

PLANNING COMMITTEE

Minutes of a meeting held on 10th April, 2014.

Present: Councillor F.T. Johnson (Chairman); Councillor J. Drysdale (Vice-Chairman); Councillors Ms. R. Birch, J.C. Bird, Mrs. P. Drake, E. Hacker, H.C. Hamilton, K.P. Mahoney, A. Parker, R.A. Penrose, Mrs. A.J. Preston, Ms. R.F. Probert, G. Roberts, R.P. Thomas, E. Williams and M.R. Wilson.

1033 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. V.M. Hartrey, K. Hatton, H.J.W. James and A.G. Powell.

1034 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 13th March, 2014 be approved as a correct record.

1035 DECLARATIONS OF INTEREST -

Councillor A. Parker declared interests in the following planning applications and vacated the room whilst these matters were under consideration:

- 2014/00037/FUL - The Old Vicarage, Penmark - as he was the architect
- 2014/00101/FUL - Lilypot Farm, Bonvilston - as he was a neighbour.

Mr. M. Goldsworthy, Operational Manager Development Control, declared an interest in Application No. 2013/01213/OUT and vacated the room whilst this matter was under consideration.

1036 HOLTON ROAD COMMERCIAL RENEWAL AREA GRANT SCHEME - REVIEW AND OPTIONS APPRAISAL (REF - CABINET: 10TH MARCH, 2014) -

Cabinet, on 10th March, 2014 was asked to review the Grant Scheme and to consider options for moving the Grant Scheme forward.

The Local Government Act 2000 (Part 1 Section 2 Promotion of well-being) included powers for local authorities, having regard to their Community Strategy; to do anything which they considered was likely to achieve the promotion or improvement of the economic, social and environmental well-being of their area. Having regard to the Local Government Act 2000, Cabinet (25th July 2007, Minute no C3155) approved the designation of a Commercial Renewal Area on Holton Road.

The Commercial Renewal Area offered grants on a discretionary basis for small scale high quality works such as the removal of unsightly solid roller shutters and the

provision of new signage. The grants had been offered up to a maximum of 50% of the total costs of the eligible external works.

The Grant Scheme had been funded from 2007/08 by a Capital Programme allocation of £50,000 entitled 'Holton Road Shopfront Improvements'. The grants were administered by the Vale of Glamorgan Council and were available for commercial premises within a defined area. An indicative boundary of the grant eligible area was outlined at Appendix A attached to the report.

As a result of the review the following options were available for the Grant Scheme:

Option 1: stop the Grant Scheme due to diminishing budgets; the low take up rate; and, the limited overall impact on the street scene.

Option 2: Subject to funding, extend the Grant Scheme and continue to offer grants up to a maximum of 50% of the total costs of the eligible works.

Option 3: Subject to funding, expand the Grant Scheme to offer two distinct grant products. The first grant product, Commercial Improvement Grant, would continue to support the eligible works supported by the current Grant Scheme but at a higher grant intervention rate of up to a maximum of 65% of eligible costs. The second grant product, Town Centre Living Grant, would provide assistance for external works to create separate entrances to access vacant and redundant space above shop frontages to assist owners to bring that space into use for residential purposes (subject to any necessary planning permission).

Option 1 was not favoured as it would be contrary to the Welsh Government's regeneration framework, 'Vibrant and Viable Places' and the policy emphasis on supporting the regeneration of town centres; and, the Council's Town Centre Framework in relation to this part of Holton Road. Option 2 was not favoured as the grant intervention rate of 50% was unlikely to improve the take up rate. It was also considered that Option 2 would be a missed opportunity for the Council to take the lead and bring benefits not just to the main shopping area on Holton Road in terms of additional footfall but to the general housing needs of the area. Option 3 was therefore favoured and recommended for approval. That said Option 3 was subject to budget decisions to ensure that there was funding available during 2014/15 for the Grant Scheme to operate. The remaining element of the 2013/14 'Holton Road Shopfront Improvements' budget £5,065 would have to be slipped. There was also scope for further funding of £76,797, which was the remaining element of the Valegate Retail Park s106/ planning obligation contribution (Application No. 2008/00481/FUL). This sum was identified for public realm works in Barry Town Centre (Cabinet 3rd February 2010, Minute C757 refers) and could therefore be included in the Capital Programme 2014/15 for the Grant Scheme as described in Option 3.

This was a matter for Executive and Council decision.

RESOLVED –

(1) T H A T the findings of the review of the Holton Road Commercial Renewal Area Grant Scheme be noted.

(2) T H A T the proposal outlined in paragraph 12 (Option 3) of the report be approved.

(3) T H A T it be recommended to Council that the remaining element of the 2013/14 budget £5,065 be slipped and be included in the 2014/15 Capital Programme.

(4) T H A T it be recommended to Council that the remaining element of the Valegate Retail Park planning obligation contribution £76,797 (Application No. 2008/00481/FUL) be included in the 2014/15 Capital Programme.

(5) T H A T the Director of Development Services in consultation with the Director of Resources and the Cabinet Member for Regeneration, Innovation, Planning and Transportation be given delegated authority to approve grants as part of the Commercial Renewal Area Grant Scheme.

(6) T H A T the report be referred to Planning Committee for their information.

Reasons for decisions

(1) To note the progress being made on this matter.

(2) To enable the continuation of the Grant Scheme in part of Holton Road, as part of a package of incentives to assist owners to bring redundant empty space back into use for residential purposes.

(3) To ensure that there was funding available during 2014/15 for the Grant Scheme to operate.

(4) To ensure that there was funding available during 2014/15 for the Grant Scheme to operate.

(5) To provide a flexible and responsive means of determining grant applications.

(6) To advise Planning Committee of the report.

Following consideration of the report, the Committee

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

Reason for decision

Having regard to the decisions of the Cabinet.

1037 THE VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN 2011-2026
REVIEW OF DELIVERY AGREEMENT TIMETABLE (JUNE 2013) (REF) -

Cabinet, on 24th March, 2014 was advised of the need to revise the Vale of

Glamorgan Local Development Plan 2011 - 2026 (LDP) indicative timetable contained within the Delivery Agreement (June 2013) and approval was sought for the changes from the Welsh Government (WG) in accordance with the Town and Country (Local Development Plan) (Wales) Regulations 2005.

