

## PLANNING COMMITTEE

Minutes of a meeting held on 8<sup>th</sup> May, 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, Mrs. V.M. Hartrey, K. Hatton, N.P. Hodges, H.J.W. James, K. Mahoney, A. Parker, R.A. Penrose, A.G. Powell, Mrs. A.J. Preston, Ms. R.F. Probert, G. Roberts, R.P. Thomas, E. Williams and M.R. Wilson.

1114 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 10<sup>th</sup> April, 2014 be approved as a correct record.

1115 DECLARATIONS OF INTEREST –

Councillor A. Parker declared an interest in Planning Application No. 2014/00234/FUL - Llanerch Vineyard, Hensol as he was the agent for the application and vacated the room whilst this application was considered.

Councillor N.P. Hodges declared an interest in Planning Application Nos. 2014/00224/FUL and 2014/00225/LBC - Porthkerry Road Methodist Church, Porthkerry Road, Barry as he lived in close proximity to the site and vacated the room whilst this application was considered.

1116 PLANNING SUB-COMMITTEE (PUBLIC RIGHTS OF WAY) –

The following report of a meeting held on 2<sup>nd</sup> April 2014 was submitted:

Present: Councillor F.T. Johnson (Chairman); Councillor E. Williams (Vice-Chairman); Councillors H.C. Hamilton, Mrs. V.M. Hartrey and H.J.W. James.

Also present: Councillor P.J. Clarke.

(a) Minutes –

RESOLVED – T H A T the minutes of the meeting held on 26<sup>th</sup> February, 2014 be approved as a correct record, subject to the wording of the resolution for Minute (e) being supplemented by the following:

*“Due to some of the papers relevant to that agenda item not being despatched to Members three clear working days prior to the Committee meeting on 26<sup>th</sup> February 2014, it was deemed that the agenda item was not duly considered by Members and therefore the resolution was of nil effect.”*

(b) Declarations of Interest –

No declarations were received.

(c) Definitive Map Modification Order (No. DMO/53/379) Wildlife and Countryside Act 1981 Section 53(3) (c)(i) Romilly Park Road to FP72f, Barry (DDS) –

The Sub-Committee received a further update on the progress of the above Order and were requested to confirm authority for its re-making.

On 16<sup>th</sup> July, 2012, a report dealing with a claim that a route running from the “southern end of Footpath 72, Barry” to “Romilly Park Road, Barry” should be recorded as a public footpath was presented to the Public Rights of Way Sub-Committee.

The Sub-Committee considered the contents, including an appended investigation report, and resolved to make an Order in favour of recording the path. The Order was made on 2<sup>nd</sup> October, 2012.

Objections to the Order were received from Mr. P. Walden and Mrs. K. Gallimore; within the objections reference was drawn, amongst other things, to the year being omitted from the date of the sealing text.

Statutory Instrument 1993 No. 12, Rights of way, The Wildlife and Countryside Act (Definitive Maps and Statements) Regulations 1993, Schedule 4, Paragraph 1 provided that “A modification or reclassification order shall be made in duplicate with the seal of the surveying authority (“the authority”) and the date of making inserted after the order before the schedule”.

Consideration was given to the extent to which the omission of the year from the date of the sealing text was material and to seek modification of the Order upon referral to the Planning Inspectorate so as to include the full date. This was considered particularly in light of the fact that the order taken as a whole was unambiguous as to the year, having included it in its title.

It was considered that though modification of the Order may fall within an inspector’s power there nevertheless existed a risk that modification could be declined at a late stage, exposing the Authority to additional costs being incurred. Alternatively seeking return of the Order to allow it to be remade in correct form would provide a clearer basis from which objections could be considered on the basis of substantive matters raised.

The Order was referred to the Planning Inspectorate in which it was accepted by the Council that the date as stated was defective and without seeking modification. The Planning Inspectorate issued its decision to return the Order on 30<sup>th</sup> January 2014.

*Following return of the Order, the application was reconsidered by the Public Rights of Way Sub-Committee on 26<sup>th</sup> February 2014.*

*It was now considered that all papers relevant to the making of the decision had not been forwarded to Members within the required period prior to the meeting of the Sub-Committee on 26<sup>th</sup> February, and on that basis, the report had been brought back to the Sub-Committee for further consideration.*

*The Sub-Committee were advised that the evidence submitted in relation to the application and the investigations of the Council had not altered since the Sub-Committee had considered it last on 16<sup>th</sup> July 2012.*

*In commenting on the additional information placed before the Sub-Committee, the Public Rights of Way Officer advised that the contents did not amount to material change on the proposals and further advised that there was little of relevance to what had been included in the original investigative report.*

*The Wildlife and Countryside Act 1981 s56(3) required that Orders be made within six months of the relevant date. A further resolution reaffirming to make an Order would therefore provide for an appropriate new relevant date which would be the date of this meeting.*

*The Members of the Sub-Committee, having deliberated on the application and supporting evidence together with the contents of the detailed report of the Public Rights of Way Officer and the documentary evidence entitled "Late Representation 2", unanimously*

**RESOLVED –**

*(1) T H A T there being no material change in the circumstances since the decision of the Sub-Committee of 16<sup>th</sup> July 2012, it remained the case that the footpath subsists or is reasonably alleged to subsist as at the date of this meeting.*

*(2) T H A T the Vale of Glamorgan Council, being the relevant highway authority for the affected footpath, make an Order to record the application route A-B-C as a public footpath and authorise the Head of Legal Services to make and seal the Order.*

*Reasons for decisions*

*(1) As set out in the investigation report previously presented on 16<sup>th</sup> July 2012 and updated by the report.*

*(2) To authorise the making of the Order.*

(d) Application For Definitive Map Modification Order Wildlife And Countryside Act 1981 Section 53(3)(c)(i) Peterston Super Ely Community Hall (DDS) –

*The Sub-Committee considered a report which related to a claim that a route running from the “North East corner of Peterston Super Ely playing field” to “the rear of Peterston-Super-Ely Church and Community Hall” should be recorded as a public footpath on the Definitive Map and Statement with a width of 2m.*

*The report set out the relevant evidence and legal tests, including the weight that could be given to that evidence in order to inform a determination on whether or not to make a Definitive map Modification Order.*

*The effect sought by the application, if successful, was to add the footpath A-B as shown in the Appendix to the report.*

*The Members of the Sub-Committee, having deliberated on the application and supporting evidence together with the contents of the detailed investigation report of the Public Rights of Way Officer,*

*RESOLVED – T H A T the Vale of Glamorgan Council decline to make a Definitive Map Modification Order to record the application route A-B as a public footpath.*

Reason for decision

*The requirements of Section 53(3)(c)(i) of the Wildlife and Countryside Act 1981 are not met.*

(e) Highways Act 1980 Section 119 Proposed Public Path Diversion Order Footpath No. 5 Bonvilston (DDS) –

*The Sub-Committee considered an application to divert part of the above path. The application was made by Mr. and Mrs. Summerhayes, Stone Court, Bonvilston, Cardiff.*

*Public Footpath 5 commenced on the north side of the A48 to the west of St. Mary’s Church, Bonvilston and proceeded along a private driveway to Stone Court. The path entered the garden of Stone Court and passed close to the house. The path continued north westwards through a stable yard then across fields before terminating at the junction of several footpaths. The path provided a valuable link into an extensive network of paths which lay to the north of the village.*

*The path through Stone Court had been obstructed for many years with members of the public following an informal path around the boundary of Stone Court. The informal path had been cleared and maintained periodically by the Vale Council and partner organisations, including Valeways, and appeared in Valeways promoted*

*route literature.*

*The northern section of the path was not owned by the applicant. The applicant had provided a declaration that she had spoken to the owners and that they were in agreement with the proposal. The owners were consulted as part of the pre-order consultation process but had not responded. The applicants had also indemnified the Council against the cost of compensation should such an application be received.*

