, Penarth, Vale of
Glamorgan, CF64 3AN

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

Ashdene Manor, Bridgeman Road, Penarth

Conversion of Ashdene Manor existing building into three apartments with extensions providing a further four apartments with associated appropriate cycle and car parking and amenity spaces. Apartments all being two bed with en-suite

RESOLVED – T H A T subject to the relevant person(s) first entering into a Section 106 Legal Agreement or undertaking to include the following necessary planning obligations:

- In accordance with UDP Policy REC3, there is a requirement to provide for an off-site contribution to public open space, with the financial contribution towards public open space calculated to be £13,680.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£462 in this case).

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 2 April 2013 other than where amended by plans reference 104 C (received 23/9/13), 103 B (received 22/8/13), 102B (received 14/8/13) and 101B (received on 14/8/13).

Reason:

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

3. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development 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.

4. 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.

5. Notwithstanding the submitted details, further details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority, which shall ensure that foul water and surface water discharges shall be drained separately from the site, with no surface water or land drainage run-off allowed to connect (either directly or indirectly) into the public sewerage system. The approved scheme shall be fully implemented in accordance with the approved details prior to first beneficial occupation of any of the development hereby approved.

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) or any Order amending or revoking that Order, no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on site, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety, and in accordance with Policies ENV20 and ENV27 of the Unitary Development Plan.

7. 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 plan 104B and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved, unless otherwise 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 Policy ENV27 of the Unitary Development Plan.

8. The windows in the side (northeast) elevation, facing towards the property known as Normandy/Oakhurst, serving the utility rooms,

bathrooms, ensuite and Bedroom 1, shall be fitted with obscure glazing at the time of the construction of the development hereby approved and prior to the first beneficial use of the flat it serves and shall thereafter be so maintained at all times, unless otherwise agreed in writing by the Local Planning Authority.

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.

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), the flat roofs to the roof of the development hereby approved shall not be used at any time for purposes incidental to the residential use of the development hereby approved, unless otherwise approved in writing by the Local Planning Authority.

Reason:

To protect the privacy and amenity of neighbouring properties and visual amenities and to ensure compliance with the terms of Policies ENV27 and ENV20 of the Unitary Development Plan.

10. Notwithstanding the submitted plans, full details of the windows and balustrades hereby approved, including materials and finish details, to be illustrated using drawings at a 1:10 or 1:20 scale, 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 to ensure the development accords with Policies ENV17, ENV 20 and ENV27 of the Unitary Development Plan.

11. 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 Policies ENV20, ENV17 and ENV27 of the Unitary Development Plan.

12. The bicycle provision shown on the approved plans shall be completed prior to the first beneficial occupation of the development hereby approved and thereafter kept free of obstruction and available for the parking of bicycles associated with the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

13. Notwithstanding the submitted information, details of the external surfacing works to the rear garden, to include patios and terraces, plus details of materials and any levels changes, shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to the first beneficial occupation of the extended property the development hereby approved, and the development shall not be carried out otherwise than in full accordance with such approved details.

Reason:

In the interests of visual amenity, and to protect the character and appearance of the replacement dwelling as required by Policy ENV 27 and ENV 20 of the adopted Unitary development Plan.

14. The layout of the rear garden area, including the extent of communal amenity space and dedicated amenity space for occupiers of the development hereby approved, shall be laid out and used in full accordance with submitted Plan 104 Revision C prior to the first beneficial occupation of the property, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of providing suitable amenity space and also in the interests of visual amenity, and to protect the character and appearance of the development as required by Policy ENV27 of the adopted Unitary development Plan.

15. Notwithstanding the submitted information, details of exterior restoration works, including that of the balconies, walls and roof, shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the development hereby approved, and the development shall not be carried out otherwise than in full accordance with such approved details.

Reason:

In the interests of visual amenity, and to protect the character and appearance of the replacement dwelling as required by Policies ENV 27 and ENV 20 of the adopted Unitary development Plan.

2013/00552/FUL Received on 17 June 2013

(P. 118)

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 35 pitches) from 15th March until 31st October in any calendar year Including ancillary facilities and associated works

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 consent hereby granted shall only permit the use of the site for up to, and no more, than 35 tent pitches and does not permit the use of the land for any storage / siting of caravans or static caravans or the storage / siting of small campervans unless they are used in conjunction with the owners tented accommodation and are the campers means of transport.

Reason:

For the avoidance of doubt and to enable the Local Planning Authority to retain control over the use of the site, in accordance with Policy ENV27 of the Unitary Development Plan.

3. The use hereby granted shall only be operational between 15th March and 31st October in any one year. No tent shall be erected or occupied on the land outside of these agreed times without the prior written approval of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to maintain control over the nature of the use of this site, which is located within the Glamorgan Heritage Coast and to comply with the terms of Policies TOUR4 and ENV27 of the Unitary Development Plan.

