

PLANNING COMMITTEE

Minutes of a meeting held on 5th June, 2014.

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

48 APOLOGIES FOR ABSENCE -

These were received from K. Hatton, A.G. Powell and E. Williams.

49 WELCOME -

The Chairman welcomed both Councillors Mrs. M.E.J. Birch and Mrs. M.R. Wilkinson back to the Planning Committee.

50 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 8th May, 2014 be approved as a correct record.

51 DECLARATIONS OF INTEREST -

Councillor Mrs. V.M. Hartrey declared an interest in Planning Application No. 2014/00178/FUL - Former Tennis Courts to St. Cyres School Annex, Murch Crescent, Dinas Powys in that she was a Trustee of Dinas Powys VC who would receive monies under the terms of the proposed approval. She had been granted dispensation by the Standards Committee to speak only on this matter.

52 WELSH GOVERNMENT CONSULTATION: DRAFT CIRCULAR - THE USE OF CONDITIONS IN DEVELOPMENT MANAGEMENT (REF) -

Cabinet, on 28th April, 2014 was requested to approve the response to the Welsh Government Consultation: 'Draft Circular - The Use of Conditions in Development Management'.

The consultation was related to the draft circular that was proposed to replace Circular 35/95. It sought to provide contemporary guidance with regard to the effective implementation of planning conditions, as well as provide an updated list of model conditions to promote best practice in the use of conditions in Wales.

A consultation paper included a set of specific questions to which the Welsh Government was requesting views. The closing date for replies was 25th April, 2014. The response had been issued with the caveat that the matter would be reported to Cabinet on 28th April, 2014 with any additional comments to follow.

The draft circular, attached at Appendix A to the report intended to provide contemporary guidance with regard to the effective implementation of planning conditions, as well as an updated list of model conditions to promote best practice in Wales, whilst retaining the elements of Circular 35/95 which remained relevant. However, much of the information contained in Circular 35/95 remained useful and so had been retained where that was the case.

Cabinet had,

Resolved:

- (1) That the content of the report be noted and the responses to the consultation, as attached at Appendix A to the report be agreed.
- (2) That the matter be referred to Planning Committee for information.

Having considered the decision of Cabinet, it was

RESOLVED - T H A T the decision of Cabinet be noted.

Reason for decision

Having regard to the decision of Cabinet.

53 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 8th May, 2014 be noted:

Apologies for absence were received from Councillors Mrs. P. Drake, J. Drysdale, E. Hacker (site(b)), Mrs. V.M. Hartrey, K. Hatton, Ms. R.F. Probert and E. Williams (site (b)).

(a) Redwood Close, Boverton, Llantwit Major	Councillor F.T. Johnson (Chairman); Councillors E. Hacker, H.J.W. James, A. Parker, R.A. Penrose, A.G. Powell, R.P. Thomas and E. Williams..
(b) North Road, Cowbridge	Councillor F.T. Johnson (Chairman); Councillors H.J.W. James, A. Parker, R.A. Penrose, A.G. Powell, Mrs. A.J. Preston and R.P. Thomas.

54 PUBLIC RIGHTS OF WAY SUB-COMMITTEE (MD) -

Agreement was sought to the re-appointment of the Public Rights of Way Sub-Committee.

RESOLVED -

(1) T H A T the Public Rights of Way Sub-Committee, comprising five Members (2 Labour, 1 Conservative, 1 Plaid Cymru and 1 Llantwit First Independents) be re-appointed with the following Terms of Reference:

To consider and determine under delegated powers applications for Footpath Orders made under Sections 25, 26, 118 and 119 of the Highways Act 1980 and Orders made under Sections 53(3)(b), 53(3)(c) and 54 of the Wildlife and Countryside Act 1981 in respect of modifications of the Definitive Map.

(2) T H A T the procedural note attached as Appendix B to the report be approved for use at meetings of the Public Rights of Way Sub-Committee.

(3) T H A T the Membership of the Sub-Committee be as follows:

Labour - Councillors F.T. Johnson and Mrs. M.R. Wilkinson

Conservative - Councillor H.J.W. James

Plaid Cymru - Councillor Mrs. V.M. Hartrey

Llantwit First Independents - Councillor E. Williams.

Reason for decisions

(1-3) To facilitate decision making.

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

RESOLVED -

(1) T H A T the Building Regulation Applications as listed in the report be noted.

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

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

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

Decision Codes

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

2013/01077/FUL	A	Avalon, Broughton Road, Wick	Proposed extension and therapy pool.
2014/00063/OUT	R	Oakdale, Sully Road, Penarth	Construction of a new three bedroom bungalow - Outline application.
2014/00211/FUL	A	5, Beech Park, Colwinston	Proposed extension to rear incorporating sun room and internal alterations to increase size of front bedroom and entrance lobby.
2014/00222/FUL	A	Longlands Quarry, Corntown	Erection of cement silo.
2014/00237/FUL	A	153, Colcot Road, Barry	Proposed two storey side extension.
2014/00239/FUL	A	29, Heol Y Frenhines, Southra Park, Dinas Powys	Single storey extension, WC to rear garden.
2014/00240/FUL	A	4, Shakespeare Road, Barry	Proposed two storey extension to side of property to provide new kitchen & dining area at ground floor level and new master bedroom and bathroom at first floor level.