*The effect of the diversion of Footpath 5 would be to move the footpath from the alignment A-B-C (bold line) to A-D-E-F-G-C (dashed line) as shown on the Order map.*

*The existing definitive alignment passed in front of Mr. and Mrs. Summerhayes home. The diversion would move the path to the edge of their property, parallel but outside of their garden wall. The proposal would also realign the northern section of the path, moving the path to the edge of the field which would allow the path to be fenced off from the main body of the field at a later date; this section was owned by a different landowner.*

*The application cites the reason for the diversion as: "the owner would benefit from privacy and security".*

*The path diversion retained connections to the same highways and the proposed alternative route was no less convenient to the public.*

*The Members of the Sub-Committee, having deliberated on the application and supporting evidence,*

*RESOLVED – T H A T the Council, being the relevant highway authority for the affected footpath, proceed with the making of an Order to divert part of Footpath No. 5 Bonvilston, as described in the Order plan and schedule attached at Appendix A to the report subject to the following conditions:*

- The making safe of the wall to the south of the footpath between points D-E to the satisfaction of the Highways Authority*
- Subject to the implementation and completion of Planning Permission 2013/01230/FUL to the satisfaction of the Planning Authority*
- The Schedule to the Order being amended to require a 2m clear width to be taken from the eastern edge of the hedge between F-H on the plan attached to the schedule.*

*Reason for decision*

*The diversion of the path is expedient in the interests of the landowners and meets the relevant legal tests.*

*(f) Highways Act 1980 Section 119 Proposed Public Path Diversion Order  
Footpaths Nos. 1 And 3 Gileston (DDS) –*

*The Sub-Committee considered an application to divert part of the above path. The application was made by the Vale of Glamorgan Council.*

*Footpath No. 1 commenced at Gileston Village on the adopted highway which led to the coast. The path headed westwards along a farm track through Gileston Farmyard; connecting to the rights of way network, the path continued across fields to meet the coast at Summerhouse Bay. The path was promoted as part of the All Wales Coast Path.*

*Footpath No. 3 commenced on the adopted highway to the north of Gileston Village; heading south westwards, the path crossed an arable field, then entering a second field for a short stretch before joining Footpath No. 1 on the access track to Gileston Farmyard. The proposed change would follow the route used by walkers for many years, keeping closer to the field margin.*

*The effect of the diversion of Footpath No. 1 would be to move the footpath from the alignment A-B (bold line) to A-C-D-E-B (dashed line) as shown on the Order map. The effect of the diversion of Footpath No. 3 (shown in error as Footpath No. 1 but corrected verbally) would be to move the footpath from the alignment F-G (bold line) to H-I-J-K-L-M (dashed line) as shown on the Order map.*

*The current and proposed alignment of both paths crossed land which was not registered with the Land Registry. The land was owned by Mr. Thomas, Gileston Farm who had no objection to the proposal.*

*Footpath No. 1 passed through the yard of Gileston Farm and the diversion would move the path to the south of the yard, along the field margin to the adjacent fields. Footpath No. 3 crossed an agricultural field, and the diversion would move the path to the field margin.*

*The path diversions would retain connection to the same highways. The proposed alternative routes were no less convenient to the public.*

*The Members of the Sub-Committee, having deliberated on the application and supporting evidence together with details of objections received,*

*RESOLVED – T H A T the Council, being the relevant Highway Authority for the affected footpaths, proceed with making an Order to divert parts of Footpaths Nos. 1 and 3 Gileston, as described on the Order plan and schedule attached at Appendix A to the report.*

*Reason for decision*

*Diversion of the paths is expedient in the interests of the landowners.*

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

Reason for decision

Having regard to the decisions of the Planning Sub-Committee (Public Rights of Way).

1117 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 10<sup>th</sup> April, 2014 be noted:

Apologies for absence were received from Councillors J.D. Drysdale, E. Hacker, K. Hatton, Mrs. V.M. Hartrey, H.J.W. James, K.P. Mahoney, A. Powell and R.P. Thomas (site (b)).

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| (a) Yard adjacent to Vicarage Field, Southerndown Road, St. Brides Major | Councillor F.T. Johnson (Chairman);<br>Councillors H.C. Hamilton, A. Parker, R.A. Penrose, Mrs. A.J. Preston, G. Roberts and R.P. Thomas.  |
| (b) The Old Vicarage, Penmark  | Councillor F.T. Johnson (Chairman);<br>Councillors H.C. Hamilton, A. Parker, R.A. Penrose, Mrs. A.J. Preston and G. Roberts<br><br>(Note: Councillor A. Parker declared an interest in this matter and took no part in the discussions.) |

1118 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 Notice under the Buildings (Approved Inspectors Etc.) Regulations 2000 as listed in the report be noted.

1119 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**

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| 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   |

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|----------------|---|---|--|
| 2012/00145/LAW | A | Warren House, Pendoylan   | Proposed construction of two separate buildings to the rear of the existing dwelling.  |
| 2013/01208/LAW | A | The Extension, Lower Beaupre House, St. Hilary                      | Single dwellinghouse.  |
| 2014/00064/FUL | A | Land adjacent to Old Port Road, Wenvoe                              | Construction of ménage for exercising/training horses (re-submission of 2013/00377/FUL.  |
| 2014/00085/FUL | A | Curload, The Old Post Office, Factory Road, Llanblethian, Cowbridge | Proposed refurbishment, demolition and extension to an existing detached dwelling; comprising of a new single storey extension to the east (side) elevation to replace existing garage and new 2 story extension to the west (side) elevation to replace demolished single storey kitchen/utility. |

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| 2014/00102/LAW | A  | 12, Paget Place, Penarth                                   | Proposed alteration to increase the internal floor area of the property by 7m <sup>2</sup> .   |
| 2014/00106/FUL | A  | Units 7 and 8, Ty Verlon Industrial Estate, Barry          | Internal alterations and change of use of unit from B8 to D1 non-residential institution.  |
| 2014/00128/FUL | A  | Cardiff Boat Sales, Compass House, Penarth Marina, Penarth | Split the use by carrying on with one side as 'Cardiff Bay Boat Sales' and the other side to be used as a Coffee Shop. This includes outside space to the front of the building. |
| 2014/00129/FUL | R  | 105, Plymouth Road, Penarth                                | Widening of current gateway to create driveway entrance, to keep style of current wall and any rebuilding to be done with same bricks.   |
| 2014/00133/FUL | A  | Unit 13, Lower Greenway Farm, Bonvilston                   | Retrospective planning application for the change of use to B8 storage purposes.   |
| 2014/00144/FUL | A  | 51, Plas Taliesin, Penarth                                 | Enlarge window to form inward opening Juliette balcony door and balustrade.  |
| 2014/00148/FUL | A  | 114, Cornerswell Road, Penarth                             | Variation of Condition 2 of planning permission 2012/00315/FUL (retention of use of garage for cake making business, B1 use) to allow extension of operating days.               |
| 2014/00244/PNA | A  | The Rickyard, Penllyn                                      | New fodder and machinery shed.   |
| 2013/01071/SC2 | EA | Land south of Junction 34, Miskin                          | Construction of industrial and commercial units.   |