4. No works on the construction of the proposed vehicular access shall commence until full engineering details of the access (including materials) have been submitted to and approved by the Local Planning Authority. The access shall thereafter be implemented and maintained at all times in accordance with the approved details.

Reason:

To ensure a minimum standard of construction in the interests of highway safety and to ensure compliance with Policies TOUR4 and ENV27 of the Unitary Development Plan.

5. The site shall be served via a single means of vehicular access onto the B4524. The precise location shall be agreed with the Local Planning Authority as part of Condition No. 4 of the approval of full engineering details.

Reason:

In the interests of Highway/Public Safety and to ensure compliance with Policies ENV27 and TOUR4 of the Unitary Development Plan.

6. The temporary vehicular accesses through the Public House car park shall be permanently stopped up to vehicular movements following completion of the new vehicular access onto the B4524 or prior to 15 March 2014, whichever is the sooner, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interest of highway/public transport and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

7. The temporary shower / toilet block facilities shall be removed from the site prior to 15 March 2014, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of residential amenities and to comply with Policy ENV27 of the Unitary Development Plan.

8. The buffer zone identified in blue on the 1:500 scale amended plan received on 1 August 2013 shall at all times be fenced off from the remainder of the campsite in accordance with a scheme to be submitted to and approved by the Local Planning Authority and then implemented as approved prior to the approved campsite being brought into beneficial use. The approved fencing shall be retained in perpetuity.

Reason:

In the interests of residential amenities and to comply with Policy ENV27 of the Unitary Development Plan.

9. No vehicles shall enter or depart the approved campsite between 22:00 and 07:00 hours unless otherwise agreed by the Local Planning Authority or in the event of severe inclement weather or emergency.

Reason:

In the interests of residential amenities and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

10. The materials arising from the demolition of that part of the stone wall fronting the B4524, to create the approved access, shall be reused in constructing walls of comparable height into the campsite as shown on the amended drawings received on 1st August 2013 and within three months of the new access being constructed.

Reason:

In the interests of visual amenities and to comply with Policies ENV4 and ENV27 of the Unitary Development Plan.

11. No trees shall be felled on site and all existing trees on site shall be incorporated into the buffer zones and fenced off from the remainder of the campsite as per Condition No. 8 above.

Reason:

In the interests of wildlife and the appearance of the area and to ensure compliance with Policies ENV5, ENV10 and TOUR4 of the Unitary Development Plan.

12. The development hereby approved shall relate to the amended layout and access plans, received on 1st August 2013.

Reason:

For the avoidance of doubt as to the plans hereby approved.

13. Prior to the first beneficial use of the site as a campsite approved under this planning permission, a site management plan shall be submitted to and approved in writing by the Local Planning Authority. The site shall at all times thereafter be managed in accordance with the approved management plan.

Reason:

In the interests of residential amenity and to ensure compliance with Policies ENV27 and TOUR4 of the Unitary Development Plan.

14. Foul water and surface water discharges shall be drained separately from the site.

Reason:

To protect the integrity of the public sewerage system.

15. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

16. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

17. No development shall commence until a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with, has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

18. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority with regard to the southern boundary of the site with the Public House and such scheme shall include new

planting along this boundary to provide a visual screen to the camp site and 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.

19. 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.

2013/00684/FUL Received on 23 July 2013

(P. 128)

Mr. John Ursell, 13, Cefn Mount, Dinas Powys, Vale of Glamorgan, CF64 4AL
Aspects of Construction, Tree Tops, Sully Road, Penarth, Vale of Glamorgan, CF64 2TR

16, Orchard Crescent, Dinas Powys

New single storey bungalow on land to the side of 16, Orchard Crescent

WITHDRAWN

2013/00699/FUL Received on 29 July 2013

(P. 138)

Bristow Helicopters Ltd
Deloitte Real Estate, Athene Place, 66, Shoe Lane, London, EC4A 3BQ

RAF St. Athan, St. Athan

Erection of an aircraft hangar providing a new helicopter search and rescue facility

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. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully implemented as defined in the approved details.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

3. No development approved by this permission shall commence until an appropriate programme of structure recording and analysis of the existing pill box has been carried out in accordance with details / a written brief and specification that shall have first been submitted to and approved in writing by the Local Planning Authority. The resulting photographs / results of the recording 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.

4. The development hereby approved shall be constructed and at all times maintained in accordance with the schedule of materials listed on the application forms and plans, unless an alternative schedule of materials is first agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

5. Prior to the commencement of development, a further Great Crested Newt Method Statement shall be submitted to and approved in writing by the Local Planning Authority, which shall provide for further survey work and recommendations to appropriately mitigate the impact of the development on Great Crested Newts. The development shall at all times be carried out in accordance with the approved method statement.

