

PLANNING COMMITTEE

Minutes of a meeting held on 16th January, 2014.

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

763 APOLOGIES FOR ABSENCE –

These were received from Councillors Mrs. M.E.J. Birch, H.C. Hamilton, K. Hatton and Mrs. M.R. Wilkinson (Vice-Chairman).

764 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 19th December, 2013 be approved as a correct record.

765 DECLARATIONS OF INTEREST –

Councillor N.P. Hodges declared an interest in Planning Application No. 2013/01130/FUL as he was a Trustee of the Community Centre. Councillor Hodges vacated the room whilst this item was under consideration.

Councillor K.P. Mahoney declared an interest in Planning Application No. 2013/00936/RES as he was a resident of Bendrick Road. Councillor Mahoney vacated the room whilst this item was under consideration.

Councillor A. Parker declared an interest in Planning Application No. 2013/01162/FUL as he was the architect for the application. Councillor Parker vacated the room whilst this item was under consideration.

Councillor Mrs. A.J. Preston declared an interest in Planning Application No. 2013/01162/FUL as she was the applicant for the application. Councillor Preston vacated the room whilst this item was under consideration.

766 VALE OF GLAMORGAN CONSERVATION AREA ADVISORY GROUP –

The following report of a meeting held on 12th December, 2013 was submitted:

Present: Councillor F.T. Johnson (Vice-chairman); Councillor T. Alexander (Penarth Town Council); and Mr. Graham Robertson (Penarth Society).

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

(a) Apology for Absence:

This was received from Councillor Mrs. M.R. Wilkinson.

(b) Minutes -

AGREED – T H A T the minutes of the meeting held on the 7th November 2013 be noted.

(c) Feedback

There was no feedback presented to the Group.

(d) Applications in Conservation Areas

(i) Penarth

2013/01099/FUL Received on 5 November 2013

Mr. Tim Leavers

Asbri Planning Ltd. 1st Floor, Westview House, Oak Tree Court, Cardiff Gate Business Park, Cardiff, Glamorgan. CF23 8RS

12, Park Road, Penarth

Proposed demolition of existing dwelling and associated outbuildings and construction of two detached dwellings and associated works.

No overall recommendation was reached, however, the Penarth Society representative had concerns over the demolition of the building and its replacement with two. In addition, they have concerns over the loss of trees.

2013/01128/FUL Received on 20 November 2013

Nightingales Pre-school Ltd., 15, Albert Crescent, Penarth, Vale of Glamorgan, CF64 1DA

Mr. David Preece, 44, Seabank, Penarth, Vale of Glamorgan. CF64 3AR

15, Albert Crescent, Penarth

Extension to existing nursery to provide additional accommodation and children's facilities to existing business

RECOMMENDED: REFUSAL on the grounds of an inappropriate design which will result in an obtrusive addition to the principal building.

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

767 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 19th December, 2013 be noted:

Apologies for absence were received from Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors K. Hatton, Mrs. V.M. Hartrey, Mrs. M. Kelly Owen and A.G. Powell.

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|--|---|
| (a) Land at Plasnewydd Farm,
Llantwit Major | Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, Mrs. P. Drake,
E. Hacker, G. John, A. Parker,
R.A. Penrose and E. Williams. |
| (b) Track to the North and East of
Tudor Lodge Bonvilston | Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, Mrs. P. Drake,
R.A. Penrose and E. Williams. |
| (c) Lilypot Farm, Bonvilston | Councillor F.T. Johnson (Chairman);
Councillors J.C. Bird, Mrs. P. Drake and
R.A. Penrose. |

768 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.

769 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 | |

L - Approved AND refused (LAW) S - Special observations (OBS)
 P - Permittal (OBS - no objections) U - Undetermined
 R - Refused RE - Refused (Enforcement Unit Attention)
 V - Variation of condition(s) approved

2013/00787/FUL	R	4, Birds Lane, (Cafe Nero) Cowbridge	Change of use of private forecourt for eating and drinking (Ten tables).
2013/00832/FUL	R	Land opposite Forest Farm, Cowbridge Road, Talygarn	Proposed agricultural barn.
2013/00992/FUL	A	23, Coleridge Avenue, Penarth	Single storey extension to rear and double storey extension to the (west) side of building.
2013/01008/FUL	R	Highdene, Cowbridge Road, St. Nicholas	Proposed new dwelling in garden of Highdene.
2013/01009/LBC	A	Dunraven Gardens, Dunraven Park, Southerndown	Repairs to walls.
2013/00886/FUL	A	41, Baron Road, Penarth	Demolition of existing garage to rear of property, replace with garden. Demolition of lean-to 1. Demolition of lean-to 2. New two storey extension to side of existing semi-detached house. New lean-to extension to rear of existing semi-detached house. Conversion of existing loft and construction of third floor, within loft space of new extension. Form flat roof dormer to rear, at third floor, as part of loft works.
2013/01020/FUL	A	Diamond Villa, Wick Road, Llantwit Major	Single storey garden room extension.
2013/01022/FUL	A	22, Millbrook Road, Dinas Powys	Proposed pitched roof over extended garage.

2013/01027/FUL	A	2, Gloucester Close, Barry	New domestic dwelling adjacent to existing dwelling.
2013/01028/LAW	A	5, Grove Road, Llandow	Hip to gable roof extension.
2013/01030/FUL	A	2, Doniford Close, Sully	Retrospective application for the rear extension and small side extension relating to the application 2013/000091/FUL.
2013/01032/FUL	A	63, Westward Rise, Barry	To construct two storey extension to side of dwelling (new study and utility room - bathroom and bedroom extension).
2013/01033/FUL	R	28, Cog Road, Sully	Proposed extension and alterations to existing dwelling.
2013/01040/FUL	A	90, Shakespeare Avenue, Penarth	Take down existing garage and rebuild.
2013/01043/FUL	A	3, Swn y Mor, Southerndown	First floor extension to existing house.
2013/01054/PNT	F	Outside on pavement, Cowbridge Old Book Shop, 72, Eastgate, Cowbridge	Open reach broadband cabinet (PCP011).
2013/01056/FUL	A	12, Powys Drive, Dinas Powys	Proposed rear single storey kitchen extension and side utility room extension. Proposed study and porch extension.
2013/01060/FUL	A	7, Downs View, Aberthin	Ground floor kitchen extension.
2013/01072/FUL	A	23, Lavernock Road, Penarth	Addition of a new rear dormer.
2013/01074/FUL	A	20, Britway Road, Dinas Powys	Single storey rear extension.