2014/00256/FUL	A	Ffos y Crydd Farm, Peterston Super Ely	Retention of additional width to the two storey side extension.
2014/00260/FUL	A	4, Heol Moor, Barry	Convert integral garage into an extra room. Remove garage door and erect a small wall and fit a 3 panel upvc window. Raise garage floor with insulation, wooden frame and floor boards, brick up side door entrance.
2014/00291/FUL	A	26, Clos Y Fulfran, Barry	First floor extension above double garage.
2014/00295/FUL	A	7, Adar Y Mor, Barry Island	White gable end conservatory.
2014/00018/FUL	A	The Cross Inn, Llantwit Major Road, Llanblethian, Cowbridge	Extensions and alterations to ground and first floor.
2014/00184/LBC	A	The Library Lift, United World College of the Atlantic, St. Donats Castle	The installation of an internal platform lift to provide disabled access to the first floor of the castle, addressing the level differences at first floor level by introducing a raised section of flooring including raising the height of an existing door opening. Widening an existing door opening to the Lift Lobby and installing a new jib style door. The installation of a new ramp at ground floor level to provide disabled access through the building.

2014/00214/FUL	A	Woodlands, Peterston Super Ely	Removal of a modern UPVC conservatory to the front of the house and another to the rear. Erection of single storey extension to the rear of the house and open porch to the front of the house. Rendering to front elevation to cover existing stonework.
2014/00235/FUL	A	Midfield House, Pen y Turnpike Road, Dinas Powys	Extension to existing garage to form work at home office.
2014/00236/FUL	A	6, Cliff Parade, Penarth	Single storey side extensions with balcony/terrace, dormers to side and rear, conversion of garage to living accommodation, external alterations and removal of timber fence with brick wall to match existing.
2014/00247/FUL	R	The Barley Field, The Lawns, Cwrt yr Ala Road, Cardiff	Retrospective application for the excavation of 3 ponds/basins.
2014/00249/FUL	A	49, Castle Drive, Dinas Powys	Two storey side extension.
2014/00250/FUL	A	166, Redlands Road, Penarth	Two storey side extension and rear extension. New extended vehicular crossover.
2014/00253/FUL	A	Ysgol Iolo Morganwg, Broadway, Cowbridge	Proposed new entrance lobby and foyer and external alterations to facilitate use of first floor.
2014/00261/ADV	A	Natwest, 117, Holton Road, Barry	Replacement of existing brand review in the form of fascia signage.

2014/00262/FUL	A	22, Sycamore Crescent, Barry	Proposed first floor extension to existing single (side) storey, new porch to front elevation and new single storey extension to the rear.
2014/00263/FUL	A	Brynhyfryd, Llanmihangel Road, Llanblethian, Cowbridge	Dormers to front and rear, conversion of garage to habitable room and external alterations.
2014/00264/FUL	A	234, Barry Road, Barry	Proposed single storey extension for improved access and disability accommodation comprising; front entrance lobby; rear bedroom, wetroom, utility and hall.
2014/00265/FUL	R	Shaftesbury House, 2, Vere Street, Barry	Proposed change of use of part ground floor and former offices and storage to first and second floors to form 2 no. flats (1 and 2 bed).
2014/00275/FUL	A	Elaine Jones Interiors, 4, Wine Street, Llantwit Major	The building is currently being used as an office/shop. I propose to change this to a coffee shop, with a view to selling hot and cold food for consumption both on and off the premises; opening times would be 8am -5pm Monday to Friday and 8am- 2pm on Saturday. Closed on Sunday.
2014/00278/FUL	A	8, Glas y Llwyn, Barry	Extension at first floor level to form a new bedroom and alter existing first floor layout, incorporating new windows.
2014/00279/LAW	A	The Grange, Llancarfan, Barry	Lawful development certificate for proposed garage conversion.

2014/00281/FUL	A	3, Plymouth Road, Penarth	Conversion of existing (dilapidated) detached garage into habitable space including link to existing house, plus associated works.
2014/00285/FUL	A	Sunnycroft, Penylan Road, St Brides Major	Proposed canopy and store.
2014/00292/FUL	A	8, Cannington Close, Sully	Orangery extension to rear of property.
2014/00297/FUL	A	15, Millfield Drive, Cowbridge	Replacement of existing single glazed conservatory 5m x 3m at rear of house with brick built single storey extension 6 m x 3.5m.
2014/00298/FUL	A	23, Sullivan Close, Penarth	Demolition of outbuilding and conservatory replaced by single storey full width rear extension.
2014/00302/FUL	A	64, Plymouth Road, Penarth	Replacement of existing third floor window (which is not original) with a new window using UPVC but with a heritage design which makes it indistinguishable from the original style.
2014/00307/FUL	A	68, Uplands Crescent, Llandough	Conversion of existing garage to living area and erection of new garage at side of dwelling.
2012/00742/FUL	R	Coach House Farm, Michaelston Le Pit	1) Proposed lean-to to rear of agricultural building; and 2) Retention of two grain silos.
2013/00939/FUL	A	25, Hickman Road, Penarth	Erection of first floor extension to provide waiting area for existing dental practice and regularisation of the existing first floor surgery.

2014/00026/FUL	A	Llaneinydd, St. Nicholas	Conversion of existing coach house to dwelling, renewal of existing planning approval.
2014/00130/FUL	A	9, Voss Park Drive, Llantwit Major	Proposed conversion of existing garage to playroom, first floor side extension and alterations to existing dwelling house.
2014/00143/FUL	A	Llancadle Farm, Llancadle	Amendment to planning approval 2011/01227/FUL to retain the stable block attached to barn 4 and to regularise discrepancies between the approved plan and as built.
2014/00200/FUL	R	Lane End, Michaelston Le Pit	Demolition of pole barns and light industrial buildings. Creation of a new dwelling and barn and reinstating ponds.
2014/00227/FUL	A	9, Cowper Close, Penarth	Single storey rear and side extensions and dormers for loft conversion.
2014/00252/FUL	A	Stable Cottage, Court Farm, Llansannor, Cowbridge	Proposed new garage with store above.
2014/00267/FUL	R	24, Rectory Close, Wenvoe	Two storey side extension.
2014/00273/FUL	A	1, Caynham Avenue, Penarth	Extension to side and alterations.