Part 6 of the Planning and Compulsory Purchase Act 2004 placed a duty on each local authority in Wales to prepare a Local Development Plan (LDP). The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 prescribed the form and content of the LDP and made provision for the procedure to be followed in its preparation. The LDP would provide a sustainable land use framework to guide future growth within the Vale of Glamorgan between 2011 and 2026.

The Vale of Glamorgan Deposit LDP was approved for public consultation at Council on 23rd October 2013 and subsequently underwent a formal six week public consultation ending at 5pm on Friday 20th December 2013.

Following public consultation the Deposit LDP Representations Register was made available view on the Council's website in early March 2014 and on request at other deposit locations in mid March 2014. A further public consultation was now required on the site allocation representations that had been received that suggested Alternative Sites to those in the Deposit LDP.

The Alternative Sites public consultation was anticipated to take place between Thursday 20th March 2014 and Thursday 1st May 2014, some two months earlier than previously indicated in the June 2013 DA timetable. To assist the public with this process, consultation events would be held in Cowbridge (26th March), St. Athan (1st April), Penarth (2nd April), Llantwit Major (7th April) and Barry (8th April) between 2pm and 6pm. Further details on these events can be found at www.valeofglamorgan.gov.uk/ldp.

Welsh Government guidance under paragraph 4.11 of LDP Wales and paragraph 4.6.2 of the LDP Manual required local authorities to define the indicative timetable contained within the DA within three months of the close of the formal six week deposit period. Accordingly, a revised DA timetable had been prepared by officers setting out the timescales for the remaining stages. A copy of the revised DA timetable was attached at Appendix 1 to the report.

The revised DA timetable indicated that submission of the LDP and associated documents to the Welsh Government for Examination in April / May 2015 with an Adoption date of September / October 2016 assuming there were no unforeseen delays to the programme. This was earlier than the previous indicative Adoption Date of January 2017.

Subject to approval by Cabinet and Council the revised DA including the amended timetable would be forwarded to the Welsh Government to seek their approval to the amendments and to comply with Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, paragraph 4.11 of LDP Wales and paragraph 4.6.2 of the LDP Manual.

This was a matter for Executive and Council decision.

RESOLVED –

- (1) T H A T the contents of the report and the implications for the Local Development Plan timetable attached at Appendix 1 to the report be noted.
- (2) T H A T the revisions to the Local Development Plan indicative timetable contained within the Council's Delivery Agreement (June 2013) as proposed in the report be approved.
- (3) T H A T approval be sought from the Welsh Government to formally amend the Local Development Plan timetable contained within the Council's Delivery Agreement (June 2013).
- (4) T H A T those individuals and organisations previously consulted on the drafting of the Local Development Plan Delivery Agreement be advised of the revisions detailed within the report.
- (5) T H A T the report be referred to Council to seek approval for the revisions to the indicative Local Development Plan timetable contained within the Council's Delivery Agreement (June 2013).
- (6) T H A T a copy of the report be referred to Planning Committee for information purposes.

Reasons for decisions

- (1) To note the progress made on the Local Development Plan and of the need to define the remaining stages of the Local Development Plan Delivery Agreement timetable.
- (2) To approve the revisions to the Council's Delivery Timetable.
- (3) To comply with Regulation 9 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.
- (4) To advise stakeholders and organisations previously consulted on the Delivery Agreement of the proposed revisions to the Local Development Plan timetable.
- (5) To gain Full Council agreement on the proposed revisions to the indicative Local Development Plan timetable contained within the Council's Delivery Agreement (June 2013).
- (6) In order to apprise Planning Committee of the matters contained within the report.

Following consideration of the report, the Committee

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

Reason for decision

Having regard to the decisions of Cabinet.

1038 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 13th March, 2014 be noted:

Apologies for absence were received from Councillors J.C. Bird, J. Drysdale, Mrs. V.M. Hartrey, H.J.W. James, Mrs. M. Kelly Owen, K.P. Mahoney, Ms. R. Probert and R.P. Thomas.

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| (a) Land off Badger's Brook Rise,
Ystradowen | Councillor F.T. Johnson (Chairman);
Councillors H.C. Hamilton, K. Hatton,
A. Parker, R.A. Penrose and G. Roberts. |
| (b) Land off Old Port Road,
Culverhouse Cross | Councillor F.T. Johnson (Chairman);
Councillors Mrs. P. Drake, H.C. Hamilton,
K. Hatton, A. Parker, R.A. Penrose,
Mrs. A.J. Preston and G. Roberts. |
| (c) 12 Park Road, Penarth | Councillor F.T. Johnson (Chairman);
Councillors Mrs. P. Drake, H.C. Hamilton,
K. Hatton, A. Parker, R.A. Penrose,
Mrs. A.J. Preston and G. Roberts. |

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

RESOLVED -

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

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

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

Decision Codes

A	-	Approved	O	-	Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C	-	Unclear if permitted (PN)	B	-	No observations (OBS)
EB	-	EIA (Scoping) Further information required	E	-	Split Decision
EN	-	EIA (Screening) Not Required	G	-	Approved the further information following "F" above (PN)
F	-	Prior approval required (PN)	N	-	Non permittal (OBS - objections)
H	-	Allowed : Agricultural Condition Imposed : Appeals	Q	-	Referred to Secretary of State for Wales (HAZ)
J	-	Determined by NAFW	S	-	Special observations (OBS)
L	-	Approved <u>AND</u> refused (LAW)	U	-	Undetermined
P	-	Permittal (OBS - no objections)	RE	-	Refused (Enforcement Unit Attention)
R	-	Refused	V	-	Variation of condition(s) approved