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| 2014/00008/RES | A | Former Emporium Garden Centre, Fferm Goch, Llangan | Reserved Matters for erection of 40 dwellings.  |
| 2014/00013/FUL | A | 2, Birds Lane, Cowbridge                           | Change of use of unit from A1 to A1/A3 and shopfront alterations.   |
| 2014/00050/LBC | A | Garden Cottage, Court Drive, Llansannor            | Single storey extension to form lounge.   |
| 2014/00061/FUL | A | Rear of 24 Bassett Road, Sully, Penarth            | Construction of a single storey detached dwelling and associated parking and landscaping.   |
| 2014/00111/FUL | R | Newton Bungalow, Tynywaun Farm, Newton, Cowbridge  | Single storey extensions to front and rear of existing single storey dwelling.  |
| 2014/00123/FUL | A | Ty Twyn, Mill Road, Dinas Powys                    | Kitchen extension to the side elevation.  |
| 2014/00125/FUL | A | 1, Charteris Close, Penarth                        | Single storey living room extension 9m <sup>2</sup> gross external area.  |
| 2014/00135/FUL | A | Former Gulf Garage, Cardiff Road, Barry            | Single storey extension to front and side of building.  |
| 2014/00136/FUL | A | 10, Fforest Drive, Barry                           | Proposed single storey rear extension.  |
| 2014/00138/LBC | A | 29, High Street, Cowbridge                         | External alteration works.  |
| 2014/00146/FUL | A | 3, Rectory Road, Penarth                           | Demolition of single storey concrete framed extension addition to house, construction of lean-to canopy on side of house, insertion of traditional style windows into top floor front elevation, changing front elevation windows to traditional vertical sliding sash style windows. |

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| 2014/00150/FUL | A | Waterway Cottage, The Limes, Cowbridge        | Two storey extension to side (renewal of 2009/00188/FUL).   |
| 2014/00153/FUL | A | 23, Slade Close, Sully                        | Two storey side extension, dormer and porch.  |
| 2014/00155/FUL | A | 11, Kingsley Close, Sully                     | Two storey side extension.  |
| 2014/00156/FUL | A | 2, Wesley Street, Llantwit Major              | Conservatory to the rear elevation.   |
| 2014/00158/FUL | A | Sunrise News and Food, 32, Vere Street, Barry | Change of use of existing ground floor retail shop to domestic accommodation to be incorporated into existing residential unit comprising one four bedroom dwellinghouse.   |
| 2014/00161/FUL | A | Tyn Y Cae, Trepit Road, Wick                  | A small extension to the rear of the existing property, the addition of dormer windows to the first floor to create additional bedroom area and bathroom, the extension of the first floor partially over the existing structure to the north facing elevation. The re-modelling of the existing garage to increase off road parking. |
| 2014/00162/FUL | A | 151, Lavernock Road, Penarth                  | Single and two storey rear extension and new garage.  |
| 2014/00165/LAW | A | 7, Albert Crescent, Penarth                   | Proposed single storey extension to rear and side.  |
| 2014/00166/FUL | A | 5, Llantwit Major Road, Cowbridge             | Proposed two storey residential extension and new detached garage.  |
| 2014/00168/LAW | A | 3, The Mount, Dinas Powys                     | Single storey extension to bungalow.  |

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| 2014/00171/FUL | R | Weycock Barn, Doghill Farm, Dyffryn               | Proposed extension to form conservatory/living room.  |
| 2014/00176/LAW | A | Northcote and Ashdene, Factory Road, Llanblethian | Roof repair.  |
| 2014/00181/LAW | A | 5, Lewis Road, Llandough                          | Single storey rear extension to create kitchen/dining area.   |
| 2014/00186/FUL | A | 7, Ashgrove, Dinas Powys                          | New single storey extension to rear and side of above property, porch to front.   |
| 2013/01275/FUL | A | 24, Evenlode Avenue, Penarth                      | Replacement dwelling.   |
| 2014/00016/FUL | R | 60, Coleridge Avenue, Penarth                     | Proposed extension above the existing side single storey extension to create an additional habitable room to first floor level.   |
| 2014/00091/FUL | A | 72A, Plymouth Road, Penarth                       | Demolition of existing rear single storey conservatory extension. Demolition of the front and side walls of the existing single storey kitchen extension. Extension to and re-roofing of existing rear single storey kitchen extension. Replacement of existing windows and doors with new white coloured upvc units. Repositioning of internal walls and minor structural alterations. |
| 2014/00134/FUL | A | 22, Port Road East, Barry                         | Proposed first floor rear extension, loft conversion, internal alterations and alterations to elevations of existing dwelling and construction of a double garage.  |

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| 2014/00169/FUL | A | Paradwys, Llanquian Road, Aberthin, Cowbridge               | Amendment to approved plans 2006/01789/FUL, including changes to basement size; shape and size of windows with additional windows on east elevation; and changes to internal layout. |
| 2014/00173/FUL | A | Denehurst, Barry Road, Barry                                | Cross over to front to allow disabled access.  |
| 2014/00182/FUL | A | 27, Plassey Street, Penarth                                 | Demolition of existing garage, erection of garage with store/workshop over.  |
| 2014/00194/FUL | A | 4, Great House Meadows, Llantwit Major                      | Detached new house in the garden of the existing dwelling.   |
| 2014/00195/FUL | A | St. Lythans House, St. Lythans                              | Detached garage, garden workshop.  |
| 2014/00196/FUL | A | 115, Cedar Way, Penarth                                     | Single storey side and rear extension and front porch.   |
| 2014/00199/FUL | R | Penarth Kiosk, Stanwell Road, Penarth                       | External material alterations.   |
| 2014/00201/FUL | A | 102, Stanwell Road, Penarth                                 | Replace wooden sliding sash windows with identical style UPVC sliding sash windows.  |
| 2014/00204/FUL | A | 23, Greave Close, Wenvoe                                    | Demolition and rebuild of boundary wall.   |
| 2014/00205/LAW | A | 13, Fulmar Close, Lavernock Park, Cosmeston, Penarth        | Lawful development certificate for proposed dormer.  |
| 2014/00206/ADV | A | One Stop Community Stores Ltd, 9, Cornerswell Road, Penarth | Fascia sign and window graphics.   |

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| 2014/00210/FUL | A | 27, Tynewydd Road, Barry                       | Change of use from residential to an A1 shop, Hairdressing and Beauty Salon.   |
| 2014/00212/FUL | A | 10, Talyfan Close, Cowbridge                   | Conversion of existing garage/carport to new lounge.   |
| 2014/00215/FUL | A | 50, Kingsland Crescent, Barry                  | Conversion of 4 bedroom residential dwelling into two self-contained flats, one x one bedroom flat and one x two bedroom flat.   |
| 2014/00217/FUL | A | 14, Church Hill Close, Llanblethian, Cowbridge | To demolish existing garage, construct an extension in the location of existing garage to make dining room. Extend existing bedroom to include an en-suite. Construct an open sided sun porch. Construct new detached garage, remodel / level external area. |
| 2014/00219/FUL | A | Ashlea, Cross Common Road, Dinas Powys         | Two storey, first floor and single storey extensions.  |
| 2014/00231/FUL | A | Y Llain, Dimlands Road, Llantwit Major         | Reduced extensions and alteration works to existing property (Amendment to 2013/01134/FUL).  |
| 2014/00243/FUL | A | 26, Westward Rise, Barry                       | Two storey rear extension and porch to front entrance. Ground Floor - Kitchen/Sun Lounge. First Floor – Bedroom.   |
| 2014/00251/FUL | A | Llancarreg, Southerndown                       | Construction of detached double garage of flat roof construction.  |

## 1120 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 2014 to March 2015 as detailed in the report be noted.

## 1121 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

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|----------------|---|--|---|
| 2014/00175/TCA | A | 79, Plymouth Road,<br>Penarth                        | Fell Oak  |
| 2014/00174/TCA | A | Fairfield House, Bradford<br>Place, Penarth          | T1 - Copper Beech<br>adjacent gate - Crown thin<br>15%; T2 - Ginko front -<br>Crown raise and major<br>weight reduction of large<br>limb growing over road,<br>minor weight reduction<br>throughout rest of crown to<br>reduce stresses on tight<br>main forks. |
| 2014/00288/TCA | A | The Old Police Station, Hill<br>Head, Llantwit Major | Removal of Leylandii<br>Cypress.  |
| 2014/00220/TPO | A | 4, Britway Road, Dinas<br>Powys                      | Fell and replace two<br>Sycamore trees.   |

## 1122 ENFORCEMENT ACTION (DDS) –

(i) Enforcement Update and Progress Report

The Committee received a year end report which advised of the Enforcement Team's performance over the financial year April 2013 to March 2014.