2014/00276/FUL	R	Ty Frandy, Curnix Farm, Moulton, Barry	To create a new driveway entrance to main property; Currently the only access to the property is via a shared gravel driveway, which is unsuitable for proper access. The new driveway will entail removing approximately 6 metres of hedgerow and excavation of soil to form driveway.
2014/00277/FUL	A	11, King Street, Penarth	Two and single storey rear extension.
2014/00280/FUL	A	Trosfaen, Windmill Lane, Llanblethian	Front and rear attic extensions.
2014/00283/FUL	A	6, Nantlais, Corntown	Two storey extension.
2014/00284/FUL	A	31, Fairfield Rise, Llantwit Major	Proposed new entrance porch and cloakroom.
2014/00287/FUL	A	The Hawthorns, 3, Romilly Road, Rhoose	Conversion of existing outbuildings previously used as kennels to five self-contained cattery units capable of housing a maximum of 12 cats in total, plus the erection of one self-contained cattery unit capable of housing a maximum of two cats for isolation purposes.
2014/00296/LAW	A	44, Hastings Avenue, Penarth	Loft conversion including hip to gable and dormer to rear.
2014/00303/FUL	A	Bryn Awel, High Street, Llantwit Major	Extension to side and rear of house.
2014/00305/FUL	A	37, Church Meadow, Boverton, Llantwit Major	Remove existing conservatory and replace with a single storey extension.

2014/00314/FUL	A	10, The Cross Keys, Colhugh Street, Llantwit Major	Replacement windows to the front and rear elevations.
2014/00315/LAW	A	32, Falcon Road, Barry	Prefabricated garage to house one car.
2014/00319/FUL	A	27, Lon Yr Eglwys, St. Brides Major	Single storey rear flat roof extension.
2014/00323/FUL	A	Pound Field, Boverton Road, Llantwit Major	Proposed new café development, alterations to Unit 02 (LM Sports), New pitched roof to building block (Units 01-06).
2014/00326/FUL	A	67, South Road, Sully	Demolition of existing single storey rear extension and construction of new two-storey rear extension.
2014/00331/FUL	A	9, Cae Gwyn, Penarth	Rear ground and first floor extension.
2014/00337/FUL	A	Wenvoe Manor, Port Road East, Wenvoe	To take down existing store (dilapidated) and reconstruct new store/gym.
2014/00341/FUL	A	69, Heol Y Frenhines, Dinas Powys	Proposed loft conversion and rear dormer.
2014/00346/FUL	A	19, Tennyson Way, Llantwit Major	Proposed two storey extension for a new Lounge at ground floor and new bedroom with internal alterations to ensuite and dressing room at first floor.
2014/00356/FUL	A	16, Meadow Vale, Barry	Erection of two storey side extension and single and two storey rear extensions (amendment to 2012/00490/FUL).
2014/00172/FUL	A	Bryntyryion, 23, Church Hill Close, Llanblethian	Conversion of existing roof space.

2014/00188/FUL	A	River Court, Treoes	Construction of a 4 bedroom dwelling with associated curtilage.
2014/00221/FUL	A	Hen Dafarn, St. Mary Hill, Bridgend	Application to increase the height of the wind turbine granted as part of planning application reference 2012/01130/FUL.
2014/00300/FUL	A	243, Holton Road, Barry	Conversion of existing shop with living accommodation to rear and over into two flats.
2014/00304/ADV	A	Tesco Stores Ltd., Terra Nova Way, Penarth	Directional signage to customer Click & Collect pick up location within the Tesco Store car park and signage to Click & Collect.
2014/00306/FUL	A	Llys Yr Hafod, Prisk	Demolish existing conservatory/garden room. Construct garden room with balcony over. Form dormer/access doors to new balcony. Form access pathway to side of garage to service rear garden.
2014/00309/FUL	A	Barn on agricultural field. Field runs alongside Beauville Lane, Twyncyn, Dinas Powys	Reclad barn with steel cladding.
2014/00311/FUL	A	Downcross Cottage, Cowbridge Road, Llantwit Major	Demolition of existing double garage and construction of single-storey extension at side and rear, (including replacement double garage).
2014/00316/FUL	A	Barry Yacht Club, The Pier Head, Barry Docks, Barry	Construction of a package sewage treatment plant for the treating of sewage waste from the BYC Clubhouse and adjoining former Lifeboat Station.

2014/00320/FUL	A	Pheasant Rise, Cowbridge Road, St. Nicholas	Removal of conservatory and construction of pitched roof with door open on to a balcony to rear of the property.
2014/00321/FUL	A	White Lodge, Ystradowen	Ground floor rear extension.
2014/00327/FUL	A	22, Victoria Square, Penarth	Single storey rear extension incorporating material alterations to the building façade.
2014/00340/FUL	A	Gary Watson Motor Company, Broad Street, Barry	Display and sale of motor vehicles.
2014/00347/FUL	A	Bryncoed, Graig Penllyn	Removal of bungalow roof and creation of first floor accommodation and minor extensions; conversion of unused outbuilding to gym.
2014/00348/FUL	A	Brook Cottage, Bridge Road, Llanblethian, Cowbridge	Removal of existing timber frame Summer House and re-build with modern building materials.
2014/00353/FUL	A	44, Westbourne Road, Penarth	Removal of a hedge located at the rear boundary wall of the property adjoining Station Road; removal of the existing wall deemed to be in disrepair by Vale of Glamorgan Highways and Engineering department and like for like replacement of wall.
2014/00368/FUL	A	16, Marine Walk, Ogmore-by-Sea	Proposed first floor balcony extension and introduction of 2 No. Velux rooflights to front elevation roof.