2013/01112/PNT	F	Side of The Market Place Restaurant, 66, High Street, Cowbridge	Open reach Broadband cabinet (PCP012).
2012/00454/CAC	A	The Old Post Office, 61/63, Eastgate, Cowbridge	Conversion of existing retail premises to 1 No. 4 bed townhouse, and construction of 4 no. 3 bed townhouses in existing service yard/car park, all with associated car parking and private amenity space, in a secure gated Mews Development.
2012/00455/FUL	A	The Old Post Office, 61/63, Eastgate, Cowbridge	Conversion of existing retail premises to 1 No. 4 bed townhouse, and construction of 4 no. 3 bed townhouses in existing service yard/car park, all with associated car parking and private amenity space, in a secure gated Mews Development.
2013/00565/SC2	EA	Walters Farm, Land north of Weycock Cross, Barry	Residential and employment development.
2013/00676/FUL	R	20B, Glebe Street, Penarth	Retrospective change of use of an existing office unit into a private hire taxi booking office Sui Generis at first floor level. The application also includes the provision of an external radio mast/antenna on the roof of the building.
2013/00707/FUL	A	14, Archer Road, Penarth	To replace metal windows with aluminium replacements.
2013/00882/FUL	A	Happy Jakes Touring Park, adjacent to 1, New Barn, Flemingston	Proposed extension, providing 36 additional touring pitches, with 12 of which to be the seasonal type.

2013/00931/FUL	A	St. Michaels Cottage, Dyffryn Gardens, Dyffryn	External Alterations to roof scape and minor internal alterations at St. Michaels Cottage. Minor internal alterations at Long Acre Bothy to re-house croquet club store. External landscaping as St. Michaels and U/G Gas Tank.
2013/00932/LBC	A	St. Michael's Cottage, Dyffryn, St Nicholas	External Alterations to roof scape and minor internal alterations at St. Michaels Cottage. Minor Internal Alterations at Long Acre Bothy to re-house croquet club store. External landscaping as St. Michaels and U/G Gas Tank.
2013/00968/FUL	A	12A, Plymouth Road, Penarth	The removal of the first floor and roof with the erection of a replacement floor, roof including ground floor alterations.
2013/00988/FUL	A	Nant y Glyn, Aberthin, Cowbridge	Rear single storey extension.
2013/01021/FUL	A	Holmview, Pen Y Turnpike Road, Dinas Powys	Erection of 4kW free standing solar electricity generating facility.
2013/01026/FUL	A	11, Wimbourne Buildings, Atlantic Way, Barry Docks	Application to regularise use within Class B2 (Car Body Repair Shop) and proposed Motor Vehicle Testing Station for MOT.

2013/01029/FUL	A	151, Plymouth Road, Penarth	Small single storey front facing extension with balcony above. Enlargement of existing single storey lean to accommodation at rear of house, and replacement of glass roof with solid roof. Construction of living accommodation within footprint of rear facing balcony, to create larger bedroom. Re-modelling of roof and existing roof accommodation.
2013/01035/LBC	A	29, High Street, Cowbridge	Change of use of new rear extension from Retail usage to Offices, internal alterations, demolition of rear garages and formation of rear car parking area.
2013/01037/LBC	A	Mount Pleasant Barn, Llangan,	Demolition and replacement of internal division wall between west and central areas.
2013/01039/FUL	A	29, High Street, Cowbridge	Change of use of new rear extension from Retail usage to Offices, internal alterations, demolition of rear garages and formation of rear car parking area.
2013/01044/FUL	A	1, Glanmorfa Cottages, Bonvilston	Demolition of existing pre-fabricated concrete garage and excavation to reduce ground levels to that of adjacent house. Construction of new garage and driveway at new levels and enlargement of existing access gate to suit new driveway.

2013/01045/FUL	A	17, York Place, Barry	Proposed conversion of rear office into one residential unit.
2013/01047/FUL	R	10, The Cross Keys, Llantwit Major	Replacement windows to the front and rear elevations.
2013/01048/FUL	A	Amelia Trust Farm, Five Mile Lane, Barry	Retention of demountable toilet unit and steel store.
2013/01052/LBC	A	29, High Street, Cowbridge	Replacement of canopy.
2013/01053/OBS	P	Mynydd Portref Extension, Argoed Edwin Farm, Llanharan, Pontyclun	Erection of 6 no. wind turbines up to 110m blade tip height, access tracks, cables, electrical substation and associated ancillary equipment. (Supplementary Environmental Information (SEI) giving further detail and consideration of the impacts of access track construction received 22 April 2013). (Further Supplementary Environmental Information (SEI) reducing the number of turbines from 7no. to 6no. (turbine T1 deleted) received 10 October 2013).
2013/01055/PNT	A	Outside Dinas Powys telephone exchange, Pen y Turnpike Road, Dinas Powys	Install a new pcp cabinet.
2013/01057/FUL	A	Llwyn Glas, Peterston Super Ely	Extension to existing outbuilding to accommodate natural clear water swimming pool and changing and shower areas.
2013/01058/FUL	R	46, Salop Place, Penarth	Conversion/first floor extension to create dwelling.