2012/01073/LAW	E	Warren House, Pendoylan, Cowbridge	To establish the lawfulness use of land as domestic garden
2012/01117/FUL	A	Garden Cottage, The Rookery, Court Drive, Llansannor	Proposed single storey extension to form lounge with photovoltaic cells and solar panels to flat roof
2014/00007/FUL	A	45, Lavernock Road, Penarth	Erection of single storey extension to side of property. New insulated render to external walls; internal and external alteration and refurbishment; new timber windows to replace existing upvc
2014/00011/FUL	A	4, Dol Gwartheg, Penarth	Single storey rear extension
2014/00014/FUL	A	Head to Head, 5 & 5C, Station Road, Dinas Powys	Proposed new shopfront and first floor windows
2014/00015/FUL	A	Marks and Spencer, Culverhouse Cross	Erection of Class A1 250 square metre extension to south east elevation of Marks and Spencer store

2014/00020/LAW	R	The Curiosity Shop, 21, Cardiff Road, Barry	The Ground Floor Flat has been in use as a Self Contained Flat for more than four years
2014/00021/FUL	A	3, Baron Close, Penarth	Proposed single and double storey extensions to side elevation
2014/00023/FUL	A	Waitrose, Bird Lane, Cowbridge	Proposed Horticulture unit and associated works
2014/00024/FUL	A	Rooftop of Barry Gymnasium, 9, Paget Road, Barry	Proposed replacement of six no. Telefonica O2 antennas with six no. Vodafone antennas, together with replacement of two no. equipment cabinets and additional single equipment cabinet
2014/00025/FUL	A	Tudor Lodge, Bonvilston	The construction and replacement of an existing retaining wall due to collapse, the retaining structure will be of masonry blockwork and faced with natural stone for a height of 1.5m, the wall will be finished on top with 1.5m high close boarded fencing
2014/00028/FUL	R	25b, Archer Road, Penarth	Form new extension to side of the property and internal alterations. Front window to be changed back to the original style timber framed windows. Enlarge first floor to form room in roof over new extension.
2014/00031/FUL	A	Tudor Lodge, Bonvilston, Cardiff	Erection of external sheep shed for water and feed storage

2014/00032/FUL	A	Causeway House, Causeway Hill, Llanblethian, Cowbridge	Two storey, single storey and first floor extensions together with double garage and BBQ enclosure
2014/00034/LAW	A	Maes Isaf, Heol Las, Wick	Erection of a detached garage
2014/00036/FUL	A	22, Chestnut Avenue, St Athan	Small shower/wc extension to the south/west elevation
2014/00043/FUL	A	11, Raglande Court, Llantwit Major	Alterations to existing flat roof, forming a pitched roof, remodelling to rear elevation
2014/00048/ADV	A	Head to Head, 5 and 5c, Station Road, Dinas Powys	Proposed new shop front signage
2014/00053/FUL	A	11, Grimson Close, Sully	Single storey side extension
2014/00054/FUL	A	The Coach House, 20, Plymouth Road, Barry	Change of use - Coach House to administrative office for building company
2014/00056/FUL	A	Stable Cottage, Broughton	Increase width and height of proposed new garden room from arrangement approved in planning permission ref: 2013/00761/FUL
2014/00059/FUL	A	21, Hastings Avenue, Penarth	Existing conservatory roof to be replaced with flat roof complete with glazed roof lantern. lounge to side to be converted back to garage complete with pitched roof over. loft conversion complete with hip to gable and dormer to rear

2014/00070/FUL	A	Beach Cliff, The Esplanade, Penarth	Development of five residential units for previously approved refurbishment of Beach Cliff, Penarth
2014/00072/FUL	A	Stone Court, Bonvilston	Retrospective extension to stable building to provide stables/garages and log store
2014/00074/FUL	A	19, Bittern Way, Penarth	Two storey extension to front
2014/00076/FUL	A	Greystone Lodge, Llanquian Road, Aberthin, Cowbridge	Single storey extension to the rear of Greystone Lodge
2014/00079/FUL	A	10, Barrians Way, Barry	First floor side extension
2014/00083/FUL	A	ARC Car Wash, Cardiff Road, Barry	Canvas canopy over a galvanised steel frame for outdoor valeting (no enclosure)
2014/00096/FUL	R	Whitwell House, Llanbethery	Attic conversion and external alteration including the addition of dormers to front and rear elevations
2014/00113/FUL	A	High Street School, St Pauls Avenue, Barry	Supply and install five fixed windows and two doors and screens
2014/00114/FUL	A	Plot 28, The Hedgerows, White Farm, Barry	Proposed alteration of approved dwelling to include rear conservatory extension
2014/00116/FUL	A	Plot 174, The Hedgerows, White Farm, Barry	Proposed alteration of approved dwelling to include rear conservatory extension
2014/00117/LAW	A	Rexton House, Wine Street, Llantwit Major	Construction of a porch to replace existing
2014/00126/PNA	R	Reg Forse Land, Cog Moors, Nr. Barry	Stable block

2014/00187/PNA	A	The Grange, Trepit Road, Wick	Steel portal framed building with a fibre cement roof and plastic coated steel sheet cladding
2013/01087/FUL	A	93, Westbourne Road, Penarth	Demolition of existing double garage. Construction of four bedroom detached dwelling. The forming of a new access to existing property and replacement garage
2013/01129/FUL	R	West Farm, Wick	Installation of 1 x 5kw small wind turbine (evance R9000) on a 15m tower
2013/01193/FUL	A	Tesco Stores Ltd, Culverhouse Cross, Cardiff	Installation of dry cleaning, key cutting, shoe and watch repairs pod to Class 1 retail premises
2013/01194/ADV	A	Tesco Stores Ltd, Culverhouse Cross, Cardiff	Installation of Dry Cleaning, Key Cutting, Shoe & Watch Repairs Pod to Class 1 Retail Premises.
2013/01196/FUL	A	34, Robinswood Crescent, Penarth	Rear extension, garage conversion, and part loft conversion
2013/01201/FUL	A	Keepers Cottage, Llandough	Alterations and extension, to include single storey garage and off road parking access
2013/01234/LAW	A	Cynma House, Colwinston	Use of orchard as garden
2013/01282/FUL	A	39, Shakespeare Avenue, Penarth	Demolish existing lean-to garage/shed and construct new double storey side extension, comprising of a garage and upstairs bedroom