2014/00371/FUL	A	The Anchorage, St. Donats	Alterations to existing dwelling, including loft conversion and demolition of existing pre-fabricated garage and the erection of new garage with study/store above.
2014/00375/FUL	A	1, Ridgeway Road, Barry	Rear existing extension to be rebuilt and small extension to side of house, existing parapet roof to be replaced with flat roof.
2013/01218/LBC	A	Llanmaes House, Llanmaes	Minor internal alterations to create ancillary housekeepers apartment utilising side entrance, bedroom and bathroom occupying north east corner of the first floor of the existing building.
2014/00333/FUL	A	Pen Yr Ynys, 42, Redbrink Crescent, Barry Island	Change of use from care home to revert back to two domestic dwellings.
2014/00334/FUL	A	46, Marine Drive, Barry	Demolition of existing dwelling and construction of new dwelling.
2014/00339/FUL	A	42, Seaview Drive, Ogmore By Sea	Alterations to front elevation bay window and new side chimney.
2014/00345/FUL	A	8, Teasel Avenue, Penarth	Single storey extension to rear of property.
2014/00352/FUL	A	21, Church Avenue, Penarth	Replacement of original box sash sliders to UPVC box sash sliding windows.
2014/00357/LAW	A	13, Wood Street, Penarth	Single storey rear extension.

2014/00358/FUL	A	37, Wimbourne Close, Llantwit Major	Two storey extension to include extended kitchen, wash room and garage to first storey and one new bedroom to rear and extending front bedroom.
2014/00359/FUL	A	Coronation Cottage, Cowbridge Road, St. Athan	Erection of a first floor loft extension to the rear of existing garage.
2014/00363/FUL	A	Whitehall Quarry, Walston Road, Wenvoe	Proposed continued implementation of planning permission 04/00701/FUL without compliance with condition no. 1.
2014/00369/FUL	A	70, John Bachelor Way, Portway Marina, Penarth	Proposed garage conversion.
2014/00377/FUL	A	28, Jestyn Close, Dinas Powys	Single storey extension to front of existing property.
2014/00378/LBC	A	Penarth Pier Pavilion, The Esplanade, Penarth	A new sign `Penarth Pier Pavilion` above main entrance to the pavilion.
2014/00380/FUL	A	Whitehall Quarry, Walston Road, Wenvoe	Proposed continued implementation of planning permission 04/00700/FUL without compliance with condition no. 1.
2014/00381/FUL	A	23, Highwalls Avenue, Dinas Powys	Single storey side and rear extension to provide kitchen and family living space.
2014/00382/ADV	A	Rohan Store, Unit 3, Birds Lane, Cowbridge	Aluminium sign with illuminated lettering.
2014/00392/FUL	A	1, Seys Close, Cowbridge	Rear dormer extension.
2014/00399/FUL	A	7, Dunster Drive, Sully	Proposed enlargement of existing first floor dormer structure and internal building works.

2014/00405/FUL	A	The Grange, Llantwit Major Road, Llysworney	Single storey orangery style extension.
2014/00426/FUL	A	Lagonda Lodge, 39, Sully Terrace, Penarth	Proposed conservatory extension.
2014/00443/ADV	A	Marks and Spencer Plc, Culverhouse Cross, Cardiff	Non illuminated fascia sign.

57 APPEALS (DDS) -

RESOLVED -

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

(2) T H A T the statistics relating to the appeals for April 2014 to March 2015 as detailed in the report be noted.

58 TREES (DDS) -

(i) Delegated Powers -

RESOLVED - T H A T the following applications determined by the Director under Delegated Powers be noted:

Decision Codes

A - Approved

R - Refused

E Split Decision

2014/00310/TCA	A	10, Marine Parade, Penarth	Reduce and trim conifer in rear garden. Remove multi stem conifer in rear garden approximately 5/6 metres in height.
2014/00360/TCA	A	15, Albert Crescent, Penarth	Removal of two Sycamore and one Beech.
2014/00266/TPO	A	1, Maillards Haven, Penarth	Reduce end weight of limbs (2 primaries) on Lime closest to Cliff Side and pollard Lime south of pine end of dwelling.

2014/00293/TPO	A	Land to the rear of 42, Village Farm, Bonvilston	Dismantle/remove in sections - 1 no. Ash, 2 no. Sycamores, 1 no. Pine and 1 no. Wellingtonia.
2014/00294/TPO	A	Village House, Colwinston	Reduce height by 15% and prune to reshape top of crown to 1 no. Irish Yew tree located in front garden.
2014/00301/TPO	A	Little Orchard, Pendoylan	Reduce crown by removing up to 1.5m all round to Ash tree (T1).
2014/00407/TCA	A	26, White House, Barry	Fell / remove Eucalyptus tree.
2014/00428/TCA	A	78, Porth y Castell, Barry	Reduction in height of trees to the rear of the property.