Reason:

In the interests of ecology and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

6. Each new non-residential building hereby permitted shall be constructed to achieve a minimum Building Research Establishment Environmental Assessment Method (BREEAM) (or subsequent equivalent quality assured scheme) overall 'Very Good' and achieve a minimum of 6 credits under category 'Ene1 - Reduction of CO₂ Emissions' in accordance with the requirements of BREEAM 2008. 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.

7. Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'very good' and a minimum of 6 credits under 'Ene1 - Reduction of CO₂ Emissions' has been achieved for that individual building in accordance with the requirements of BREEAM 2008.

Reason:

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

8. Prior to the occupation of the individual building hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall 'very good' and a minimum of 6 credits under 'Ene1 - Reduction of CO₂ Emissions' has been achieved for that building in accordance with the requirements of BREEAM 2008.

Reason:

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

9. Prior to the first beneficial occupation of the development hereby approved, a Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Unitary Development Plan Policies 2, 8 and ENV27 - Design of New Developments.

2013/00767/FUL Received on 7 August 2013
(P. 151)

Mr. Simon Lane, Northcliff Farm, Dyffryn, Vale of Glamorgan, CF5 6SU
Mr. Julian Phillips, Julian Phillips Partnership, Chapter, Market Road, Cardiff, CF5 1QE

Northcliff Farm, Dyffryn

Reconstruction and replacement of existing dwelling and new extensions including alterations to domestic curtilage

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. 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.

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. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished floor levels of the dwelling, in relation to existing and proposed ground levels 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 of the Unitary Development Plan.

6. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used 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.

7. Prior to the blocking up of the southern entrance, full details of the hedgerow species shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity in this rural area and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

8. 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.

2013/00778/FUL Received on 11 October 2013

(P. 160)

Newydd Housing Association

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

Former Marine Hotel, Barry Island

Conversion of former Marine Hotel, demolition of storage building, development of surrounding land for 20 affordable residential units, and associated works

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

- The residential units shall be built and thereafter maintained as affordable housing units in perpetuity.
- The developer shall pay the sum of forty three thousand pounds (£43,000) to the Council to provide or enhance public open space or recreation facilities likely to be used by the future occupiers of the site.
- The developer shall pay the sum of forty thousand pounds (£40,000) to the Council to provide or improve Sustainable Transport Facilities serving the site.
- The developer shall pay for the relocation of the existing bus stop on Friars Road in accordance with details approved by the relevant condition and the Highway Authority.
- The Legal Agreement will include the standard clause requiring the payment of a fee set at £1660.

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 only relate to the amended site location plan received 11 October 2013 and amended plans reference 014 Revision B, 020 Revision C and 021 Revision D received on 10 October 2013 and 016 Revision A received on 24 September 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. 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 and maintained 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.

4. Means of vehicular access to the site shall not be made or maintained from any public highway other than from Friars Road, in the position identified on drawing reference 014 Revision B received 10 October September 2013.

Reason:

To ensure a satisfactory form of access 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.

5. The development hereby permitted shall not be brought into use until all parts of the existing access to Redbrink Crescent, not included in the proposed means of access, have been permanently closed and the highway reinstated in accordance with details. which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interest of highway safety, 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.

6. Prior to the commencement of works on the new vehicular access to serve the development, full engineering details of the vehicular access, internal drive and turning area shall be submitted to and approved in writing with the Local Planning Authority. The agreed new vehicular access, internal drive and turning area shall be thereafter fully implemented in accordance with the approved details before the first beneficial occupancy of the development hereby permitted.

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.

7. No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority of the proposed relocation of the existing bus stop, including details of implementation / timing, and the bus stop shall be re-sited in full accordance with such approved details.

Reason:

To ensure that the existing bus facilities and access to public transport are not unacceptably affected by the development, and to accord with Policy ENV27 of the Adopted Unitary Development Plan.

8. No construction work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours:

Monday to Friday	0700 - 1900
Saturday	0700 - 1700

Unless such work –

- (a) is associated with an emergency (relating to health and safety or environmental issues);
- (b) is carried out with the prior written approval of the Local Planning Authority.

Reason:

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

9. 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.

10. 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.

11. 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.

12. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority shall be informed in writing at least two weeks prior to the commencement of development on site of the name and address of the said archaeologist and no work shall commence on site until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

13. 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.

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 submitted plans, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority to include elevational detail and samples of materials. The means of enclosure shall be implemented in accordance with the approved details prior to the development first being put into beneficial use.

Reason:

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

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) the dwelling(s) 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.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995, (or any Orders revoking or re-enacting those Orders with or without modification), no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site (other than those agreed through condition 15) 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.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013

(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 dwellings 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 Policy ENV27 of the Unitary Development Plan.

19. No part of the development hereby approved shall be brought into beneficial use until such time as a swept path analysis of the access into the site from Friars Road has been submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved details and plans.