2014/00012/FUL	A	25, St. Davids Avenue, Dinas Powys	Two storey extension to side; formation of vehicle hard standing to front complete with dropped kerb access to existing highway
2014/00038/FUL	A	123, Westbourne Road, Penarth	Demolition of existing rear single storey conservatory. Construction of new rear single storey extension. Conversion of existing roof space to form bedroom and ensuite. Provision of 5 new velux roof windows. Minor internal structural alterations
2014/00039/FUL	A	3, Commercial Street, Llantwit Major	Conversion of three storey house to accommodate a ground floor interior design studio with creation of 2 no. flats on the first and second floors. Includes the demolition of existing rear extensions to be replaced by a new single storey extension
2014/00047/FUL	A	Shangri La, Barry Road, Dinas Powys	Proposed garage
2014/00057/FUL	A	6, Wolfe Close, Cowbridge	Proposed dormer
2014/00058/FUL	A	Lidl Foodstore, Cenin Pedr, Barry	Proposed extension of Lidl foodstore including construction of external trolley bay and associated groundworks
2014/00066/FUL	A	10, Maes y Coed, The Knap, Barry	Erection of rear first floor extension
2014/00067/FUL	A	4, Raisdale Gardens, Penarth	Proposed dormers and balcony

2014/00075/FUL	R	101, Boverton Road, Llantwit Major	Demolish existing garage on east side of house, extend drive on east side of existing house. Build new garage on west side of existing house, build two 4 bed detached houses with garages to the North East of the existing house within curtilage of the garden
2014/00077/PNT	A	Side of 48, Stanwell Road, Penarth	Openreach Broadband Cabinet (PCP034)
2014/00086/FUL	R	34A, Plassey Street, Penarth	Change of use from art studio to two bed dwelling
2014/00094/LBC	A	1, The Butts, Cowbridge	Replacing existing windows on the front elevation, with components that are identical in style and section to that of the existing windows. These windows will have double glazed units with black infill strip.
2014/00154/PNA	A	Wallas Farm, Ewenny, Bridgend	Steel portal framed farm building with steel roof and side cladding
2014/00189/OBS	B	Unit 2, Pencoed Technology Park, Pencoed, Bridgend	Erection of a three storey B1 (Offices) class use development with roof-top plant, and associated single storey garage/workshop, adjacent gatehouse and security fencing
2013/00691/OBS	N	Capital Retail Park, Leckwith Road, Canton, Cardiff	Variation of condition of 39 (retail floorspace) of planning permission 02/02679/R to enable a wider range of goods to be sold from a single unit of 4460 sq.m gross internal area

2013/01024/LBC	A	Traherne, Dyffryn Gardens, Dyffryn	Change of use from guest/conference accommodation to residential flat. Associated internal alterations. Re-roofing with change to lead rolls. Two new window openings, flue pipe. Change from external cement render to lime
2013/01061/LBC	A	The Flat, 71, Eastgate, Cowbridge	Lath and plaster ceiling reinstatement, painting of facade and front window frames
2013/01128/FUL	R	15, Albert Crescent, Penarth	Extension to existing nursery to provide additional accommodation and childrens' facilities to existing business
2013/01199/CAC	A	The Old Post Office, 61-63, Eastgate, Cowbridge	Demolition of a section of existing building in association with the development of two two bedroom apartments in lieu of approved four bedroom house in old post office building, plus associated parking and private amenity space
2013/01266/FUL	A	Ty Gwyn, Pen Y Turnpike Road, Dinas Powys	Two storey and single storey extensions and alteration works

2014/00030/LAW	R	14, Crescent Close, Cowbridge	The construction of a 2 storey side and rear extension (8.7m x 4.0m) to create new entrance hall to the existing property with access to living room on the ground floor and new staircase to Master Bedroom and en suite. Externally, realigning the existing driveway and connecting the proposals to existing foul drainage system together with soakaways to rear garden area for surface water drainage
2014/00068/FUL	A	Dow Corning, Fresh Water Pond, Cardiff Road, Barry	Partial Infill of existing freshwater pond
2014/00082/FUL	A	63, Pencoedtre Road, Barry	Ground floor extension to side of property
2014/00084/FUL	A	74, Port Road East, Barry	Demolition of existing detached dwelling and outbuilding. Construction of new detached dwelling with detached garage
2014/00090/FUL	A	4, Cae Rex, Llanblethian, Cowbridge	Ground and first floor extension to create a larger garage and add bedrooms to a new first floor
2014/00092/FUL	A	Court Lodge, Aberthin	Installation of solar panels
2014/00093/FUL	A	Seaview Cottage, St. Athan	Retention of existing outbuilding adjacent to garage and proposed erection of a greenhouse
2014/00105/FUL	A	Malt Barn Cottage, Higher End, St. Athan	Erection of single storey garage (18ft 6` by 20ft 3`) in yard at rear of house
2014/00121/LAW	A	7, Fforest Drive, Woodlands Rise, Barry	Proposed single storey extension

2014/00124/FUL	A	19, St. Lythans Road, Barry	Rear single storey lean to extension and attached garage
2014/00127/FUL	A	45, Golwg y Coed, Barry	Part garage conversion
2014/00137/LAW	A	50, Cog Road, Sully, Penarth	Proposed single storey extension - orangery style
2014/00145/FUL	A	97, Plymouth Road, Penarth	The erection/construction of a store shed at the rear of the property. This to be situated in the corner of the garden furthest from the house. It is intended for domestic use only. The construction of this store shed will be completed so as to be in keeping with an existing garage situated at the opposite corner at the rear of the property
2014/00151/PNT	A	In front of British Telecom, Telephone Exchange, Mill Road, Dinas Powys	Installation of one Openreach Broadband cabinet with the public highway (PCP016)
2014/00157/FUL	A	12, Doniford Close, Sully	Glazed roof entrance porch to front of dwelling
2014/00170/FUL	A	Stardust Amusements, Paget Road, Barry	Alteration to entrance doorways to arcade and provision of external illumination to ex sign
2014/00190/FUL	A	Community Allotments, Cynan Close, Barry	Erection of a summerhouse (wooden construction) and small paved area and path in front of summerhouse. Erection of a compost toilet and storage area

1041 APPEALS (DDS) -

RESOLVED -

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

(2) T H A T the statistics relating to appeals for April 2013 to March 2014 as detailed in the report be noted.