59 ENFORCEMENT ACTION (DDS) -

(i) Land and Buildings at No. 23 Greave Close, Wenvoe -

A complaint had been received regarding the creation of a vehicle access at 23 Greave Close, Wenvoe onto Tarrws Lane. The site related to a parcel of land adjoining No. 23 Greave Close which was within the residential settlement boundary of Wenvoe. The dwelling was a detached bungalow which was located at the end of a cul-de-sac and which had been recently extended and modified.

The site adjoined the Dyffryn Basin and Ridge Slopes Special Landscape Area and a Green Wedge, to the north. Existing vehicular access to the site could be made only via Greave Close whilst a pedestrian stepped approach onto Greave Close to the east of the site from Old Port Road/Nant Isaf.

Following a site inspection, it had been noted that works had been carried out to form an access onto the adjoining highway Tarrws Lane. An opening had been formed to the site of 23 Greave Close of approximately 5 - 7 m wide as well as a dropped kerb paving. A flat gravel area had been created that could accommodate two vehicles. The land to the site of the property was not considered to form the curtilage and was outside the original, lawful residential plot of 23 Greave Close. Furthermore, due to the changes in levels from the higher position of the dwelling to the highway, engineering operations had been carried out to remove the hedgerow and banking so as to create a level access with the road.

In view of the above, it was considered that the works to extend the residential garden would be considered to be a material change of use of the land and the

works to form an access would be considered engineering works that required planning permission. As for the new access, permitted development rights existed for the formation of a new means of access (Class B of the Town and Country Planning (General Permitted Development) Order 1995). The new access in this case did not benefit from these permitted development rights. Development was only permitted under Class B when the access was required in connection with other works (i.e. the engineering works to remove the bank and form the parking area) that benefit from permitted development rights under any class in Schedule 2 of the 1995 Order.

As the engineering works to create the parking area did not benefit from any permitted development rights granted under any Class in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, it was considered that the access also required planning permission.

Whilst a number of recent applications had been submitted proposing similar works to the property, no such permission had been granted for the change of use of the land, the engineering operations or the access. The works were, therefore, unauthorised and in breach of planning controls.

The owner of the property had been advised that the vehicle opening and change of use of the land required planning permission by letter and on site. It had been explained that having considered a recent planning application refusal and the dismissed appeal for an access onto the lane, it was unlikely that the Council would support the access onto Tarrws Lane.

The owner had outlined by letter that he did not wish to use the access for parking his vehicles and it was currently on site as a temporary measure whilst he was having building materials delivered to the property during renovations. He also outlined that the Highways Department had granted consent for the access, but this had been denied by the Highways Authority. He had requested to use the access in this manner until May 2014.

It was considered that whilst the temporary period requested by the owner had not come to an end, it was appropriate to gain the necessary authorisation to safeguard the Council's position against the unauthorised access onto Tarrws Lane.

It was noted that discussions had taken place on site regarding a proposal to rebuild the retaining wall for the rear garden and the erection of a fence on top of the retaining wall. It had been outlined that this would also need planning permission. An application had been submitted by the owner, Reference 2014/00204/FUL and had been approved on 16th April, 2014.

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) Stop up the vehicle access from No. 23 Greave Close onto Tarrws

Lane by constructing an appropriate fence enclosure.

(ii) Remove the parking area.

(iii) The reinstatement of the bank and hedgerow along the boundary of the site with the adjoining highway.

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

Reason for decisions

(1&2) The creation of the access with associated vehicle movements into and out of the site will be detrimental to existing users of the lane and impact on highway safety in general. In addition, the unauthorised hardstanding impacts to an unacceptable degree on the character and appearance of the rural lane and adjoining rural area. Accordingly, it was considered that the unauthorised works were contrary to advice and guidance in Planning Policy Wales as well as the objectives of Policy ENV27 - Design of New Development of the Council's Adopted Unitary Development Plan 1996 - 2011 and the Council's Approved Supplementary Planning Guidance on 'Design in the Landscape'.

60 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.

2014/00071/FUL Received on 16 January 2014

(P.38)

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 four dwellings with access, on-site parking and amenity facilities

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 the 16 January 2014 other than where amended by plans reference AL(0)03 Rev C and AL(90)10 Rev A received on the 17 March 2014.

Reason:

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

3. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas and associated accesses have been laid out in full accordance with the details shown on plan ref: AL(90)10 A, and the parking and accesses 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.

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) the garages hereby approved shall be retained at all times for the parking of motor vehicles associated with the dwellings hereby approved, and not converted to any other use.

Reason:

To ensure sufficient parking is retained to serve the dwellings, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) no fence, wall or means of enclosure, other than those approved under the terms of this planning permission, shall be erected, constructed, improved or altered on site without the prior consent of the Local Planning Authority.

Reason:

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

6. Notwithstanding the submitted plans, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to their erection on site, and the means of enclosure shall be implemented in accordance with the approved details prior to the dwelling they relate to being put into beneficial use.

Reason:

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwellings hereby approved without the prior written consent of the Local Planning Authority.

Reason:

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

8. 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 Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

10. 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.

11. Prior to the commencement of development, further details of the finished levels of the site and dwellings in relation to existing ground levels and full details of any retaining walls and structures 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 Policy ENV27 of the Unitary Development Plan.

12. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground 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 report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason:

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

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

Reason:

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

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

Reason:

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

15. The dwellings hereby approved shall be constructed in strict accordance with the advice, measures and recommendations set out in the Aulos Acoustics report, dated the 15 January 2014, unless otherwise agreed in writing (and in accordance with an alternative Noise Assessment Report), with the Local Planning Authority, prior to the dwellings being brought into beneficial use.