2013/01059/FUL	A	Dale Cottage, Corntown	Proposed single and two storey family room/ bedroom extension to the rear of the property.
2013/01064/FUL	A	Tyle House, Tyle House Close, Llanmaes	Proposed attic conversion, kitchen extension, internal alterations and remodelling of dwelling to form a new principal entrance and entrance porch.
2013/01068/FUL	A	Lana Beautique, 1, Windsor Terrace, Penarth	Retention of change of use from an A1 shop (formerly Julie T Dress Shop) to a beauty and nail salon (sui generis use).
2013/01073/FUL	A	10, Britway Road, Dinas Powys	Single and two storey rear extension.
2013/01076/FUL	A	2, Stony Lane, Corntown	Single and two storey rear extension.
2013/01080/FUL	A	59, Churchfields, Barry	First floor extension to form bedroom and en-suite accommodation.
2013/01081/FUL	A	Ty Newydd Farm, Clemenstone	New entrance porch in lieu of car port.
2013/01082/FUL	A	108, Pontypridd Road, Barry	Alterations to existing domestic dwelling as follows: hip to gable, rear box dormer loft conversion, combination of two-storey and single storey extension to rear of existing property.
2013/01089/FUL	R	32, Clive Place, Penarth	Demolish existing prefabricated double garages to construct new double garage.
2013/01090/FUL	A	21, Nant Talwg Way, Barry	Proposed front and rear extensions, new external chimney stack and internal alterations to remodel the dwelling.

2013/01093/FUL	A	106, Shakespeare Avenue, Penarth	Two storey side extension.
2013/01096/FUL	A	71, Porth Y Castell, Barry	Application to renew 2008/01506/FUL - kitchen dining room extension.
2013/01107/FUL	A	1, Ridgeway Road, Barry	Rear existing extension to be re-built and small extension to side of house, existing parapet roof to be replaced with tiled pitched roof.
2013/01205/PND	A	Woodlands ATC, Woodlands Road, Barry	Complete demolition.

770 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 to March 2014 as detailed in the report be noted.

771 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

2013/00986/TPO	A	24, Pwll Y Min Crescent, Peterston Super Ely	Shorten Oak tree branches by 2-3m. Crown raise to 5m Turkey Oak tree in neighbouring garden. Shorten Birch tree lateral branch by 2-3m.
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2013/01036/TCA	A	Ty Mawr, Bonvilston	Sycamore (rear) - Dismantle leaning stem, prune remaining crown. Sycamore (drive) - Dismantle. Horse Chestnut (side boundary) - Dismantle. Twinned stemmed Elm (Orchard) – Dismantle.
2013/01038/TCA	A	Landsdowne House, St. Hilary	1. Remove Prunus from under Pine Tree. 2. Remove Eucalyptus. 3. Remove Conifer. 4. Remove small shrub. 5. Light pruning of Magnolia.
2013/01014/TPO	A	8, Hawthorn Close, Dinas Powys	Reduce Oak by 20%.
2013/01015/TPO	A	Mintfield, Burial Lane, Llantwit Major	Reduce Sycamore.
2013/01016/TPO	A	135, Cardiff Road, Dinas Powys	Reduce/pollard Willow.
2013/01067/TCA	A	9, Paget Place, Penarth	Dismantle in sections and cut main stem close to ground level Holm Oak located in rear garden.

772 PLANNING APPLICATIONS (DDS) –

Having considered the applications for planning permission, and where necessary, the observation 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:

2012/00956/FUL Received on 28 August 2012
(P18)

Mr Mark Walsh Allt Isaf Alpacas, Peterston-super-Ely, Cardiff, CF5 6NE
Reading Agricultural Consultants Gate House, Beechwood Court, Long Toll,
Woodcote, Oxfordshire, RG8 0RR

Allt Isaf Alpacas, Peterston Super Ely

Temporary dwelling for a rural worker

REFUSED (written representations)

1. In the opinion of the Local Planning Authority there is insufficient agricultural justification for the erection of a temporary rural enterprise dwelling on the holding. As such the proposal represents an unacceptable and unsustainable new dwelling in this countryside location that would detract from the character and appearance of the Ely Valley and Ridge Slopes Special Landscape Area contrary to Policies ENV1-Development in the Countryside, ENV4-Special Landscape Areas, ENV10-Conservation of the Countryside, ENV27-Design of New Developments, HOUS3-Dwellings in the Countryside, HOUS5-Agricultural or Forestry Dwellings, and Strategic Policies 1 & 2 -The Environment and 8-Transportation of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Sustainable Development and Design in the Landscape; and national guidance contained in Planning Policy Wales and TAN6-Plannig for Sustainable Rural Communities.
2. In the event of Committee agreeing to the recommendation to refuse the planning application, the Director of Legal and Regulatory Services be authorised to take all necessary action including under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:
 - (i)The removal of unauthorised works and buildings from the land, including, wind turbine, solar panels, mobile home and outbuilding.
3. In the event of non-compliance with the Notice, authorisation is also sought to take such legal proceedings as may be required.

2013/00375/OUT Received on 5 December 2013

(P33)

Mrs. Lynette Williams, 1, The Meadows, Penllyn, Cowbridge, Vale of Glamorgan, CF71 7RL

Fidmac Limited, Rosevine Cottage, Vistla Road, Penllyn, Vale of Glamorgan, CF71 1RQ

Site adjacent to Pwll-Y-Myn Farm, Peterston Super Ely

Construction of a two storey detached dwelling and a single storey garage adjoining

APPROVED subject to the following conditions(s):

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

6. Construction of 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.

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

Reason:

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

8. A scheme providing for the fencing of the trees to the grass verge to the front of the site, identified as T01 and T02 on the submitted plans, and the Horse Chestnut to the front of No. 2 Main Avenue, also showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development. No development shall be commenced on site until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

Reason:

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

9. Prior to the formation of the access cross-over from the highway, details of the surfacing shall be submitted to and approved in writing by the Local Planning Authority. The surfacing shall be of a 'no-dig' cellular confinement system to prevent damage to the root systems of adjacent trees. The access shall be formed prior to any other development hereby approved, including site clearance, and the surfacing of the access shall thereafter be constructed in full accordance with the agreed details.

Reason:

To ensure protection of the adjacent mature trees, in accordance with Policies ENV11 and ENV27 of the Unitary Development Plan.