A Member noted that there was a typographical error in the enforcement notice for Land at Dukes Farm, Leckwith, Reference No. ENF/2011/0112/PRO. The note should read 'This notice has been complied with' not 'This notice has been complained with'.

## RESOLVED –

- (1) T H A T the contents of the report be noted.
- (2) T H A T it be noted that in future, the Enforcement Team would only deal with complaints when the contact details of the complainant are recorded.

Reason for decision

- (1) Having regard to the contents of the report.
- (2) The Appeals and Enforcement Team had recently lost a Senior Planning Officer due to re-organisation and the workload would now be dealt with by a smaller team. The Appeals workload of the team was subject to strict deadlines and must take priority over the enforcement work.

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

Members recalled a report to a previous Committee regarding the site at Swn-Y-Mor Stables, Wick which sought authorisation to serve an Enforcement Notice in respect of the residential use of the site. As previously advised, the site was used for the keeping of horses and was occupied by two linear stable buildings which were subdivided providing a number of stables in each; in addition to an office store room and tack room in one building and two toilet / shower rooms in the other. The site was also occupied by a caravan and a large horse lorry, both of which were the subject of the last report.

After consideration of the nature of the use of the site and the status of the occupier, it was considered necessary for Members to further consider the matter before authorisation was granted to serve the Enforcement Notice. Accordingly, in addition to the residential use of the caravan and horse lorry, this report considered the alleged residential use of the existing stable buildings on site. This report also considered the status of the occupier who was known to be a Gypsy and Traveller, his status had been established in a recent planning application and subsequent appeal for a single gypsy pitch off Redway Road, Bonvilston (planning reference 2011/00710/FUL).

Members had been advised that the owner had verbally confirmed that he was currently living at the site and that he was sleeping in the cabin of the large commercial horse lorry. It was also explained that, whilst the occupier of the site had confirmed that the caravan was not in residential use and was simply being stored on the site, it had the internal appearance of an occupied residential caravan. It had now also been clarified that the stable buildings had the appearance of an element of the unauthorised residential use. The office occupied in the westernmost stable building was furnished with sofas, a television, and other living room furniture, in addition to a desk, all of which had the appearance of being in active use. The easternmost building was also known to contain a toilet and shower that would provide washing and toilet facilities for the occupier. Accordingly, in addition to the residential use of the caravan and horse lorry alleged in the previous report, it was also alleged that both the stable buildings on site provided limited residential accommodation.

Not only was the use of the site for residential purposes a breach of planning control, planning permission had not been granted for the residential use of the two linear buildings on the site; their lawful use was if for the keeping of horses.

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 and buildings for residential purposes.
- (ii) The cessation of the use of the land for the storage of a caravan and horse lorry.
- (iii) The permanent removal of the horse lorry, caravan and all associated paraphernalia 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) The residential use of the land and buildings is considered to be an unjustified and unsustainable form of development that causes harm to the character and appearance of this rural location recognised for its attractive undeveloped coastline features. Accordingly, the residential use is considered to conflict with Policies ENV1 – Development in the Countryside, HOUS2 – Additional Residential Development, HOUS3 – Dwellings in the Countryside, HOUS5 – Agricultural and Forestry Dwellings, ENV5 – Glamorgan heritage Coast, ENV10 – Conservation of the Countryside, ENV27 – Design of New Development of HOUS14 Gypsy Caravans and strategic policies 2 Sustainability and 8 Transport the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, as well as the guidance contained in the Council’s Adopted Supplementary Planning Guidance on Sustainability. The

development is also considered to be contrary to the guidance provided in Planning Policy Wales (February, 2014), Circular 30/2007 Planning for Gypsy and Traveller Caravan Sites and Technical Advice Note 6: Planning for Sustainable Rural Communities.

(iii) Land and Buildings at Glenteifi, Railway Terrace, Penarth

The Local Planning Authority received a retrospective application for planning permission in an attempt to retain a dormer window that had been erected to the rear elevation of the dwelling known as Glenteifi, Railway Terrace, Penarth (Application Reference: 2013/00150/FUL). The application was registered in February, 2013 and was subject to concern of Officers. In light of these concerns, the Applicant amended the application to accord with the principles of the Council's design guidance in respect of dormer extensions. The revised scheme was approved in April, 2013 subject to a condition requiring the amendments necessary for the existing dormer to comply with the approved scheme be implemented within six months of the date of the permission.

A second application was submitted (Reference: 2013/00784/FUL) in August, 2013 for the development as built. This second application essentially sought permission not to implement the revised approved scheme, but to retain the development implemented and was refused in September, 2013. An appeal was submitted to the Welsh Government in respect of the matter which was dismissed by the appointed Inspector in February, 2014.

The property was an end of terrace, two storey, dwelling on Railway Terrace, Penarth and located outside of the Penarth Conservation Area. The surrounding properties were predominantly residential, with the exception of a commercial garage opposite the dwelling, and the principal elevation of the property fronted Railway Terrace.

The development consisted of the enlargement of the dwelling which consisted of an addition to the roof. The dormer was located on the rear elevation of the dwelling, and was nominally set off the eaves of the original property. The height of the dormer exceeded that of the original ridge of the dwelling with a width of 3.7 metres.

There was provision for the enlargement of a dwelling which consisted of the alteration of the roof under Part 1, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, subject to condition. However, development was not permitted where any part of the dwelling would, as a result of the works, exceed the highest part of the existing roof. As the development did not, therefore, amount to permitted development as defined by the Order, the works required the benefit of planning permission.

The owner of the property had been advised of the requirement of planning permission for the development, hence the retrospective application. On refusal of consent for the development, the owner was advised that the works required to implement the extant planning permission or the removal of the development would

need to be undertaken unless consent for the development as implemented could be achieved. Action had been held in abeyance pending the determination of the appeal. Since the appeal and to date, no action had been undertaken to remedy the breach of planning control.

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 removal of the dormer as existing from the rear elevation of the property and restoration of the former roof plane.

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

Reason for decisions

(1&2) The dormer extension, by reason of its scale, design and prominent siting in the street scene, represents an unacceptable and poorly designed addition which appears as a visually dominant feature within the street scene and does not have any regard to the character and appearance of the dwelling or the surrounding street scene, and is therefore contrary to the objectives of Policy ENV27 - Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan.

1123 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:

**2013/00862/RES** Received on 2 September 2013

(P. 47)

Mr. Sam Courtney BDW Trading Ltd., Oak House, Village Way, Tongwynlais, Cardiff, CF15 7NE

Mr. Ian Blackmore, Hammonds Yates Ltd, Kestral Court, Harbour Road, Portishead, North Somerset, BS20 7AN

**Ogmore Residential Centre, Ogmore by Sea**

Demolition of existing buildings and redevelopment of site for residential purpose at Ogmore Residential Centre

APPROVED subject to the following condition(s):

1. This consent shall relate to the plans registered on 25 July 2013 other than where amended by plans reference 150B, 152B, 153A, 155B, 156A, 158A, 160A, 161A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 172A, 173A, 175B, 176B, 177B, 178A, 180A, 181A, 182A, 186A, 187A, 196, 197 and 198 received on 19/12/2013 100 J, 102-1C, 102-2C, 103C, 104C, 105E, 108, 109, 183D, 184D, 185E, 199 and 203F received on 27 March 2014.