1042 TREES (DDS) -

(i) Delegated Powers -

RESOLVED - T H A T the following applications determined by the Director under delegated powers be noted:

Decision Codes

A - Approved

R - Refused

E Split Decision

2014/00003/TPO	A	Rear boundaries of 3, Clive Crescent and 43, Clive Place, Penarth	Prune two Ash trees
2014/00033/TPO	A	Bryn Awel, High Street, Llantwit Major	Reduce Ash tree
2014/00098/TCA	A	Solus, Coxens Lane, Cowbridge	T1 -Fell Sycamore; T3 - Reduce and shape by removing up to 20% Apple; T4 Remove ivy and deadwood, crown thin by up to 15% Beech
2014/00099/TCA	A	The Old School House, St. Nicholas	T1 - Fell Conifer in centre of rear lawn to ground level
2014/00103/TCA	A	Wentworth House, Bradford Place, Penarth	Fell Cypress and Sycamore trees
2014/00119/TPO	A	5, Court Close, Llantwit Major	Lift crown of Ash (see condition 4 for specifics)

2014/00140/TCA	A	27, Victoria Road, Penarth	30% Crown reduction and crown raise to 4m to Beech tree; 30% Crown reduction to Judas tree; Crown raise to 4.5m, shorten lateral branches by 1.5m and prune to provide 1.5m clearance from neighbouring house to group of Willow/Rowan and Thorn trees
2014/00147/TPO	A	Tinkinswood, Dyffryn Lane, St. Nicholas	T5 - Beech - Lift crown over the road by removing the crossing / rubbing branch and the partially decayed branch; T2 - Fell Oak

1043 ENFORCEMENT ACTION (DDS) -

(i) Land and Buildings at Swn-y-Mor Stables, Wick -

Swn-y-Mor Stables, Glan-y-Mor Lane, Broughton related to a parcel of agricultural land and stable buildings located within the open countryside approximately 1.2km to the south west of Wick. The site was also located within the Glamorgan Heritage Coast which was recognised for its national importance as an area of attractive undeveloped coastline. The site was accessed via a track from Glan Y Mor lane. The stable complex was made up of two linear pitched roof buildings, providing accommodation in the form of 10 stables, tack room, feed store and farm office and the site currently accommodated a number of animals including horses, ponies, chickens, dogs and cats.

A complaint was received by the Local Planning Authority on 12th May 2009, regarding the residential use of land at Swn-Y-Mor Stables, Wick. Following an inspection of the site, it was confirmed by the owner of the site that Swn-y-Mor was used as his main place for the breeding and foaling of horses. He confirmed that he did not live at the site and that he lived at No. 1, Rover Way, Cardiff and that he had a land line and post box at this site for his business. In view of this information, a Planning Contravention Notice was served on the owner on 28th October 2010. which was completed and signed by the owner confirming that he did not live at the site and that he currently lived at No. 1, Rover Way, Cardiff. In view of this, it was evident that no breach of planning control had occurred at the site and the case was then closed.

A further complaint was received on 24th December 2012 which alleged that the site known as Swn-y-Mor was being used for residential purposes. Since that investigation, the owner made an appeal appeal against the Council's refusal of

planning permission for the use of another site in his ownership, land at The Stables, Redway Road, Bonvilston, as a single pitch gypsy and traveller site. At the hearing on 31st July, 2012, the owner confirmed that he did reside at Swn-y-Mor and had for some time. In view of this, the owner was written to advising him that planning permission was required for the use of the land for residential purposes.

After receipt of the most recent complaint, an initial site inspection was carried out and it was noted that a mobile caravan and two horse lorries were being stored at the site. The owner was also present at the site and confirmed verbally that he was currently living at the site and was sleeping in the cabin of the large commercial horse lorry. He also confirmed that the mobile caravan was being stored at the site but was not being used for residential purposes, however from viewing inside the mobile caravan it was noted that a bed was made up and the seating area was well kept and there were domestic items such as photo frames displayed. He confirmed that he did not want to live at the site as he was no longer allowed to keep and breed horses at the site and as soon as he was able he would look to move to the approved site in Bonvilston. There was no planning permission for the material change of use of the site for the siting of a residential caravan and large commercial horse lorry; therefore, the residential use of the mobile caravan and horse lorry were in breach of planning control.

In light of the Planning Contravention Notice issued on 28th October, 2010 and the subsequent confirmation at an appeal hearing on 12th July, 2012 that the owner had resided at Swn-y-Mor for some time, a letter was sent to the owner on 7th June, 2013 and 15th January, 2014 which advised him that planning permission was required for the use of the site for residential purposes. To date, no planning application had been submitted.

RESOLVED -

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

- (i) The cessation of the use of the land for the siting of a large commercial horse lorry and mobile caravan and their use for residential purposes.
- (ii) The permanent removal of the horse lorry and caravan from the land.

(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) In view of the findings above, in terms of the use of the site for residential purposes by virtue of the siting of a large horse lorry and mobile caravan is considered to be an unjustified form of development given the limited size and extent of of equine activities on the site. The residential use is also considered to be inappropriate development, given the context and location of the site. Accordingly,

the use of the site for residential purposes is considered to conflict with Policies ENV1 - Development in the Countryside, HOUS2 - Additional Residential Development, HOUS3 - Dwellings in the Countryside and HOUS5 - Agricultural and Forestry Dwellings of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011; as well as Planning Policy Wales (February 2014) and Technical Advice Note 6: Planning for Sustainable Rural Communities. In addition, in view of the prominent siting and location of the mobile caravan and large commercial horse lorry, it is considered to be an incongruous form of development that causes harm to the character and appearance of this rural location recognised for its attractive undeveloped coastline features contrary to Policy ENV5 - Glamorgan Heritage Coast, ENV10 - Conservation of the Countryside and ENV27 - Design of New Development of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011.