10. No clearance of any vegetation in connection with the development hereby approved shall be undertaken in bird nesting season, being March to August inclusive, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of local ecology and in accordance with Policy ENV16 of the Unitary Development Plan.

11. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP shall also detail the prevention of pollutants (from the construction process) from the water run-off. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment, including the Site of Special Scientific Interest (SSSI) and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

12. 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 dwellings 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.

13. Further to the drainage details required by Condition No. 12, the proposed development shall fully incorporate the agreed land and surface water drainage and flood prevention measures, such as the replacement culvert, grass swale and open channel required in discharge of Condition No. 12, prior to the commencement of construction of the dwelling, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure a suitable land drainage system and flood risk mitigation in accordance with Policies ENV27 and ENV29 of the Unitary Development Plan.

14. No development shall take place (including any demolition, ground works, site clearance) until a method statement for the protection of birds, reptiles and water quality (that may be affected by runoff during construction works) has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the following:

- a) Purpose and objectives for the proposed works;
- b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) Extent and location of proposed works shown on appropriate scale maps and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works;
- f) Initial aftercare and long-term maintenance (where relevant); and
- g) Disposal of any wastes arising from works.

The development hereby approved shall only be carried out strictly in accordance with the approved method statement unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard protected species and the local environment, in accordance with Policies ENV16 (Protected Species) and ENV29 (Protection of Environmental Quality) of the Unitary Development Plan.

15. This consent shall relate to the plans originally registered on the 25 April 2013 other than where amended by plans reference MABP/05A and MABP/01, both received on the 5 December 2013, plus additional plan MABP/10A, also received on the 5 December 2013.

Reason:

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

2013/00617/FUL Received on 2 July 2013

(P48)

INRG Solar Ltd c/o Agent

Pegasus Group, First Floor, South Wing, Equinox Nort, Great Park Road, Almondsbury, Bristol, BS32 4QL

Land adjacent to Sutton Mawr Farm, Barry

Installation of ground mounted photovoltaic (PV) solar arrays to provide 8MW generation capacity together with transformer stations; internal access track; landscaping; fencing; security measures; access gate; and ancillary infrastructure

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. Within 25 years and six months following completion of construction of the development, or within six months of the cessation of electricity generation by the solar photovoltaic facility, or within six months following a permanent cessation of construction works prior to the solar photovoltaic facility coming into operational use, whichever is the sooner, the solar photovoltaic panels, frames, foundations, and all associated structures and fencing hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production. The site shall subsequently be restored in accordance with a scheme, the details of which shall be submitted to and approved in writing by the Local Planning Authority no later than three months following the cessation of power production or within 25 years of the completion of construction, whichever is the sooner.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

3. Prior to the commencement of development details of measures for wheel washing, road sweeping and dust suppression shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be fully implemented on site prior to the commencement of any works and shall thereafter be so retained for the duration of the construction phase of the development unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan.

4. No development shall commence until such time as full details of the proposed site compound - to include details of any site office, parking, manoeuvring areas, enclosures and storage areas - and the precise route and any alterations to facilitate the temporary access to the site, have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual and residential amenity and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

5. Notwithstanding the submitted plans and reports, the construction phase of the development shall at all times be in accordance with a scheme of hours that shall first be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

Reason:

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

6. No external artificial lighting shall be installed during the operation of the site as a solar photovoltaic facility, unless otherwise 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.

7. Notwithstanding the submitted plans and prior to their use in the development hereby approved, a scheme to detail all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

8. 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), no fencing or means of enclosure other than those hereby approved, shall be erected within the site unless details of such means of enclosure have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the character and appearance of the Special Landscape Area and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

9. 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.

10. This consent shall relate to the plans registered on the 2nd July 2013 other than where amended by the following plans:

- Plan 3001Rev G received 3rd September 2013.
- Plan 3007 Rev D received 3rd September 2013.
- Plan 3008 Rev E received 3rd September 2013
- Plans 4460-05-c (1 and 2) received 19th December 2013.
- Substation Plan 5064 A received 9th August 2013.
- Archaeological constraints plan received 16th December 2013.

Reason:

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

11. The development shall at all times be carried out in accordance with the measures, recommendations and requirements of the MWA Ecological Survey April 2013 (received with the application on 2nd July 2013) and the MWA Landscape and Ecological Management Plan October 2013 and received on the 18th October 2013.

Reason:

In the interests of ecology and to ensure compliance with Policies ENV16 and ENV27 of the Unitary Development Plan.

12. Should the monitoring of the skylark areas shown in the MWA Landscape and Ecological Plan October 2013 show no uptake of the area by the species by the start of year 3, then additional mitigation measures and enhancements (such as the introduction of skylark plots) shall be introduced and retained at all times thereafter (until the expiration of this consent) in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of ecology and to ensure compliance with Policies ENV 27 and COMM 8 of the Unitary Development Plan.

13. Notwithstanding the submitted plans, a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall also include indications of all existing trees and hedgerows on the land, details of any to be retained, and details of all new hedges and trees, 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. Prior to any work commencing on site the developer shall appoint an independent highway maintenance consultant to carry out a full and comprehensive condition survey of the local highway network (the relevant scope of which shall be first agreed in writing with the Local Planning Authority) and the survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

16. Following the construction of the solar panels and prior to their first commissioning the developer shall appoint an independent maintenance consultant to carry out a full and comprehensive condition survey of the highway network referred to in Condition No. 15 above, so as to identify any difference in the condition of the highway since the commencement of the construction of the solar park, and any repairs required as a consequence. The survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

17. Following the construction of the solar panels and prior to their commissioning, the developer shall carry out any repairs to the adopted highway identified in the second survey required by Condition No. 16 above, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

18. Prior to the commencement of development, further details of the surfacing/re-surfacing of the vehicular access into the site from the A4226 shall be submitted to and approved in writing (to include timescales for the carrying out of those works). The development shall thereafter be carried out in accordance with the approved plans and timescales.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

(Note: Councillor K.P. Mahoney requested that his vote against this application be noted in the minutes.)