Reason:

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

2. 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 the approved drawings 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (Or any Order revoking or re-enacting that Order with or without modification) the garages hereby approved shall only be used for the parking of private vehicles and for purposes incidental to the enjoyment of the dwellinghouse as such, and shall not be used for any business or commercial use and shall not physically altered or converted without first obtaining the formal consent of the Local Planning Authority.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance with Policies TRAN10 and ENV27 of the Vale of Glamorgan 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) the dwellings 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.

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) 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2013, (or any Order revoking or re-enacting that Order with or without modification), other than those approved under the terms of conditions of this planning permission, no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

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

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

Reason:

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

8. Prior to the commencement of construction of any of the dwellings, a scheme for the provision and maintenance of the Public Open Space shall be submitted to and approved in writing by the Local Planning Authority, to include details of the timing of its provision. The Public Open Space shall be provided in accordance with the approved details and so retained at all times thereafter.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies ENV27 and REC3 of the Unitary Development Plan.

9. Notwithstanding the submitted drainage details including those shown on Drainage Layout Sheet 1 208 Revision F, Sheet 2 209 Revision F and Sheet 3 210 Revision F, full details of foul and surface water drainage from the site shall be submitted to and approved in writing by the Local Planning Authority in accordance with details to be agreed in discharge of Condition Nos. 7 and 10 of planning permission 2009/00489/OUT.

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.

10. Notwithstanding the submitted details, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the beneficial occupation of the dwellings hereby approved which shall include details of any additional planting (including full details of a scheme of suitable indigenous planting to provide screening adjacent to the western area of Public Open Space), as well as the 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, in accordance with details to be agreed in discharge of Condition No. 11 of planning permission 2009/00489/OUT.

Reason:

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

11. 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.

12. Notwithstanding the submitted highways engineering details, 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 and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority in accordance with details to be agreed in discharge of Condition Nos. 7 and 10 of planning permission 2009/00489/OUT.

Reason:

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

13. Prior to the beneficial occupation of any of the dwellings hereby approved, a scheme of Public Art shall be provided in accordance with the details submitted within the submitted Public Art Strategy received on 24 February 2014 and Public Art Location Plan (drawing no. 108) received on 19 December 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure a high quality form of development in accordance with the provisions of Policy ENV27 of the Development Plan.

14. Notwithstanding the details of the proposed materials of the highways shown on the Materials Layout 103C received 27 March 2014, the highways shall be finished in accordance with the details shown on drawing 100J, 102-1C and 102-2C received 27 March 2014, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

For the avoidance of doubt and to ensure a high quality of development in accordance with Policy ENV27 of the development plan.

**2013/01247/FUL** Received on 16 December 2013

(P. 74)

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;

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

- Provide for an off-site contribution to public open space, with the financial contribution towards public open space calculated to be £11,400.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£330 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. Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason:

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

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

Reason:

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

4. Prior to the occupation of the individual dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and

a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

Reason:

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

5. This consent shall relate to the plans registered on 16 December 2013 other than where amended by plans reference G1301-P03 Rev B received on 27 February 2014.

Reason:

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

6. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished floor levels of the dwellings, in relation to existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

In the interests of visual amenity, in order to protect the amenities of neighbouring properties and to ensure the development accords with Policies ENV27 and ENV20 of the Unitary Development Plan.

7. 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.

8. The residential development shall not be brought into beneficial use until the access has been constructed in accordance with the approved plans (other

than where amended as required with Condition 9) and the access shall thereafter be so retained to serve the development hereby approved.

Reason:

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

9. Notwithstanding the submitted details, a revised plan shall be submitted to and approved by the Local Planning Authority to illustrate the access into the site having a minimum width of 4.5m for the first 10m from the point that it connects with the public highway at North Road.

Reason:

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

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 plan G1301-P03 Rev B and the parking and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies TRAN 10 and ENV27 of the Unitary Development Plan.

11. 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 gates shall be erected at the vehicular entrance to the site or within any part of the site without the prior grant of planning permission by the Local Planning Authority.

Reason:

In the interests of highway safety and ease of access into the site, in accordance with Policy ENV27 of the Unitary Development Plan.

12. Notwithstanding the submitted details, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development and the scheme shall make provision for a 2 metre high wall along the boundary with the car park to the Bear Hotel to the north west unless otherwise agreed in writing, and the means of enclosure

shall be implemented in accordance with the approved details prior to the first beneficial occupation of any of the dwellings hereby approved.

Reason:

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

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

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policies ENV20 and ENV27 of the Unitary Development Plan.

14. Notwithstanding the submitted plans a landscaping scheme, including details of additional tree planting, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason:

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

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

Reason:

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

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) the dwellings 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.

17. 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 the terms of Policy ENV27 of the Unitary Development Plan.

18. 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](http://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.

19. Large scale details at a scale of 1:10 or 1:20 of the proposed new doors, windows (including a section showing window reveal, heads and cill details), eaves and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the development hereby approved. The development shall not be carried out otherwise than in full accordance with such approved details.

Reason:

In the interest of visual amenities of this Conservation Area and to accord with Policies ENV27 and ENV20 of the Vale of Glamorgan Adopted Unitary

Development Plan 1996-2011.

20. Prior to the first beneficial use of the dwellings hereby approved, visibility splays of 17m x 2.4mm in both directions shall be formed and shall thereafter be kept free from obstructions, car parking or planting exceeding 0.6m within these visibility splays and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 the garages hereby approved shall not be physically altered or converted to any other domestic purpose without first obtaining the formal consent of the Local Planning Authority. The garage shall be available at all times for the parking of private motor vehicles associated with the approved dwellings unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure that adequate off-street parking provision and garaging facilities are retained for the proposed dwelling in accordance with Policy TRAN 10 of the Vale of Glamorgan Unitary Development Plan.

22. Notwithstanding the submitted information, details of all hard surfacing to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The surfacing shall be implemented as agreed and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

23. Prior to their construction on site, details of the proposed bin store structure layout and design shall be submitted to and approved in writing by the Local Planning Authority and the bin store shall be constructed in full accordance with the approved details and thereafter so maintained at all times unless the Local Planning Authority gives written consent to any variation.

Reason:

To safeguard the visual amenities of the area and to meet the requirements of Policies ENV29, HOUS8 and ENV27 of the Unitary Development Plan.

24. 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.

25. Notwithstanding the submitted information, all species used in the landscaping/planting scheme shall be locally occurring native species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To maximise biodiversity opportunities on the site, in accordance with Policy ENV16 of the adopted Unitary Development Plan.

26. Prior to the first beneficial use of the dwellings hereby approved, details of nest boxes incorporated into at least two of the approved dwellings, including their location, shall be submitted to and approved in writing by the Local Planning Authority. These nest boxes shall be installed in accordance with the agreed details prior to the beneficial use of the dwellings hereby approved.

Reason:

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

27. Notwithstanding the submitted details, any fences (temporary and permanent) within the site shall incorporate under-fence gaps of at least 100mm by 100m at the time of the fences being erected, to allow the movement of terrestrial species, and to minimise the habitat fragmentation effects of the development. The fences shall maintain these gaps unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure that there is Continued Ecological Functionality of areas for terrestrial species by removing the effects of habitat fragmentation, in the interests of local ecology and in accordance with Policy ENV16 of the Unitary Development Plan.

28. Prior to the first beneficial use of the dwellings hereby approved, details of incorporate dark corridors, to allow light-sensitive species of bat to continue to cross the development site in all directions (i.e. by providing dark corridors in north-south and east-west directions), shall be submitted to and approved in writing by the Local Planning Authority. These dark corridors shall be incorporated in accordance with the agreed details prior to the beneficial use of the dwellings hereby approved.

Reason:

To ensure that there is Continued Ecological Functionality of areas for bat populations by limiting the effects of habitat fragmentation, in the interests of local ecology and in accordance with policy ENV 16 of the Unitary Development Plan.