Reason:

In order to ensure an appropriate level of insulation to the dwellings and to ensure compliance with Policies ENV27 and ENV29 of the Unitary Development Plan.

16. Prior to the first beneficial occupation of the dwellings hereby approved, a post construction sound insulation assessment shall be carried out to establish the db noise levels throughout the dwellings and their respective gardens, and submitted to and approved in writing by the Local Planning Authority. Should the report identify that the noise levels do not comply with the noise assessment report referred to in Condition 15 of this permission, the report shall also include measures to reduce the noise in order to comply with that report and a further report shall be submitted to and approved in writing following the completion of the approved measures, prior to the first beneficial occupation of the dwelling.

Reason:

In order to protect the residential amenities of the occupiers of the dwellings and to ensure compliance with Policies ENV27 and ENV29 of the Unitary Development Plan.

17. 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.

18. 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.

19. 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.

20. Notwithstanding the submitted plans, prior to the commencement of development further plans shall be submitted to and approved in writing by the Local Planning Authority which show an alternative arrangement/pattern of windows on the rear and side elevations of the dwellings. The dwellings shall thereafter be constructed and maintained at all times in accordance with the approved details.

Reason:

In order to protect the residential amenities of the occupiers of the dwellings and to ensure compliance with Policies ENV27 and ENV29 of the Unitary Development Plan.

2014/00178/FUL Received on 14 February 2014
(P.57)

Mr. Andy Marshall, Brackley Investments Ltd, 6, Lower Farm Barns, Bainton Road, Bucknell, Bicester, OX27 7LT

Mr. Andy Marshall, Brackley Investments Ltd, 6, Lower Farm Barns, Bainton Road, Bucknell, Bicester, OX27 7LT

Former tennis courts to St. Cyres School Annexe, Murch Crescent, Dinas Powys

Erection of 2 storey Community Health Resource Centre, associated car parking and landscaping

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:

- Pay a contribution of £28,000 to provide or enhance sustainable transport facilities in the vicinity of the site.
- Pay a contribution of £10,000 to support or enhance the community transport service operated by Dinas Powys Voluntary Concern.
- The Developer shall provide training for two people to the value of £2,400, or in the absence of any on-site training, pay a contribution of £2,400 to facilitate skills training.
- The Developer will provide public art on site to a value of £5,000 or provide a financial contribution to the same value in lieu of on-site provision for the Council's Public Art Fund.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£1,254 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 and documents received on 12 and 14 February, 2014, other than where amended by plans reference Drwg. No. 1483-18D receiving 28 April 2014, Drwg No. 1483-19D Floor plans received 19 May 2014 and 1483-20D Elevations received 21 May 2014; plus the additional document Environmental Noise Assessment prepared by NVP received 19 March 2014.

Reason:

For the avoidance of doubt as to the approved plans, and in the interests of highway safety and neighbouring amenity in accordance with Policies ENV27-Design of New Developments, ENV29-Protection of Environmental Quality and TRAN10-Parking of the Unitary Development Plan.

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

Reason:

In the interests of visual amenity and highway safety in accordance with Policies ENV27-Design of New Developments and TRAN10-Parking of the Unitary Development Plan.

4. Notwithstanding the submitted plans, before their installation on site, further details of the windows to the ground and first floor waiting rooms and landing, which shall provide for obscure glazing and if any opening windows are intended that they be restricted opening, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed details and shall be retained and maintained as such unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the privacy and amenities of the neighbouring residential occupiers are safeguarded in accordance with Policy ENV27-Design of New Developments 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, amending or re-enacting that Order) no additional windows, other than those approved in this permission, shall be inserted in the western elevation of the building 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.

6. Noise from combined sources of mechanical plant and extraction fans should not be above background noise levels. A post construction BS4142 noise assessment shall be undertaken, and the completed noise assessment report submitted to the Local Planning Authority for approval, within one month of the first beneficial operation of any part of the building. Any remedial works identified by the assessment shall be undertaken in accordance with a scheme agreed with the Local Planning Authority.

Reason:

To safeguard the residential amenities of neighbouring occupiers in accordance with Policies ENV27-Design of New Developments and ENV29-Protection of Environmental Quality of the Unitary Development Plan.

7. The new vehicular access, on-site car parking, cycle parking, ambulance access and turning space shall be fully implemented in accordance with Drwg. No. 1483-18D, amended plan received 28 April 2014, before the first beneficial use of the building hereby approved. The parking and manoeuvring space shall be retained and maintained on site for the exclusive use of the health centre and pharmacy.

Reason:

To ensure that adequate access, on-site parking and manoeuvring space is provided and maintained to serve the development in the interests of highway safety in accordance with Policies ENV27-Design of New Developments and TRAN10-Parking of the Unitary Development Plan.

8. No development shall take place until details of the relocation of the street lighting column to the frontage of the site have been submitted to and agreed in writing with the Local Planning Authority. The replacement lighting column shall be implemented before the first beneficial occupation of the building hereby permitted.

Reason:

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

9. Before the commencement of development full details of the proposed facilities for construction servicing/delivery of materials (including size, timing and frequency, which shall be outside of the peak am/pm hours and half hour either side of the beginning and end of school opening times); and wheel wash arrangements for the duration of the construction works, shall be submitted to and agreed in writing with the Local Planning Authority. The

development shall be constructed in accordance with the approved details unless any variation is agreed in writing with the Local Planning Authority.

Reason:

In the interests of highway safety during the construction phase of the development in accordance with Policies ENV27 - Design of New Developments and ENV29 - Protection of Environmental Quality of the Unitary Development Plan.