2013/00634/OUT Received on 8 July 2013
(P76)

Mr. Chris Dando, 74, Murch Road, Dinas Powys, Vale of Glamorgan, CF64 4RE
Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen,
Cardiff, CF14 5GG

Land at 74, Murch Road, Dinas Powys

Demolition of existing dwelling and construction of two new dwellings with revised vehicular access

APPROVED subject to the following conditions(s):

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

8. This consent shall relate to the plans registered on the 8th July 2013 other than where amended by plan reference 5348 received on the 24th October 2013 and additional plan 5348-03 received on the 4th December 2013.

Reason:

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

9. 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 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.

10. 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 dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason:

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

11. Each individual dwelling hereby approved shall be limited to an overall maximum roof height of 7.5 metres maximum.

Reason:

In the interests of neighbour amenities and the setting of the adjacent listed buildings, in accordance with Policies ENV17 and ENV27 of the Unitary Development Plan.

12. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. Prior to the commencement of development (including any demolition of site clearance) details of a construction traffic management plan, including times of deliveries, routes to the site, and types of vehicles to be used, shall be submitted to and approved in writing by the Local Planning Authority. The construction traffic for the development hereby approved shall be operated in full accordance with the agreed management plan for the duration of the construction and demolition works.

Reason:

In the interests of highway safety, in accordance with Policy ENV27 of the Unitary Development Plan.

14. Within one month of the first beneficial occupation of any of the two dwellings hereby approved, the existing dwelling and garage shall be demolished and removed from the site in their entirety, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure against the overdevelopment of the site, in accordance with Policies ENV27, HOUS2 and HOUS8 of the Unitary Development Plan.

15. No clearance of any vegetation in connection with the development hereby approved shall be undertaken in bird nesting season, being March to August inclusive, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of local ecology and in accordance with Policy ENV16 of the Unitary Development Plan.

16. 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 dwellings 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.

2013/00701/OUT Received on 25 July 2013
(P90)

Taylor Wimpey Plc.

Asbri Planning Ltd., 1st Floor, Westview House, Oak Tree Court, Cardiff Gate
Business Park, Cardiff, Glamorgan, CF23 8RS

Land south of Port Road West, Weycock Cross, Barry

Residential development of up to 200 No. dwellings and associated works.

Members were advised that the Council had received notice that an appeal had been submitted with regard to this application as it had not been determined within 8 weeks and that determination of the application would now take place through the appeals process. Members were, therefore, advised that they were considering the report in relation to agreeing the Council's stance in respect of the subsequent appeal rather than a determination of the application.

At that point, and upon request by the required number of Members, a recorded vote took place in respect of the Council's stance, with voting taking place as follows

For the Council's Stance	Against the Council's Stance	Abstain
Councillor	Councillor	Councillor
F.T. Johnson		J.C. Bird
Ms. R. Birch		H.J.W. James
Mrs. P. Drake		Mrs. M. Kelly Owen
J. Drysdale		A. Parker
E. Hacker		A.J. Preston
Mrs. V.M. Hartrey		
N.P. Hodges		
K.P. Mahoney		

R.A. Penrose		
A.G. Powell		
M.R. Wilson		
11	0	5

and it being

RESOLVED – T H A T Members note the content of the report and that a non-determination appeal had now been submitted by the Applicant. Members agreed that the following reasons should form the basis of the Council's case in resisting the appeal. Committee requested any appeal is heard as a Public Inquiry.

Reasons for decision

1. The proposed residential development is outside the defined settlement boundary of Barry and there is no overriding justification or material consideration to outweigh the in principle policy presumption against such development. As such the development would be contrary to Policies ENV1 - Development in the Open Countryside, and HOUS3 - Dwellings in the Countryside of the adopted Vale of Glamorgan Development Plan 1996 – 2011 and Planning Policy Wales (Edition 5) November 2012.
2. By virtue of the parameters for development and indicative site layout forming part of this outline submission, the proposed development of 200 No. houses would adversely prejudice the open nature of the landscape and countryside and consequently the identified Green Wedge between Barry, Rhoose and St. Athan causing a detrimental effect upon the landscape and the amenity value of the land. As such the development would be contrary to Policy ENV3 - Green Wedges of the adopted Vale of Glamorgan Development Plan 1996 – 2011 and Planning Policy Wales (Edition 5) November 2012.
3. The proposal has provided insufficient information on which to assess the application with regard to impact on a European Protected Species (Dormouse). The submitted survey 'Ecological Assessment' November 2013 does not provide the appropriate mitigation/compensation package for the conservation of dormouse required by the Local Planning Authority prior to determination. The development would therefore be contrary to Policy ENV16 - Protected Species of the Adopted Unitary Development Plan 1996-2011 and Planning Policy Wales (Edition 5) November 2012.
4. The development as proposed would be considered unsustainable by virtue of failing to mitigate the effects of up to 200 dwellings on local infrastructure including schools, the highway network and community facilities, whilst not contributing towards the evidential need for affordable housing and public open space within the area. As such, the proposals are considered contrary to Strategic Policies 2 and 8, Policies HOUS12 - Affordable Housing, ENV27 - Design of New Developments and HOUS8 - Residential Development Criteria of the Vale of Glamorgan Unitary Development Plan 1996-2011, plus Supplementary Planning Guidance 'Planning Obligations' and the Supplementary Planning Guidance 'Affordable Housing', the Vale of

Glamorgan Affordable Housing Delivery Statement, Technical Advice Note No. 2 'Planning and Affordable Housing' and Technical Advice Note 18 'Transport'.

5. The proposed development would be contrary to the aims and objectives of the Vale of Glamorgan Deposit Local Development Plan, and as such would pre determine decisions about the location, scale and phasing of such new development which ought properly to be taken with the context of the Local Development Plan and the development is therefore considered premature pending the adoption of the Deposit Local Development Plan, and would have a significant detrimental impact on the setting of the important settlement of Barry, contrary to the advice and guidance in Chapter 2 of the Planning Policy Wales (5th Edition 2012).