29. Prior to the first beneficial use of the dwellings hereby approved, details of Newt-friendly drainage features to be designed into the scheme shall be submitted to and approved in writing by the Local Planning Authority. These newt-friendly drainage features shall be installed in accordance with the agreed details prior to the beneficial use of the dwellings hereby approved.

Reason:

To prevent adverse impacts on Great Crested Newts in the interests of local ecology and in accordance with Policy ENV16 of the Unitary Development Plan.

30. The development shall be carried out in accordance with the recommendations and mitigations advised within the submitted 'Preliminary Ecological Appraisal Report', produced by 'Building Ecology Consulting' (April 2014), unless the Local Planning Authority agrees in writing to any variation.

Reason:

To safeguard protected species, in accordance with Policy ENV16 of the Unitary Development Plan.

31. Prior to the commencement of development a scheme for noise attenuation in respect of each of the five dwellings shall be first submitted to and approved in writing by the Local Planning Authority and the approved scheme of noise

attenuation shall be fully implemented prior to the first beneficial occupation of any of the properties hereby approved.

Reason

To safeguard the amenities of the prospective residents of the respective houses and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

**2014/00055/FUL** Received on 15 January 2014

(P. 97)

Wales and West Housing Association, 3, Alexandra Gate, Ffordd Pengam, Tremorfa, Cardiff, CF24 2UE

Spring Design Consultancy, Unit 3, Chapel Barns, Merthyr Mawr, Bridgend, CF32 0LS

**Redwood Close, Boverton, Llantwit Major**

Construction of 12 new dwellings

RESOLVED –

(1) T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- The dwellings to be built as part of the development built under the planning permission shall be built and thereafter maintained as affordable housing units in perpetuity.
- The developer shall pay the sum of £9,120 to contribute towards the enhancement of public open space in the area.
- The developer shall pay the sum of £12,000 to contribute towards the enhancement of sustainable transport facilities in the area.
- The Legal Agreement will include the standard clause requiring the payment of a fee set at 20% of the value of the planning application fee (£792 in this case).

(2) T H A T the application be approved, SUBJECT TO the Welsh Ministers first being notified, and not requesting the call-in of the application within 21 days of the notification, and subject to the following conditions:

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

Reason:

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

2. This consent shall relate to the plans registered on the 28 January 2014 other than where superseded by the amended site layout and vehicle swept path plans received on the 22 April 2014.

Reason:

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

3. 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 dwellings hereby approved shall not be extended or altered in any way (including any works whatsoever to alter or infill the voids beneath the respective patios serving the dwellings) without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development, to ensure flood risk is not exacerbated and to ensure compliance with Policies ENV7 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) 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, to ensure flood risk is not exacerbated and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

5. 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 use in the development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use, and so retained at all times thereafter.

Reason:

To safeguard local visual amenities, to ensure flood risk is not exacerbated and to ensure compliance with Policies ENV7 and 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 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, to ensure flood risk is not exacerbated and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

7. Prior to the commencement of development, details (including sections) of the finished levels of the application site and the dwellings, in relation to existing ground levels and those of the adjoining land shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

In the interests of visual amenity, in order to ensure flood risk is not exacerbated and to ensure the development accords with Policies ENV7, ENV27 and HOUS8 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) the ground levels agreed under the terms of Condition No. 7 of this planning permission shall at all times be maintained in accordance with the details approved under the terms of that condition and shall not be raised or lowered without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development, in order to ensure flood risk is not exacerbated and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

9. The development permitted by this planning permission shall only and at all times be carried out in strict accordance with the Flood Consequences

Assessment (FCA) accompanying this application dated January 2014, produced by JBA Consulting.

Reason:

In order to minimise flood risk within the site and within the flood catchment area, and to ensure compliance with the requirements of Policy ENV7 of the Unitary Development Plan and Technical Advice Note 15 - Development and Flood Risk.

10. Prior to the commencement of any development a scheme for the provision and management of a buffer zone alongside the watercourse shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The scheme shall include:
- plans showing the extent and layout of the buffer zone;
  - details of any planting (for example, native species, local provenance);
  - details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term;
  - details of any footpaths, fencing.

Reason:

In order to protect the ecological value of the watercourse and the area surrounding it, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

11. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of Japanese Knotweed or Himalayan Balsam on the site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed or Himalayan Balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall only proceed in accordance with the approved method statement.

Reason:

In order to prevent the spread of Japanese Knotweed / Himalayan Balsam, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

12. Prior to the commencement of development full details of an integrated scheme for the drainage of the site, including foul and surface water and land drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details prior to the first beneficial occupation of any dwelling and thereafter so maintained at all times.

Reason:

To ensure the satisfactory drainage of the site, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

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

14. 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.

15. Prior to their use in the development hereby approved, further details and samples of all elements of the hard landscaping scheme, including the materials to be used in the construction of the driveways and parking areas shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:

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

16. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on plan reference 2021/SK100 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.

17. Notwithstanding the submitted plans, full engineering details of the vehicular access to the site, incorporating the turning facility and vision splays, and including sections, street lighting and surface water drainage, (and including engineering details of any retaining walls or culverts as required) 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 agreed details.

Reason:

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

18. Any vegetation clearance/works affecting the buildings 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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 hard standing required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed within the curtilage of any of the dwelling houses 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 the terms of Policies ENV7 - Water Resources and ENV27 of the Unitary Development Plan.

24. 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 and the proposed storage of materials during the 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, to ensure flood risk is not exacerbated and to ensure compliance with the terms of Policies ENV7 and ENV27 of the Unitary Development Plan.

25. Prior to the beneficial occupation of the 12th residential unit, details of the resurfacing of part or all of Redwood Close shall be submitted to and approved in writing by the Local Planning Authority, and the works to resurface the agreed parts of Redwood Close shall be carried out within 3 months of the beneficial occupation of the 12th residential unit.

Reason:

In order to ensure the development is served by an adequate access and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

26. 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.

27. 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.

28. The development shall at all times be carried out in accordance with the measures, conclusions and recommendations set out in the submitted David Clements Ecology Report, dated October 2013.

Reason:

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

29. No development shall take place until an ecological design strategy (EDS) addressing biodiversity protection measures and site biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following:

- a) An Opportunities and Constraints Plan showing detailed designs for biodiversity protection/enhancement, the extent and location/area of proposed works on appropriate scale maps and plans. To achieve stated objectives, including but not exclusively limited to:
- Provision of built-in bat roosting and bird nesting boxes within at least 25% of the new units on site.
  - A lighting design strategy for biodiversity for the site. The strategy shall identify retained dark commuting routes and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to clearly demonstrated that areas to be lit will not cause light pollution in areas identified as dark flight corridors. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
  - The use of locally occurring native species in planting schemes.
  - Demonstrate the use of newt-friendly drainage.