Reason:

In the interests of highway safety, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

20. Details of the proposed location of the relocated lighting column shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial occupation of the development hereby approved. The lighting column shall be relocated in accordance with the approved details prior to the first beneficial occupation of the development.

Reason:

To ensure adequate lighting and ensure compliance with Policy ENV27 of the Adopted Unitary Development Plan.

21. All works to the roof and soffits of the building shall be undertaken outside of the bird breeding season, or as detailed in the report 'The Marine Hotel, Friars Road, Barry; Bat Survey; October 2013' by Acer Ecology.

Reason:

To avoid damaging or destroying birds nests whilst in use or whilst being built and in order to comply with Policy ENV27 of the Unitary Development Plan.

22. The mitigation nest boxes for birds shall be provided within six months of completion of development works as detailed in the Bat Survey report, and after erection of bird boxes, an ecologist shall inspect the building and send a written report detailing the mitigation measures to the Local Authority.

Reason:

To ensure there is no net loss of bird nesting sites as a result of development and to comply with Policy ENV27 of the Unitary Development Plan.

2013/00835/FUL Received on 28 August 2013

(P. 180)

Mr. Mark Roach, 10, Cherry Close, Penarth, Vale of Glamorgan, CF64 5BX
GAP Architects, 133, Plymouth Road, Penarth, Vale of Glamorgan,
CF64 5DG

10, Cherry Close, Penarth

Relocation of garage previously approved (necessary to avoid main drainage run M/H)

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. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 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 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 facilities are retained for the associated dwelling in accordance with Policies ENV27 - Design of New Developments; and TRAN10 - Parking of the Unitary Development Plan.

3. Notwithstanding the submitted plans further details of the proposed on-site car parking provision, which shall provide for a minimum of three spaces (including the garage), shall be submitted to and approved in writing with the Local Planning Authority. The approved spaces shall be made available upon first beneficial occupation of the extensions to the original dwelling, and the said parking spaces shall be retained and

maintained at all times for the parking of vehicles within the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

2013/00838/FUL Received on 28 August 2013

(P. 187)

UWC Atlantic College, Cavalry Barracks, St. Donats Castle, Llantwit Major, Vale of Glamorgan, CF61 1WF

Burrell Foley Fischer LLP, Carlow House, Carlow Street, London, NW1 7LH

United World College of the Atlantic Ltd, St. Donats Castle, St. Donats, Llantwit Major

The proposed development is to provide accommodation for a Pre International Baccalaureate course (Pre IB) at UWC Atlantic College. This includes internal alterations & refurbishment of the Cavalry Barracks to provide dormitories, general teaching accommodation, a parent's house and externally a glazed screen to enclose colonnade area.

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. No part of the development shall be commenced until additional details including plans at a scale of 1:20, cross sections, specifications and finishing of the new door opening (including a keystone to indicate date of the works) to the north elevation have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policy ENV17 of the Unitary Development Plan.

3. No part of the development shall be commenced until additional details including plans at a scale of 1:20, cross sections, specifications and

finishing of the proposed glazed screen to the colonnade to the northern elevation have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policy ENV17 of the Unitary Development Plan.

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

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan.

2013/00839/LBC Received on 28 August 2013

(P. 196)

UWC Atlantic College, Cavalry Barracks, St. Donats Castle, St. Donats, Vale of Glamorgan, CF61 1WF

Burrell Foley Fischer LLP, Carlow House, Carlow Street, London, NW1 7LH

United World College of the Atlantic Ltd, St. Donats Castle, St. Donats

The proposed development is to provide accommodation for a Pre International Baccalaureate course (Pre IB) at UWC Atlantic College. This includes internal alterations and refurbishment of the Cavalry Barracks to provide dormitories, general teaching accommodation, a parent's house and externally a glazed screen to enclose colonnade area.

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. No part of the development shall be commenced until additional details including plans at a scale of 1:20, cross sections, specifications and finishing of the new door opening (including a keystone to indicate date

of the works) to the north elevation have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policy ENV17 of the Unitary Development Plan.

3. No part of the development shall be commenced until additional details including plans at a scale of 1:20, cross sections, specifications and finishing of the proposed glazed screen to the colonnade to the northern elevation have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policy ENV17 of the Unitary Development Plan.

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

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan.

5. 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.

2013/00851/FUL Received on 7 August 2013

(P. 205)

Mr. J. Nurse, Atlantis, Ham Lane South, Llantwit Major, South Glamorgan,
CF61 1RN

C2J Architects & Town Planners, Unit 1A, Compass Business Park, Pacific
Road, Ocean Park, Cardiff, CF24 5HL

Atlantis, Ham Lane South, Llantwit Major

Demolition of existing dwelling; construction of 2 No. detached dwellings

DEFERRED (site visit)