2013/00702/FUL Received on 4 November 2013
(P146)

Mr. Mo Farah, Cafe Nomad Ltd., 3, Blaenclydach Street, Cardiff, CF11 7BB
Mr. Michael Duncan, Social Club, 11, Tin Street, Adamsdown, Cardiff, CF24 0HF

10A, Royal Buildings, Stanwell Road, Penarth

Conversion of premises from A1 (retail) designation to A3 (restaurant/take away).
Creation of a new coffee shop/cafe selling hot and cold beverages and food to eat in and take away. Addition of a fire escape to rear of the property plus shop front alterations

DEFERRED - Site Visit

2013/00724/FUL Received on 1 August 2013
(P156)

INRG Solar Limited
Pegasus Group, First Floor, South Wing, Equinox North Great Park Road,
Almondsbury, Bristol, BS32 4QL

Land at West Hall Farm, Aberthaw, St. Athan

Installation of ground mounted photovoltaic (PV) solar arrays to provide circa 7MW generation capacity together with transformer stations; substation; internal access track; landscaping; fencing; security measures; access gate; and ancillary infrastructure.

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 received on the 31st July 2013, other than amended site location plan (ref 207828-3002B) and access track plan (ref 207828-3006A received on the 28th August 2013, planting plan (BRS 4510-10-C) received on 27th September 2013 and amended CCTV monitoring system (ref 207828-3008D) received on 9th October 2013 Ground Mount PV Layout to field (207828- 3001 E) and Temporary Construction Compound (207828-3007B) both received 11th November 2013.

Reason:

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

3. Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) (to include details of post development monitoring) shall be submitted to and approved in writing by the Local Planning Authority and the development shall at all times proceed in accordance with the approved LEMP and all of the recommendations set out in the submitted Ecology Report from Michael Woods Associates dated July 2013.

Reason:

In order to ensure that the adequate ecological mitigation and enhancement is delivered and to ensure compliance with Policies ENV6, ENV11, ENV16 and ENV27 of the Unitary Development Plan.

4. 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), no fencing or means of enclosure other than those hereby approved, shall be erected within the site unless details of such means of enclosure have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV6 and ENV27 of the Unitary Development Plan.

5. Prior to the commencement of development 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 within the site and those to be retained and details of the composition and specific location of the new tree and hedgerows to be provided together with measures for the protection of existing trees and hedges during the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV6 and ENV27 of the Unitary Development Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, with all new hedgerows and other planting provided as part of the approved landscaping scheme, including the scheme detailed in drawing BRS4510-10-C, together with the existing hedgerows and trees along the boundary and within the site, managed and maintained for the duration of the life of the solar park in accordance with a programme of works that shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on site.

Reason:

In order to ensure the existing and new hedgerows provided as part of the development are retained and managed throughout the life of the development, in the interests of the amenity of the countryside, and to ensure compliance with Policies COMM8 and ENV27 of the Unitary Development Plan.

7. No external artificial lighting shall be installed during the operation of the site as a solar photovoltaic facility.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV6 and ENV27 of the Unitary Development Plan.

8. Within 25 years and six months following completion of construction of the development, or within six months of the cessation of electricity generation by the solar photovoltaic facility, or within six months following a permanent cessation of the construction works prior to the solar photovoltaic facility coming into operational use, whichever is the sooner, the solar photovoltaic panels, frames, all associated structures, building, foundations and fencing hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production. The site shall subsequently be restored to its former condition prior to development in accordance with a scheme, the details of which shall be submitted to and approved in writing by the Local Planning Authority no later than three months following the cessation of power production or within 25 years of the completion of construction, whichever is the sooner.

Reason:

In the interests of visual amenities and to ensure compliance with Policies ENV6, ENV27 and COMM8 of the Unitary Development Plan.

9. No development shall commence until the swale design and layout detailed in the FCA report dated 29th July 2013 has been implemented and it shall be maintained at all times thereafter.

Reason:

To avoid off-site problems with surface water run-off from the development of this site and to ensure compliance with Policy ENV6 of the Unitary Development Plan.

10. Prior to any land preparation or excavations for cabling, protective fencing of chestnut palings shall be erected at the crown dripline edge of the trees on the north boundary and shall remain in situ until all arrays and associated equipment is in place. At no time shall the area being protected be used for storage of materials or associated equipment, machinery, vehicles, waste deposits, lighting of fires or mixing of cement.

Reason:

To safeguard the health of the trees along the north boundary which will serve as screening and to ensure compliance with Policies COMM8 and ENV27 of the Unitary Development Plan.

11. Prior to any land preparation/excavations an accurate plan showing the routes of underground cabling (and any other incidental trench works) shall be submitted to the Local Planning Authority for written approval. The development shall thereafter be carried out in accordance with the approved details.

Reason:

To safeguard the health of nearby trees or hedgerows and to ensure compliance with Policies COMM8 and ENV27 of the Unitary Development Plan.

12. If the dead Elm tree (T6) which was protected by Tree Preservation Order 1962 (file ref:20) highlighted in the tree survey (by Pegasus) is to be removed it must be replaced with a standard size Common Oak. The Oak must be properly staked and a rabbit-proof spiral guard put in place, and the tree must be watered in times of drought/dry spells for a period of up to five years. If the Oak dies or becomes diseased it must be replaced with a similar size tree.

Reason:

In the interest of visual amenity and to ensure compliance with Policies COMM8 and ENV27 of the Unitary Development Plan.

13. Notwithstanding the submitted application documents details of the colour and materials of the external finishes of the inverters, ultra station and substation shall be submitted to and approved in writing by the Local Planning Authority prior to their construction and the development shall thereafter be implemented in accordance with the approved details.

Reason:

In the interests of visual amenities and to ensure compliance with Policies COMM8 and ENV27 of the Unitary Development Plan.

14. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund. Details of any of the above shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of their construction.

Reason:

To prevent pollution of the water environment and to ensure compliance with Policies ENV6 and COMM8 of the Unitary Development Plan.

15. The site shall be served solely by the existing gated access identified within drawing site location and construction traffic route drawing produced by TPA, reference Figure 2.1. and the access to serve the substation required by Condition No. 25.