- Minimising habitat loss/fragmentation, ensuring habitat connectivity by demonstrating site porosity for priority species such as reptiles, amphibians through incorporating (regular or continuous) gaps under fences of at least 100mm x 100mm under all fences and gates (temporary and permanent).
- b) Method Statement(s) for site clearance with respect to reptiles and breeding birds.
- c) Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development.
- d) Identify persons responsible for implementing the works and provide details of initial aftercare, long-term maintenance, monitoring and remedial measures.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason:

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

**2014/00071/FUL** Received on 16 January 2014  
(P. 130)

Silver Crescent Estates Limited, 232, Whitchurch Road, Heath, Cardiff, CF14 3ND  
C2J Architects, Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL

**77, Romilly Park Road, The Knap, Barry**

Proposed construction of five dwellings with access, onsite parking and amenity facilities

**DEFERRED** - Site Visit.

**2014/00100/OUT** Received on 28 January 2014  
(P. 149)

Mr. Daniel Radcliffe, Green Valley Farm, Treerhyngyll, Near Cowbridge, Vale of Glamorgan, CF71 7TN,  
Mr. Isaac Benjuya, Anderson & Associates (S.W.) Ltd., 39, High Street, Cowbridge, Vale of Glamorgan, CF71 7AE

**Site adjacent and south of Nant Lle and north of the Farmers Lane, Treerhyngyll**

Erection of a dwelling (4 bed and 3 baths) and single garage

**REFUSED** (Written Representations)

1. In the opinion of the Local Planning Authority it is considered that the proposal represents an unacceptable, unjustified and unsustainable new dwelling in this countryside location, which would not constitute infill or rounding off, and that would cause demonstrable harm to the undeveloped, unspoilt rural character of the surrounding landscape contrary to Policies ENV1 - Development in the Countryside; ENV10 - Conservation of the Countryside; ENV27 - Design of New Developments; contrary to Policies HOUS 2 – Additional residential development, HOUS3 - Dwellings in the Countryside; 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 Edition 6, 2014.
2. The proposals would result in the loss of Grade 3A agricultural land, with no overriding justification for the irreversible loss of the land for agriculture, the proposals are therefore contrary to Policies ENV1 - Development in the Countryside, ENV2 - Agricultural Land; and Strategic Policies 1 & 2 - The Environment of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; and national guidance contained in Planning Policy Wales Edition 6, 2014 and Technical Advice Note 6 - Planning for Sustainable Rural Communities.

**2014/00112/FUL** Received on 10 March 2014  
(P. 158)

Mr. Nic Morgan, 104, Plymouth Road, Penarth, Vale of Glamorgan, CF64 5DL  
Mr. Nic Morgan, 104, Plymouth Road, Penarth, Vale of Glamorgan, CF64 5DL

**104, Plymouth Road, Penarth**

Construction of a single garage with pitched roof and storage space above and retrospective planning for a Juliet balcony to the rear.

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

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

Reason:

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking, amending or re-enacting that Order) no windows or doors shall be

inserted in the single garage with storage other than those hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

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

3. 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 Order revoking, amending or re-enacting that Order) no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site other than those hereby approved 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.

4. Notwithstanding the submitted details of the external finishes of the hardstand hereby approved, including details of a permeable surface 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 and shall be so retained at all times.

Reason:

To safeguard local visual amenities, ensure adequate parking standards and to ensure sustainable drainage of the hardsurface is provided as required by Policies ENV27 and TRAN10 of the Unitary Development Plan.

5. Prior to their use in the construction of the development hereby approved, a sample of the proposed timber cladding 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 in this Conservation Area and to ensure compliance with Policies ENV20 and ENV27 of the Unitary Development Plan.

6. This consent shall only relate to the original plan 001-PL-02 received on the 29 January 2014 and the amended plans reference 001-PL-01 Rev A, 001-PL-03 Rev A and 001-PL-04 Rev A received on the 27 March 2014 and the development shall be carried out strictly in accordance with these details.

Reason:

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

7. The single detached garage with storage above should not be brought into beneficial use until an extended crossover access to the public highway has been formally laid out.

Reason

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

**2014/00193/FUL** Received on 20 February 2014

(P. 169)

Roath Housing Co Ltd., Gowanbank, 60, Ely Road, Llandaff, Cardiff, CF5 2JG

Gillard Associates, 2, Cathedral Road, Cardiff, CF11 9RZ

**Former Post Office Sorting Office, Llanmaes Road, Llantwit Major**

Development of 18 No affordable flats with associated parking and amenity areas

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

- The dwellings to be built as part of the development built under the planning permission shall be built and thereafter maintained as affordable housing units in perpetuity.
- The developer shall pay the sum of twelve thousand pounds (£12,000) to contribute towards the enhancement of public open space in the area.
- The Legal Agreement will include the standard clause requiring the payment of a fee set at 20% of the value of the planning application fee (£1,056.00 in this case).

APPROVED, subject to the following conditions:

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 the commencement of development, details (including sections) of the finished levels of the application site in relation to existing ground levels and those of the adjoining land shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure the development accords with Policies ENV27 and HOUS8 of the Unitary Development Plan.

3. 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 construction or erection in the development, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

4. Prior to their use in the construction of the development hereby approved, samples of all proposed external materials 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 samples.

Reason:

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

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

Reason:

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

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

Reason:

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

7. Prior to their use in the development hereby approved, further details and samples of all elements of the hard landscaping scheme, including the materials to be used in the construction of the parking areas and access road shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:

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

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

Reason:

To ensure the development accords with sustainability principles and the site is accessible by a range of modes of transport in accordance with Policies 2, 8, ENV27 and TRAN9 of the Unitary Development Plan.

9. 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 plans hereby approved, and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

10. Prior to their construction, full details and elevations of the proposed bin stores shall be submitted to and approved in writing by the Local Planning Authority, and the bin stores shall thereafter be constructed and maintained in accordance with these details.

Reason:

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

11. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

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

12. Prior to the commencement of works on site details of recycling facilities to serve the residential units hereby approved, shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided prior to the first beneficial occupation of any of the units.

Reason:

In the interests of the satisfactory development of the site and in order to comply with the requirements of Policy ENV27 of the Unitary Development Plan.

13. 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.

14. 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.

15. 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.

16. Prior to the commencement of works to construct the building of flats, a scheme to detail how the residential amenities of occupiers of the flats will be protected shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme of noise attenuation.

Reason:

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

17. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Planning Policy Wales Edition 6, or any future guidance that replaces it. The scheme shall include:

- i) the arrangements for the management of the affordable housing;
- ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

- iii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

To ensure that the development is kept in perpetuity as an affordable housing scheme, and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

18. Prior to the first beneficial occupation of any of the residential units hereby approved, a parking management plan shall be submitted to and approved in writing by the Local Planning Authority, and the development shall at all times thereafter be managed in accordance with the approved plan.

Reason:

In order to ensure the efficient management of the parking provision serving the development and to ensure compliance with Policies ENV27 and HOUS8 of the Unitary Development Plan.

**2014/00224/FUL** Received on 24 February 2014  
(P. 193)

Brownfield Green Ltd, 1, The Old Chapel, Street End, Blagdon, Bristol, BS40 7TP  
Brownfield Green Ltd, 1, The Old Chapel, Street End, Blagdon, Bristol, BS40 7TP

**Porthkerry Road Methodist Church, Porthkerry Road, Barry**

Proposal to convert the former Methodist Church and adjacent school hall into 10 residential houses, with associated gardens and parking

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

- Provide for an off-site contribution to affordable housing provision, with the off-site financial contribution to be £20,000;
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£660 in this case).

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the plans registered on 17 February 2014 other than where amended by plans reference 159.D.01B, 159.D.25A and D33A received on 23 April 2014.

Reason:

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

3. Prior to their use on site samples of the materials to be used in the hard surfaced external areas, including the parking areas, 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 safeguard the setting and visual amenities of the County Treasure and Listed Building and to meet the requirements of Policies ENV17, ENV27 and HOUS8 of the Unitary Development Plan.

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

Reason:

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

5. Notwithstanding the submitted information and prior to their installation on site, details of the windows and doors including section details at a scale no greater than 1:20 and details of the glazing type for the windows, shall be submitted to and approved in writing by the Local Planning Authority and the details as approved shall be installed prior to the first beneficial use of the dwellings to which they relate and shall thereafter be so maintained at all times unless the Local Planning Authority give prior written consent to any alteration.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, in the interests of visual amenity and to ensure compliance with

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

6. Prior to their installation on site details of the rooflights and their fitting 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 safeguard the character and visual amenities of the County Treasure and Listed Building and to meet the requirements of Policies ENV17 and 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) the dwellings 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) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for the 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 the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

11. Notwithstanding the details shown on the approved 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 prior to the commencement of development. The means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use and maintained as such thereafter unless otherwise agreed by the Local Planning Authority.