1044 GENERAL PLANNING MATTERS (DDS) -

(I) Land at Barry Waterfront Adjacent to Dock No. 1, Barry: Planning Permission 2009/00946/OUT -

The Committee were minded to recall that an urgent report regarding the variation of the legal agreement which had been signed under Section 106 of the Town and Country Planning Act regarding the above planning application was reported to the 13th March Planning Committee and was subsequently agreed. This variation sought to amend the terms of the Section 106 Agreement relating to 2009/00946/OUT to agree the following:

- Amendments to the affordable housing provisions so that the 15% provision with regard to Phase 1 would provide a split of 50% Social Rented Housing Units (or 7.5% of the overall 15%) with the remaining 50% of Dwellings to be Intermediate Housing Units.
- The inclusion of supplemental obligations to require the construction of the Barry Island Link Road in accordance with the terms of the proposed loan agreement , once concluded.

The Committee received the report to update it on the progress of the matter.

The original Section 106 agreement related to outline planning permission ref. 2009/00946/OUT for the development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1) and community and leisure uses (D1 and D2). The development included vehicular and pedestrian/cycle access including a new link road, re-grading of the site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision.

The site subject to the agreement relates to a total area of previously developed land of approximately 43 Hectares which surrounds the No. 1 Dock at Barry Waterfront. Apart from an area to the south of the dock, identified as the South Quay, the site comprises most of the land that remains undeveloped from the earlier outline consent, reference 94/00144/OUT.

The principal change agreed within the Deed of Variation was an amendment to the mix of Affordable Housing Units in Phase 1 and the link to the requirement to provide the Barry Island link road.

For completeness, and clarity, the Committee noted that the agreed approach related to Phase 1 of the scheme as now defined by the discharge of Condition No. 8 of the planning consent and as attached at Appendix 1 to the report on the plan. This Plan identified Phase 1 as West Pond Parts 1 and 2, but excluded Arno Quay, which was originally intended to be brought forward as Part of Phase 1, as initially defined in the master plan submitted with the outline planning application. The Committee were also aware that three detailed consents (Approval of Reserved Matters) had already been issued for residential development within this phase of development.

The loan agreement to facilitate the early delivery of the new link road had now been signed. In broad terms, the agreement aimed to secure the bringing forward of the construction of the final stage of the Link Road. The terms of the agreement would allow a maximum period of a year for the Developer to obtain necessary consents. Upon receipt of consents, the Developer must commence works within a year and complete the construction of the road to adoptable standard within a period of 18 months from commencement, subject to "force majeure" provisions.

The Committee noted the timescales were designed to impose limits on the time allowed to agree design and subsequently construct the road. The developer had indicated that the current programme proposed that the new road link would be completed during Summer 2015.

The Committee recognised that the provision of the Link Road to the Island would allow a second means of access to a major visitor destination in Barry and the Vale of Glamorgan. Currently, the only means of vehicular access to the Island is via the Causeway. The ongoing improvements to the Island in recent years and the current regeneration scheme, had resulted in increased popularity of the Island as a destination for visitors. The provision of a second direct road to the Island was seen as fundamental to linking the Island with the Town and providing an alternative direct means of access.

Following consideration of the report, the Committee

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

1045 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:

2013/01206/FUL Received on 6 December 2013

(p36)

MA Hardy Ltd, New Farm, Port Road, Rhoose, Vale of Glamorgan, CF62 3BT
Reading Agricultural Consultants, Gate House, Beechwood Court, Long Toll,
Woodcote, Oxfordshire, RG8 0RR

New Farm, Port Road, Rhoose

Farmworker's dwelling

RESOLVED - T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement or submitting a Unilateral Undertaking to include the following necessary planning obligations:

- To tie the occupancy of the dwelling to the agricultural holding known as New Farm.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£150 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. The occupancy of the dwelling shall be restricted to:
 - a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;

or, if it can be demonstrated that there are no such eligible occupiers,

- b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason:

Since a dwelling in this rural location would not be permitted unless justified for rural enterprise, and in order to ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality, in accordance with

advice in Technical Advice Note 6 - Planning for Sustainable Rural Communities.

3. Prior to the commencement of development details of the finished levels of the site and dwelling in relation to existing 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:

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

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

Reason:

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

5. 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.

6. 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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) 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 the terms of Policy ENV27 of the Unitary Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) 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.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking, amending or re-enacting that Order) 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 the terms of Policy ENV27 of the Unitary Development Plan.

10. Notwithstanding the submitted plans, 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 and the means of enclosure shall be implemented in accordance with the approved details prior to first beneficial occupation of the dwelling, and so maintained at all times thereafter.

Reason:

To safeguard local visual amenities, 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.

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. Notwithstanding the submitted plans and prior to their use in the construction of the dwelling hereby approved, further details and samples of the external materials to be used on the dwelling and garage shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

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

14. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas have been laid out in full accordance with the layout shown on plan RAC/5192/6 Rev A, and the parking areas shall be so retained at all times thereafter to serve the development hereby approved.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

15. Prior to the commencement of development, further details of the proposed access into the site and the first ten metres of the access drive, incorporating details of any areas of widening, shall be submitted to and approved in writing by the Local Planning Authority, and the access as approved shall be constructed in full prior to the first beneficial occupation of the dwelling.

Reason:

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

2013/01213/OUT Received on 6 January 2014
(p55)

Mr. and Mrs. Graeme David, Norton Hall, Southerndown, Vale of Glamorgan,
CF32 0RH

Mr. Alex McKenzie, 89, Graham Avenue, Penyfai, Bridgend, CF31 4NP

**Land between Heritage Coast House and site of the former Sealawns Hotel,
Main Road, Ogmore by Sea**

Erection of 4 no. four bedroom dwellings and garages served by a private drive

REFUSED (written representations)