Reason:

In the interests of highway / public safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

16. The existing / proposed means of access identified within drawing site location and construction traffic route drawing produced by TPA, reference Figure 2.1 shall be improved to provide to cater for construction and future maintenance vehicles shall be constructed in a bound material to be agreed with the Local Planning Authority prior to commencing works for a minimum length of 10m

from the edge of the adopted carriageway. The applicant shall submit details prior for approval by the Local Planning Authority prior to commencing works.

Reason:

To ensure a minimum standard of construction and in the interests of highway safety and the free flow of traffic along the adopted highway network and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

17. The existing proposed means of access shall incorporate on either side of the proposed access a 2.4m x 2.4m vision splays to the back edge of the carriageway.

Reason:

In the interest of highway / public safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

18. No gates whatsoever shall be located and fitted within 10m of the edge of the adopted highways to ensure that the largest anticipated vehicle does not obstruct the adopted lane.

Reason:

In the interest of highway safety and the free flow of traffic along the adopted highway for when the gates are in the closed position and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

19. The existing / proposed secondary means of access identified within drawing site location and construction traffic drawing produced by TPA, reference Figure 2.1 shall be permanently stopped up and the affected areas replanted as hedgerow in species to be agreed with the Local Planning Authority following carrying out improvements to the agreed vehicular access.

Reason:

In the interest of highway / public safety and the free flow of traffic along the adjoining network of narrow adopted highway network (lanes) and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

20. No lorries shall deliver / leave the site during the peak am / pm hours and half hour either side of the times school commencing and ending to minimize the congestion to surrounding highway network and conflicts between site traffic.

Reason:

In the interest of highway / public safety and the free flow of traffic along the adopted highway network and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

21. The developer shall provide and maintain facilities for wheel washing for the duration of the works. The developer shall submit details for approval by the Local Planning Authority prior to any construction works commencing on site.

Reason:

In the interest of highway / public safety and the free flow of traffic along the adopted highway network and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

22. Prior to any work commencing on site the developer shall appoint an independent highway maintenance consultant to carry out a full and comprehensive condition survey of the lane from the site entrance to the point of access to its junction with the unnamed carriageway serving Aberthaw Power Station (approximate length 100m) and the survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

23. Following the construction of the solar panels and prior to their first commissioning the developer shall appoint an independent maintenance consultant to carry out a full and comprehensive condition survey of the lane described in Condition No. 22, so as to identify any difference in the condition of the highway since the commencement of the construction of the solar panels, and any repairs required as a consequence. The survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

24. Following the construction of the solar panels and prior to their commissioning, the developer shall carry out any repairs to the adopted highway identified in the second survey required by Condition No. 23 unless otherwise agreed in writing by the Local Planning Authority. Should the results of the second survey dictate, the developer shall plane off and resurface the entire length of the lane described in Condition No. 22 above.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

25. No development shall commence until details of the precise position of the compound around the substation, the surrounding fence, access, drainage and the hedgerow to be planted around the compound have been submitted to and approved by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details at all times thereafter.

Reason:

In the interests of visual amenities and to ensure compliance with Policies ENV6, ENV27 and COMM8 of the Unitary Development Plan.

26. Individual solar panels shall not exceed 2.1m above existing ground level and the existing levels of the ground shall not be altered unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenities and to ensure compliance with Policies ENV6, ENV27 and COMM8 of the Unitary Development Plan.

27. Any vegetation clearance/works affecting the site shall be done outside the bird nesting season, which is generally recognised to be from March to August inclusive, unless it can be first demonstrated in writing to the Local Planning Authority that nesting birds are absent or would not be adversely affected. No vegetation clearance/works within the above specified time period shall be carried out until the Local Planning Authority has approved in writing the written submissions that seek to demonstrate that nesting birds are not present or would not be adversely affected.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

(Note: Councillor K.P. Mahoney requested that his vote against this application be noted in the minutes.)

2013/00796/FUL Received on 19 August 2013
(P187)

Mr. L. Gibbon, 2, Clos y Nant, Dinas Powys, Vale of Glamorgan, CF64 4JY
Aspects of Construction, 2, Morgan Street, Mountain Ash, CF45 3YN

Holmhurst Cottage, The Common, Dinas Powys

Retrospective application for change of use of large domestic dwelling into two flats

DEFERRED - Site Visit

2013/00880/FUL Received on 4 September 2013
(P196)

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

WITHDRAWN

2013/00912/FUL Received on 24 September 2013
(P207)

Lightsource SPV 76 Ltd, Level 4, 20, Old Bailey, London., EC4M 7AN
Brendan Clarke, Lightsource Renewable Energy Ltd, Level 5, 20, Old Bailey,
London, EC4M 7AN

Treguff Farm, St. Mary Church, Cowbridge

Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm

A motion was put forward to refuse the application on the following grounds:

The proposed site is located within the Lower Thaw Valley Special Landscape Area and forms part of the 'Llancarfan Historic Landscape LANDMAP character area', which has been evaluated as Outstanding (of National or International Importance). The proposed development of a ground mounted solar photovoltaic facility, by reason of its location, size and appearance, would result in an adverse and harmful impact on the wider character and setting of this historic and sensitive landscape, and reduce the overall visual amenity of this part of the countryside, including from the nearby village and Conservation Area of Flemingston and individual rural

residential properties. The impact on the historic landscape would therefore outweigh any benefits attributed to sustainable energy production and reduction of carbon footprint, such that the proposal fails to comply with Chapter 12 of Planning Policy Wales and Section 3.15 of Technical Advice Note 8 – Planning for Renewable Energy and is also contrary to Policies ENV4 – Special Landscape Areas, ENV10 – Conservation of the Countryside, ENV11 – Protection of Landscape Features, ENV17 – Protection of Built and Historic Environment and ENV27 – Design of New Development of the Adopted Unitary Development Plan 1996-2011.