10. Before the first beneficial use of the development hereby approved full details of a scheme for the provision of public art on the site, which shall include a schedule for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The public art shall be provided in accordance with the scheme and schedule as approved.

Reason:

To ensure the provision of public art in the interests of quality design and enhancement of public places in accordance with Policy ENV27-Design of New Developments of the unitary Development Plan and Supplementary Planning Guidance on Public Art.

11. Notwithstanding the submitted plans, before its installation on site, further details of the means of enclosure of the site, including the entrance gates, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed scheme.

Reason:

In the interests of visual and neighbouring amenity, and highway safety in accordance with Policy ENV27-Design of New Developments of the Unitary Development Plan.

12. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development, and shall pay particular regards to the screening of the development from the neighbouring residential properties.

Reason:

To safeguard local visual and neighbouring amenities in accordance with Policy ENV27-Design of New Developments of the Unitary Development Plan.

13. The landscaping and construction of the site shall be in accordance with the approved landscaping scheme and Arboricultural Report. 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:

In the interests of visual and neighbouring amenity and to ensure satisfactory maintenance of the landscaped area in accordance with Policies ENV11- Protection of Landscape Features and ENV27-Design of New Developments of the Unitary Development Plan.

14. The development hereby permitted shall be implemented in accordance with the recommendations for ecological mitigation and biodiversity enhancement as outlined in the submitted Preliminary Ecological Appraisal report dated January 2014 and prepared by Protected Species Ecology Ltd., including provision of a bat box or bat brick.

Reason:

In the interests of ecology and biodiversity in accordance with Policy ENV16- Protected Species of the Unitary Development Plan and TAN5-Nature Conservation and Planning.

15. No development shall commence until a scheme for the comprehensive and integrated drainage of the site has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include details of how full water, surface water and land drainage will be dealt with. Such details shall ensure that foul and surface water shall be drained separately from the site, and no surface water shall connect either directly or indirectly to the public sewerage system unless otherwise agreed. The development shall be implemented thereafter in accordance with the approved scheme.

Reason:

To ensure the effective drainage of the site in the interests of public health and the environment in accordance with Policy ENV29-Protection of Environmental Quality of the Unitary Development Plan.

2014/00223/FUL Received on 27 February 2014
(P.87)

Trustees of St. Fagans No. 1 and 2 c/o Agent.
Geraint John Planning Ltd, Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ

St. Y Nyll Farm, St. Y Nyll, St. Brides Super Ely

Change of use and conversion of existing barns to provide 2 residential dwellings,
and associated works

WITHDRAWN

2014/00289/OUT Received on 18 March 2014
(P.104)

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

REFUSED (written representations)

1. By reason of the scale of the proposals and the surrounding rural context, and in the absence of any agricultural or rural enterprise justification, the proposed development represents an unjustified form of residential development in the open countryside which would introduce an urbanised form of residential development in a countryside location, contrary to the restrictive policies against the development of countryside for such uses and having a harmful effect on the character and appearance of the countryside. The development is, therefore, contrary to Policies ENV1 - Development in the Countryside, ENV10 - Conservation of the Countryside, ENV27 - Design of New Developments, and 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 (Edition 6, 2014) and TAN6 - Planning for Sustainable Communities, and TAN12 - Design.
2. By reason of the redevelopment of an established rural industrial site, the proposed development would result in the loss of existing rural employment land contrary to the policy presumption in favour of the retention of such uses. The development is, therefore, contrary to the principle of Policy EMP4 - Protection of Land for Employment of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; and national planning guidance contained in Planning Policy Wales and TAN6-Planning for Sustainable Communities.

3. By reason of the site's isolated position outside of any defined settlement boundary, the development is considered to be in an unsustainable and unsuitable location where the new dwellings would be remote from day to day amenities and services required by the future occupiers, resulting in a reliance 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 policy presumption in favour of sustainable development contained within Planning Policy Wales (Edition 6, 2014).

2014/00290/OUT Received on 18 March 2014
(P.118)

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

REFUSED (written representation)

1. By reason of the scale and design of the proposals, the development would have a harmful impact on the character and appearance of the countryside by introducing a linear and urbanised form of residential development in a countryside location, in the absence of any agricultural or rural enterprise justification. The development therefore, represents an unjustified form of residential development in the open countryside contrary to the restrictive policies against the development of countryside for such uses. The development is, therefore, contrary to Policies ENV1 - Development in the Countryside, ENV10 - Conservation of the Countryside, ENV27 - Design of New Developments, and 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 (Edition 6, 2014) and TAN6 - Planning for Sustainable Communities and TAN12 - Design.
2. By reason of the redevelopment of an established rural industrial unit, the proposed development would result in the loss of existing rural employment land, contrary to the policy presumption in favour of the retention of such uses. The development is, therefore, contrary to the principle of Policy EMP4 - Protection of Land for Employment of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; and national planning guidance contained in Planning Policy Wales and TAN6 - Planning for Sustainable Communities.

3. By reason of the site's isolated position outside of any defined settlement boundary, the development is considered to be in an unsustainable and unsuitable location where the new dwelling would be remote from day to day amenities and services required by the future occupiers, resulting in a reliance 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 policy presumption in favour of sustainable development contained within Planning Policy Wales.