1. By reason of the site's location, its unspoilt rural/coastal character and the relationship it has with the surrounding built and natural environment, the proposed development would represent an inappropriate and visually intrusive form of development, that would be significantly harmful to the special environmental and landscape qualities of the Glamorgan Heritage Coast. Consequently it would not amount to an acceptable or sensitive form of 'rounding off' and would be contrary to Policies ENV5, ENV27, HOUS2 and HOUS8 of the Vale of Glamorgan Adopted Unitary Development Plan and the advice contained in Planning Policy Wales (Edition 6, 2014) regarding infill development.
2. The proposed residential development has been submitted in outline with all matters reserved. In the absence of sufficient information to fully assess the proposed access, the applicant has failed to sufficiently demonstrate that a safe and adequate access could be made to the site, which would not be prejudicial to the safety and free flow of traffic and pedestrian safety. The proposal is therefore contrary to Policy ENV27 - Design of New Developments and the aims of Policy HOUS 8 - Residential Development Criteria, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

2013/01217/FUL Received on 9 December 2013

(p69)

Mr. C. Davies

Plan R Ltd., 43 Sunnyside Road, Bridgend, CF31 4AE

Yard adj Vicarage Field, Southerndown Road, St. Brides Major

Proposed new rural enterprise dwelling incorporating bed and breakfast in connection with Vale Carriages and change of use of land for two shepherds huts for visitors

REFUSED (written representations)

1. The proposed dwelling and bed and breakfast accommodation are not supported by sufficient justification that a countryside location is essential and a functional need for a dwelling in association with the proposed bed and breakfast and Vale Carriages has not been adequately demonstrated. The proposal is therefore contrary to Policies ENV1 - Development in the Countryside, ENV10 - Conservation of the Countryside, TOUR1 - New Hotels in the Countryside and TOUR3 - Conversion of Buildings to Guest Houses and Bed and Breakfast Accommodation with Settlement Boundaries of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, Paragraph 9.4.3 of Planning Policy Wales (Edition 5 November 2012), Section 4.8 of TAN 6 - Sustainable Rural Communities (July 2010) and Section 4 of Practice Guidance - Rural Enterprise Dwellings – Technical Advice Note 6 (December 2011).
2. Notwithstanding the absence of a demonstrated functional need, the proposed dwelling, by reason of its scale and form, is considered to be excessive for the needs of the rural enterprise in question, and demonstrably harmful on the character and appearance of the wider countryside and the designated Heritage Coast, contrary to Policies ENV1 - Development in the Countryside, ENV5 - Heritage Coast, ENV27 - Design of New Developments, and HOUS2 - Dwellings in the Countryside of the UDP and the advice contained within Planning Policy Wales and Technical Advice Note 6: Planning for Sustainable Rural Communities.
3. The application has failed to provide sufficient information on which to assess the proposal with regard the potential impact on trees on the site and adjacent boundary and is therefore considered that the applicant has failed to demonstrate that trees would not be unacceptably impacted, contrary to policies ENV11 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011

2013/01243/FUL Received on 17 December 2013

(p95)

Equine Rehabilitation Clinic Ltd, River Cottage, Piccadilly, Llanblethian, Cowbridge, Vale of Glamorgan., CF71 7JL

Demetrios Djallia Djalli Associates, St. Hilarion House, Rhiwbina Hill, Cardiff, CF14 6UP

Cherry Orchard Farm, Welsh St. Donats

Construct a single storey agricultural building to accommodate the Equine Rehabilitation Clinic and convert the first floor of the existing barn to two bedroom flat for occupation by enterprise worker all ancillary to the use of the existing farm and equine business

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 plans reference 1015-02 Rev F received on 14/02/2014 and 1015-09 received on 14/03/2014 the development shall be carried out strictly in accordance with these details.

Reason:

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

3. The layout of the development hereby approved shall relate to that shown on plan reference 1015-02/5 only (received on the 14 February 2014).

Reason:

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

4. 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.

5. The occupancy of the dwelling within the converted building hereby approved shall be restricted to:

a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;

or, if it can be demonstrated that there are no such eligible occupiers,

b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason:

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

6. The proposed building to be used as an Equine Facility as hereby approved shall only be used for this specific use as detailed in the application and at no time shall the site be used for any other purpose, except for the purpose of agriculture.

Reason:

To control the precise nature of the site, since an unrestricted Class D1 use would be inappropriate in this rural location in accordance with the Unitary Development Plan Policies ENV1 and ENV27.

7. Should the use of the equestrian building hereby approved or its use for the purposes of agriculture within the unit permanently cease within ten years from the date on which the development was substantially completed; and
- (i) Planning permission has not been granted, or has not been deemed to be granted under Part III of the Act, for development for purposes other than agriculture, within three years from the date on which the use of the building for the equestrian purposes or for agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the development shall be removed from the

land and the land shall, so far as is practicable, be restored to its condition before the development took place.

Reason:

To ensure the building is used for agricultural purposes and to ensure compliance with Policies ENV1 and ENV27 of the Unitary Development Plan.

8. Full details of foul and surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works or development at the site and the approved scheme shall be fully implemented in accordance with the approved details prior to the first beneficial use of the development and shall thereafter be so maintained at all times.

Reason:

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

9. Full details of any external lighting on site shall be submitted to the Local Planning Authority prior to its erection or installation and the lighting shall then be installed fully in accordance with the details as approved. No other external lighting shall be installed without the prior consent in writing of the Local Planning Authority.

Reason:

In the interests of public amenity and to minimize visual impact of light pollution in the countryside and to meet the requirement of Policies ENV10, ENV27 and ENV16 of the Unitary Development Plan.

10. 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 1015-02/5 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. The construction and beneficial use of the equine facility shall be completed and commenced prior to any works commencing on the conversion of the ground floor of the barn to residential use.

Reason:

The accommodation is only justified by the exceptional circumstances outlined by the needs of the business and to meet the requirements of Policies ENV1, HOUS3 and ENV27 of the Unitary Development Plan.

12. Details of a scheme of landscaping and replacement hedgerow shall be submitted to the Local Planning Authority for their approval in writing.

Reason:

To ensure the character of the countryside is not harmed and to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

13. The existing vehicular access, and any associated gates or enclosures shall be improved and laid out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority. The improvements shall be undertaken before the first beneficial use of the equine facility hereby approved.

Reason:

To ensure a minimum standard of construction in the interests of highway safety and to meet the requirements of Policy ENV27 of the Unitary Development Plan.