After consideration of the Motion, and upon request by the required number of Members, a recorded vote took place in respect of the Motion, with voting taking place as follows

For the Motion	Against the Motion	Abstain
Councillor	Councillor	Councillor
J.C. Bird	F.T. Johnson	
Mrs. V.M. Hartrey	Ms. R. Birch	
N.P. Hodges	Mrs. P. Drake	
H.J.W. James	J. Drysdale	
Mrs. M. Kelly Owen	E. Hacker	
K.P. Mahoney	A.G. Powell	
A. Parker	E. Williams	
R.A. Penrose	M.R. Wilson	
Mrs. A.J. Preston		
9	8	0

and it being

RESOLVED – T H A T the application be refused for the following reason:.

REFUSED

The proposed site is located within the Lower Thaw Valley Special Landscape Area and forms part of the 'Llancarfan Historic Landscape LANDMAP character area', which has been evaluated as Outstanding (of National or International Importance). The proposed development of a ground mounted solar photovoltaic facility, by reason of its location, size and appearance, would result in an adverse and harmful impact on the wider character and setting of this historic and sensitive landscape, and reduce the overall visual amenity of this part of the countryside, including from the nearby village and Conservation Area of Flemingston and individual rural residential properties. The impact on the historic landscape would therefore outweigh any benefits attributed to sustainable energy production and reduction of carbon footprint, such that the proposal fails to comply with Chapter 12 of Planning Policy Wales and Section 3.15 of Technical Advice Note 8 – Planning for Renewable Energy and is also contrary to Policies ENV4 – Special Landscape Areas, ENV10 – Conservation of the Countryside, ENV11 – Protection of Landscape Features, ENV17 – Protection of Built and Historic Environment and ENV27 – Design of New Development of the Adopted Unitary Development Plan 1996-2011.

2013/00936/RES Received on 24 September 2013

(P232)

Mr. Ahmed, Dreamze Beds Limited (Newco), c/o 256, Holton Road, Barry, Vale of Glamorgan, CF63 44L

Aspects of Construction, Tree Tops, Sully Road, Penarth, Vale of Glamorgan, CF64 2TR

Land North West of Bendrick Road, Barry

Approval of Reserved Matters relating to application number 2009/00019/OUT
14 two/three bedroom houses

APPROVED subject to the following condition(s):

1. Notwithstanding the submitted plans and prior to the commencement of the construction of any of the dwellings hereby approved, further details of the finished levels of the site and new dwellings in relation to existing ground levels and the levels of adjoining land, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details. The finished floor levels of the dwellings shall be set no lower than 7.40m above Ordnance Datum (AOD), as stated in table 3.5.1 of the Flood Consequences Assessment submitted with planning application 2009/00019/OUT).

Reason:

To ensure that the amenities of existing neighbouring properties are safeguarded, to mitigate against flood risk and to ensure the development accords with Policies ENV7 and ENV27 of the Unitary Development Plan.

2. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access to the site and all internal roads within the site, incorporating turning facilities and vision splays, and including sections, street lighting and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the approved details.

Reason:

In the interests of highway safety in accord with Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

4. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to their erection / construction on site, and the means of enclosure shall be implemented in accordance with the approved details prior to the part of the development they relate to 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.

5. 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.

6. 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 (other than those approved under the terms of conditions of this planning permission) shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

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

7. 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.

8. 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 (including provisions for the maintenance of the system), has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented prior to the first beneficial occupation of any of the dwellings and so maintained at all times thereafter.

Reason:

To ensure that adequate drainage facilities are in place to serve the development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

9. Prior to the commencement of development, a Construction and Environmental Management Plan to include such matters as the control of noise, vibration, dust and other deposits (and to include proposed hours of working during the development construction phase) shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented throughout the course of the construction phase of the development.

Reason:

To safeguard the amenities of neighbouring properties and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

11. 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. The scheme shall also include details of all hard landscaping throughout the site.

Reason:

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

12. 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.

13. Any vegetation clearance should be done outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

2013/01130/FUL Received on 22 November 2013
(P248)

Mrs. Margaret Williams, 53, St. Nicholas Road, Barry, Vale of Glamorgan, CF62 6QX
Mrs. Margaret Williams, 53, St. Nicholas Road, Barry, Vale of Glamorgan, CF62 6QX

St. Nicholas Community Centre, St. Nicholas Road, Barry

Install solar panels on roof

APPROVED subject to the following condition(s):

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

Reason:

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

2013/01162/FUL Received on 28 November 2013
(P254)

Mrs. Audrey Preston, Kings Hall Court, Wick Road, St. Brides Major, Vale of Glamorgan, CF31 0SE

Mr. Andrew Parker, Andrew Parker Associates, The Great Barn, Redway Road, Bonvilston, Vale of Glamorgan, CF5 6TR

Kings Hall Court, Wick Road, St. Brides Major

Proposed alterations and garage conversion to form granny annexe

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 granny annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Kings Hall Court.

Reason:

To avoid the creation of a separate unit of residential accommodation, and to ensure compliance with the terms of Policies ENV27 of the Unitary Development Plan.

3. Prior to their use in the development hereby approved, further details and samples of the proposed materials (including details of the windows and glazed links) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

2013/01146/RG3 Received on 25 November 2013

(P261)

Head Teacher, Barry Island Junior & Infant School, Clive Road, Barry, Vale of Glamorgan, CF62 5UZ

A J Design Associates, The Studio, Sunnyside Cottages, Beggars Pound, St. Athan, Vale of Glamorgan, CF624PA

Barry Island Junior and Infant School, Clive Road, Barry

Proposed new classroom structure/building to replace an existing outdoor shelter which is in a dangerous structural condition

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

Reason:

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

2013/01176/RG3 Received on 4 December 2013

(P267)

Vale of Glamorgan Council, Mr. Mark Haynes, Strategic Planning and Performance, Provincial House, Kendrick Road, Barry, CF62 8BF

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

Holton Road Primary School, Holton Road, Barry

Creation of an accessible entrance to the Flying Start Feeder Unit; minor modifications to school building to allow for integration to Flying Start and the school building

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.