2014/00312/OUT Received on 19 March 2014

(P.132)

Mr. Norman England, The Barn, Stalling Down, St. Hilary, Cowbridge, Vale of Glamorgan, CF71 7DT

Mr. Robert Hicks, R. A. Hicks Surveyors, Treetops, Craig Penllyne, Cowbridge, Vale of Glamorgan, CF71 7RT

Land (car park) adjoining The Barn, Stalling Down, St. Hilary Downs

Proposed residential development (1 dwelling) on the existing disused car park

REFUSED (written representation)

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 countryside, which would detract from the site's undeveloped character and rural context, and the wider character of the surrounding countryside and Special Landscape Area. The development is therefore contrary to Policies ENV1 - Development in the Countryside, ENV4 - Special Landscape Areas, 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.

2014/00332/FUL Received on 26 March 2014

(P.140)

Mr. R. J. V. Norris, Pentwyn House, Church Road, Llanblethian, Vale of Glamorgan, CF71 7JF

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

Pentwyn House, Church Road, Llanblethian

Proposed separation of Pentwyn House and self-contained granny annexe into two separate dwellings, Pentwyn House and Pentwyn Cottage

WITHDRAWN

2014/00396/FUL Received on 8 April 2014
(P.151)

Mr. H. Navidi, 1, Mill Barn, Boverton, Llantwit Major, South Glamorgan, CF61 1UB
Plant Ltd, 43, Sunnyside Road, Bridgend, CF31 4AE

Mill Barns, Boverton, Llantwit Major

Change of use of summerhouse to independent dwelling including access, parking and residential curtilage, mill barns

APPROVED subject to the following condition(s):

1. This consent shall relate to the plans registered on 7 April 2014 other than those which were amended on 14 May 2014, plans reference BPI. M10 02 Rev A, and the additional plans received on the same date, plans reference Figure 3.7b and 4.4a.

Reason:

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

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

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) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwelling hereby approved without the prior written consent of the Local Planning Authority.

Reason:

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

4. Notwithstanding the submitted plans, within 3 months of the date of this consent, details of a boundary treatment delineating the access track and defining the curtilage of this dwelling shall be submitted to and approved in writing by the Local Planning Authority, and the approved means of enclosure shall be implemented in accordance to the approved plans, and shall be retained at all times thereafter.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policies ENV1, ENV5 and ENV27 of the Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995, (or any Orders revoking or re-enacting those Orders with or without modification), no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority, other than those referred to within condition 4 of this consent.

Reason:

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

6. The parking space to the north of the dwelling hereby approved shall be retained for the parking of private vehicles associated with the dwelling house hereby approved at all times, and shall not be used for any other purpose.

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 TRAN 10 and ENV27 of the Vale of Glamorgan Unitary Development Plan.

2014/00446/FUL Received on 24 April 2014
(P.164)

Mr. Peter Davies and Roger Thomas, C/o Agent.
Geraint John Planning Ltd, Sophia House, 28, Cathedral Road, Cardiff, CF11 9LJ

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

Application made under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 6 and 7 attached to planning permission reference 2013/00552/FUL

APPROVED subject to the following condition(s):

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

Reason:

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

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

Reason:

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

3. The use hereby granted shall only be operational between 15 March and 31 October in any one year. No tent shall be erected or occupied on the land outside of these agreed times without the prior written approval of the Local Planning Authority. Tents shall only be erected or occupied on the land identified in green on the 1:500 amended plan received on 1 August 2013 in relation to application 2013/00552/FUL unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

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

Reason:

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

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

Reason:

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

6. The temporary vehicular access through the Public House car park shall be permanently stopped up to vehicular movements following completion of the new vehicular access onto the B4524 or prior to 15 March 2015, whichever is the sooner.

Reason:

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

7. Prior to bringing on, or installing any facilities on site, full details to include elevation plans at scale 1:100 of the proposed temporary shower/toilet block shall be submitted to and agreed in writing by the Local Planning Authority and the facilities shall be installed in accordance with the agreed details and maintained as such at all times thereafter.

Reason:

To maintain control over the detail of the development and safeguard local visual amenities, as required by Policy ENV27 of the Unitary Development Plan.

8. The temporary shower / toilet block facilities shall be removed from the site prior to 15 March 2015.

Reason:

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

9. The buffer zone identified in blue on the 1:500 scale amended plan received on 1 August 2013 and approved as part of application 2013/00552/FUL shall at all times be fenced off from the remainder of the campsite in accordance with the details shown on the landscaping proposal plan received on 15 April 2014 and approved in the discharge of Condition 8 attached to planning consent reference 2013/00552/FUL, prior to the approved campsite being brought into beneficial use. The approved fencing shall be retained in perpetuity.

Reason:

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

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

Reason:

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

11. The materials arising from the demolition of that part of the stone wall fronting the B4524, to create the approved access, shall be reused in constructing walls of comparable height into the campsite as shown on the amended drawings received on 1 August 2013 and approved as part of application reference 2013/00552/FUL. These walls shall be constructed within three months of the new access being constructed.

Reason:

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

12. No trees shall be felled on site and all existing trees on site shall be incorporated into the buffer zones and fenced off from the remainder of the campsite as per Condition No. 9 above.

Reason:

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

13. The campsite development hereby approved shall relate to the layout and access shown on the amended plans received on 1 August 2013 and approved under application 2013/00552/FUL.

Reason:

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

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

Reason:

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

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

Reason:

To protect the integrity of the public sewerage system and to ensure compliance with Policy ENV 27 of the Unitary Development Plan.

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

Reason:

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

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

Reason:

To prevent hydraulic overload of the public sewerage system and pollution of the environment, and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

existing public sewerage system, and to ensure compliance with Policy ENV27 of the UDP.

19. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority with regard to the southern boundary of the site with the Public House and such scheme shall include new planting along this boundary to provide a visual screen to the camp site and indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason:

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

20. 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 development being brought into beneficial use 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.