14. Notwithstanding the terms of the Town and Country Planning General Permitted Development Order 1995 or any Order amending, revoking or re-enacting that Order, and prior to their installation on site, details of any gates or means of enclosure shall be submitted to and approved in writing with the Local Planning Authority and only gates and means of enclosure as approved shall be erected on the site.

Reason:

In the interest of highway safety and the free flow of traffic along the adopted highway.

15. The applicant shall provide facilities for wheel cleansing during the construction phase in accordance with details which shall have been submitted to and to be approved in writing by the Local Planning Authority prior to commencement of works. The approved scheme of wheel cleansing shall be made available on site for the duration of the construction works unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interest of highway / public safety and to meet the requirements of Policy ENV29 of the Unitary Development Plan.

16. 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.

17. Notwithstanding the submitted Ecological Survey, a nest box scheme targeted towards Swallows shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the submitted details prior to the first beneficial use of the development hereby approved and shall thereafter be so retained unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the conservation of European Protected Species at the site and to ensure compliance with Policies ENV16 and ENV27 of the Unitary Development Plan.

18. Prior to the commencement of any works for the conversion of the ground floor of the barn full details, including a Method Statement for the works of conversion, shall be submitted to and approved in writing by the Local Planning Authority and the works of conversion shall be carried out in full accordance with the approved details.

Reason:

To ensure that the works do not include nor affect the upper floor of the barn to ensure that there is no impact whatsoever on any protected species and to meet the requirements of Policy ENV16 of the Unitary Development Plan.

19. The services of an appropriate qualified and licensed Great Crested Newt consultant shall be available on an 'on call' basis at all stages of the site preparation, clearance or works on site for the development hereby approved and the name and address of the appointed consultant shall be submitted in writing to the Local Planning Authority two weeks prior to the commencement of any works on site, including any ground clearance or excavation.

Reason:

To ensure that protected species or their habitats are not affected in the course of the development and to meet the requirements of Policy ENV16 of the Unitary Development Plan.

2013/01247/FUL Received on 16 December 2013
(p118)

St. Brides Ltd, The Old Coach House, 32, Glanogwr Road, Bridgend, CF31 3PF
CWArchitects Ltd Grosvenor House, 8 Park Grove, Cardiff, Cardiff, CF10 3BN

Site at North Road, Cowbridge

Five new dwellings with associated gardens, landscaping, access, garages and car parking at land adjacent to Vale Forge, North Road;

DEFERRED Site Visit.

2014/00037/FUL Received on 15 January 2014
(p138)

Mrs C Harries The Old Vicarage, Penmark, Vale of Glamorgan, CF62 3BP
Andrew Parker Architect, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan, CF5 6TR

The Old Vicarage, Penmark

Proposed new dwelling in garden of property on site of existing tennis court

REFUSED (written representations)

1. In the opinion of the Local Planning Authority it is considered that the proposal represents an unjustified and unsustainable new dwelling in this isolated countryside location, remote from day to day amenities and services, where prospective occupiers would be over reliant on the private car, and that would cause demonstrable harm to the undeveloped, unspoilt rural character of the surrounding landscape contrary to Policies ENV1 - Development in the Countryside, ENV4 - Special Landscape Areas, ENV10 - Conservation in the Countryside, ENV27 - Design of New Developments, HOUS3 - Dwellings in the Countryside, and Strategic Policies 1 & 2 - The Environment, 3 - Housing; and 8 - Transportation of the Vale of Glamorgan Adopted Unitary Development Plan, Supplementary Planning Guidance on Sustainable Development, Design in the Landscape and Amenity Standards, and national guidance contained in Planning Policy Wales ed.6 (2014), TAN6 - Planning for Rural Communities, and TAN12 - Design.
2. By reason of its size, location and visual prominence from surrounding views, the proposed development would adversely impact upon a significantly

important landscape (as identified within the Council's Penmark Conservation Area Appraisal and Management Plan 2009) which contributes considerably to the visual amenity and character of the Penmark Conservation Area; the 'Nant Llancarfan' Special Landscape Area, and the surrounding rural setting. The proposed development is, therefore, contrary to Policies ENV4 - Special Landscape Areas'; ENV 17- Protection of the Built and Historic Environment, ENV 20- Development in Conservation Areas and ENV 27- Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Council's Penmark Conservation Area Appraisal and Management Plan 2009 and the advice contained within Planning Policy Wales 6th Edition.

2014/00101/FUL Received on 28 January 2014

(p153)

Mr Graham Hutchings Lilypot Farm, Bonvilston, Vale of Glamorgan, CF5 6TR
Harmers Limited, 39, Lambourne Crescent, Cardiff Business Park, Llanishen,
Cardiff, CF14 5GG

Lilypot Farm, Bonvilston

Removal of Condition 16 of planning permission 2013/00861/FUL, relating to two cabins for holiday let.

Councillor J.C. Bird made a statement refuting comments made by the applicant in late representations as to his conduct in respect of the application. Councillor Bird withdrew from the meeting whilst this application was considered.

The Chairman referred to the applicant's comment that Councillor Bird had requested the site visit and, by way of clarification stated that it was he who had requested the site visit, not Councillor Bird.

REFUSED (written representations)

1. It is considered that the applicant has failed to provide sufficient justification for the removal of Condition No. 16, having regard to its isolated rural location in an area with an extensive network of public footpaths whereby the character of the countryside should be protected against unnecessary and unjustified development and thus the removal of Condition No. 16 is therefore not considered to be acceptable, having regard to the provisions Policies ENV1 - Development in the Countryside; ENV10 - Conservation in the Countryside and ENV27 - Design of New Developments of the adopted Vale of Glamorgan Unitary Development Plan, Planning Policy Wales (Edition 6, 2014) or of Technical Advice Note 6 - Agriculture and Rural Development, and TAN13 - Tourism.

2014/00207/RG3 Received on 24 February 2014

(p160)

Mr. David Hodgkinson, Vale of Glamorgan Council, Civic Offices (3rd Floor), Holton Road, Barry, Vale of Glamorgan, CF63 4RU

Mrs. Kelly Williams, Vale of Glamorgan Council, 2nd Floor - Property Services, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU

27, Bedlington Terrace, Barry

Ground floor extension

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

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

Reason:

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