Reason:

To safeguard local visual amenities and protected species, and to ensure compliance with the terms of Policies ENV17 and ENV27 of the Unitary Development Plan.

12. Notwithstanding the details shown on the approved plans, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the beneficial occupation of any of the dwellings hereby approved, which shall include details of proposed planting and replacement trees (including species and size), 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.

13. 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.

14. No net increase in surface water run-off shall be allowed to connect (either directly or indirectly) into the public sewerage system.

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, and to ensure compliance with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

15. No part of the development shall be commenced until a method statement for the demolition works including the removal of the render from the 'School Building' have been 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 safeguard the visual amenities of the Listed Building, as required by Policy ENV17 of the Unitary Development Plan.

16. No part of the development shall be commenced until further details (including structural calculations and details of finishes) of all retaining works at the site have been submitted to and approved in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved details.

Reason:

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

17. Notwithstanding the submitted plans, prior to the commencement of development, the parking layout, on-site turning facilities and location of the bin store, shall be first submitted to and agreed in writing by the Local

Planning Authority and the details thereby agreed shall be implemented in full prior to the first beneficial occupation of any of the dwellings.

Reason:

In the interests of highway safety and in order to comply with Policy ENV27 of the Unitary Development Plan.

**2014/00225/LBC** Received on 24 February 2014  
(P. 213)

Brownfield Green Ltd, 1, The Old Chapel, Street End, Blagdon, Bristol, BS40 7TP  
Brownfield Green Ltd, 1, The Old Chapel, Street End, Blagdon, Bristol, BS40 7TP

**Porthkerry Road Methodist Church, Porthkerry Road, Barry**

Proposal to convert the former Methodist Church and adjacent school hall into 10 residential houses, with associated gardens and parking.

APPROVED subject to the following condition(s):

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

Reason:

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

2. This consent shall relate to the plans registered on 17 February 2014 other than where amended by plans reference 159.D.01B, 159.D.25A and D33A received on 23 April 2014.

Reason:

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

3. Prior to their use on site samples of the materials to be used in the hard surfaced external areas, including the parking areas, 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 safeguard the setting and visual amenities of the County Treasure and Listed Building and to meet the requirements of Policies ENV17, ENV27 and HOUS8 of the Unitary Development Plan.

4. Notwithstanding the submitted information and prior to their installation on site, details of the windows and doors including section details at a scale no greater than 1:20, new door openings (including a keystone to indicate date of the works) and details of the glazing type for the windows, shall be submitted to and approved in writing by the Local Planning Authority and the details as approved shall be installed prior to the first beneficial use of the dwellings to which they relate and shall thereafter be so maintained at all times unless the Local Planning Authority give prior written consent to any alteration.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, in the interests of visual amenity and to ensure compliance with the terms of Policies ENV17 and ENV27 of the Unitary Development Plan.

5. 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.

6. Prior to their installation on site details of the rooflights and their fitting at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To safeguard the character and visual amenities of the County Treasure and Listed Building and to meet the requirements of Policies ENV17 and ENV27 of the Unitary Development Plan.

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

Reason:

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

8. Notwithstanding the details shown on the approved 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 prior to the commencement of development. The means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use and maintained as such thereafter unless otherwise agreed by the Local Planning Authority.

Reason:

To safeguard local visual amenities and protected species, and to ensure compliance with the terms of Policies ENV17 and ENV27 of the Unitary Development Plan.

9. No part of the development shall be commenced until a method statement for the demolition works including the removal of the render from the 'School Building' have been 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 safeguard the visual amenities of the Listed Building, as required by Policy ENV17 of the Unitary Development Plan.

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

Reason:

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

**2014/00234/FUL** Received on 3 March 2014

(P. 225)

Mr. Gwyn Davies, Lodge LLP, Llanerch Vineyard, Hensol, Vale of Glamorgan,  
CF72 8GG

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

## Llanerch Vineyard, Hensol

Proposed marquee for use between April to September. Marquee and ancillary structures to be removed between October to March

### 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 be for a temporary period up until the 30 September 2015 and the marquee hereby approved shall also not be erected before 1 April and shall be removed from the site on or before 30 September during each calendar year (2014 and 2015).

Reason:

To enable the Local Planning Authority to properly control the erection of the temporary building and to mitigate the visual impact and potential noise impact, in accordance with Policies ENV1, ENV4 and ENV27 of the Unitary Development Plan.

3. Within 1 month of the cessation of the use of the site, the site shall be restored to its former condition, details of such restoration shall have been submitted to and approved in writing by the Local Planning Authority prior to the use ceasing.

Reason:

In the interests of the visual amenities of the area, and to ensure compliance with the terms of Policies ENV4 and ENV27 of the Unitary Development Plan.

4. Prior to the commencement of development a scheme for noise attenuation relating to the marquee hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme of noise attenuation shall be fully implemented prior to the first beneficial use of the marquee.

Reason:

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

**2014/00289/OUT** Received on 18 March 2014

(P. 236)

UK Hydro Slides Ltd, UK Hydro Slides, Waterpark House, Green Lane, Llantwit Major, South Glamorgan, CF61 1YW

Bernard Clatworthy Architects, 15 Denison Way, Cardiff, Cardiff / Caerdydd, CF5 4SF

**UK Hydro Slides, Waterpark House, Green Lane, Llantwit Major**

Redevelopment of Established Industrial Area for Residential Purposes (Option 1) - 5 dwellings

DEFERRED - Site Visit.

**2014/00290/OUT** Received on 18 March 2014

(P. 250)

UK Hydro Slides Ltd, UK Hydro Slides, Waterpark House, Green Lane, Llantwit Major, South Glamorgan, CF61 1YW

Bernard Clatworthy Architects, 15, Denison Way, Cardiff, CF5 4SF

**UK Hydro Slides, Waterpark House, Green Lane, Llantwit Major**

Redevelopment of Established Industrial Area for Residential Purposes (option 2) Five dwellings

DEFERRED - Site Visit.

**2014/00318/FUL** Received on 21 March 2014

(P. 264)

Mrs Brenda Phillips c/o Agent

Mr Matthew Hard CDN Planning (Wales) Ltd, North Hill, 7, St James Crescent, Swansea, SA1 6DP

**Land at The Downs, Wick Road, Llantwit Major**

Erection of one dwelling.

REFUSED (Written Representations)

1. By reason of its siting and surrounding context, and the absence of an agricultural/forestry/rural enterprise justification, the proposal represents an unjustified and unacceptable form of development in the open countryside, which would detract from the site's undeveloped character and rural context, and the wider character of the surrounding countryside. The development is therefore contrary to Policies ENV1 - Development in the Countryside, ENV10 - Conservation of the Countryside, ENV11 - Protection of Landscape Features, ENV27 - Design of New Developments, HOUS3 - Dwellings in the

Countryside, 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 national guidance contained in Planning Policy Wales, TAN6-Planning for Sustainable Communities and TAN12-Design.

2. By virtue of its isolated position outside of any defined settlement boundary, the site is considered to be in an unsustainable and unsuitable location where the new dwelling would be remote from day to day amenities/services and occupiers would be over-reliant on the private car. The proposal is consequently contrary to strategic Policies 2 and 8, and Policy ENV27 - Design of New Developments of the Vale of Glamorgan Unitary Development Plan (1996-2011) and the national policies regarding sustainable development contained within Planning Policy Wales Ed. 6 2014.

**2014/00313/RG3** Received on 12 March 2014

(P. 274)

Vale of Glamorgan Council, Civic Offices, Barry, Vale of Glamorgan, CF63 4RU  
Kelly Williams, Vale of Glamorgan Council, Property Section, 2nd Floor, Civic  
Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU

**Bute Cottage Nursery School, Bute Lane, Penarth**

Erection of 15m high pole and installation of radio antenna

RESOLVED – T H A T deemed planning consent be GRANTED subject to the following condition(s):

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

Reason:

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