

PLANNING COMMITTEE

Minutes of a meeting held on 31st July 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, Mrs. V.M. Hartrey, K. Hatton, N.P. Hodges, H.J.W. James, K. Mahoney, R.A. Penrose, Mrs. A.J. Preston, G. Roberts, E. Williams and M.R. Wilson.

295 APOLOGIES FOR ABSENCE –

These were received from Councillor E. Hacker, A. Parker, A.G. Powell and R.P. Thomas.

296 MINUTES -

RESOLVED – T H A T the minutes of the meeting held on 3rd July, 2014 be approved as a correct record.

297 DECLARATIONS OF INTEREST –

Councillor N.P. Hodges declared an interest in Planning Application No. 2014/00224/FUL as he lived opposite the building. Councillor Hodges vacated the room whilst this matter was under consideration.

Councillor Mrs. M.R. Wilkinson declared an interest in Planning Application No. 2014/00687/RG3 in that she was a Local Authority Appointed Governor. As such, Councillor Wilkinson's personal interest did not equate to a prejudicial interest and Councillor Wilkinson was therefore able to speak and vote on the matter.

298 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 3rd July, 2014 be noted:

Apologies for absence were received from Councillors Mrs. M.E.J. Birch, Ms. R. Birch, J. Drysdale, H.J.W. James, Mrs. A.J. Preston (site (c)), R.P. Thomas, Mrs. M.R. Wilkinson and M.R. Wilson.

(a) Land at Penylan Farm, Penylan Road, St. Brides Major	Councillor F.T. Johnson (Chairman); Councillors Mrs. V.M. Hartrey, K. Hatton, A. Parker, R.A. Penrose, Mrs. A.J. Preston and G. Roberts.
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(b) Land at Ty Cerrig, Maerdy Newydd, Bonvilston	Councillor F.T. Johnson (Chairman); Councillors J.C. Bird, Mrs. V.M. Hartrey, K. Hatton, A. Parker, R.A. Penrose and G. Roberts.
(c) Barry Rugby Club, Reservoir Fields, Merthyr Dyfan Road, Barry	Councillor F.T. Johnson (Chairman); Councillors R.F. Curtis, Mrs. V.M. Hartrey, K. Hatton, A. Parker, R.A. Penrose and G. Roberts.

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

300 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 |

2014/00330/LAW A 2, Paget Place, Penarth Formation of vehicular access complete with hardstanding.

2014/00364/LBC	A	The Cavalry Barracks, United World College of the Atlantic Ltd, St. Donats Castle, St. Donats	New door opening.
2014/00389/FUL	A	Brooklands, Pen y Lan Road, Aberthin	Single storey extension to the rear of the property, incorporating roof dormer extensions and the rebuilding and relocation of the separate garage.
2014/00458/FUL	A	15, Millbrook Heights, Dinas Powys	Single storey front extension to provide 'granny' accommodation.
2014/00461/FUL	A	The Old Rectory, St. Mary Church	Construction of new entrance porch and associated minor internal alterations.
2014/00464/LBC	A	The Old Rectory, St. Mary Church	Construction of new entrance porch and associated minor internal alterations.
2014/00467/FUL	A	42, Fontygary Road, Rhoose, Barry	New executive detached 5 bed dwelling.
2014/00468/FUL	A	17, High Street, Cowbridge	Renewal of planning permission 2009/00326/FUL to increase existing roof height and convert attic space into living accommodation.
2014/00470/FUL	R	The Moorings, Highlight Lane, Barry	Erection of two storey dwelling within plot with new vehicular access off highlight lane.
2014/00472/FUL	A	37, Heol Merioneth, Boverton	One and two storey extensions.
2014/00474/FUL	A	43, Llwyn Passat, Portway Marina, Penarth	Proposed garage conversion and balcony.
2014/00476/FUL	A	19, Rhodfar Gwagenni, Barry	Retention of existing store/porch (to conform with requirements of condition 12 of planning permission 2004/00508/FUL).

2014/00480/FUL	A	2, Coastguard Cottages, Llantwit Major	1) Strip existing roof to single storey annex 2) Construct infill extension to kitchen 3) Reroof over existing and proposed extension.
2014/00481/FUL	A	31, The Parade, Barry	The construction of a single storey kitchen extension.
2014/00487/FUL	A	4, Wye Close, Barry	Construction of a new single storey extension to the front of the property. Conversion of the existing garage to a workshop space and addition of a front porch. Existing flat roof to be converted to a pitched roof.
2014/00488/FUL	A	11, Hayes Road, Barry	Demolition of small single storey annex and erection of two storey side extension.
2014/00489/FUL	A	1, John Batchelor Way, Penarth	Proposed windows and doors (with Juliet balcony) to side elevation, proposed doors to rear elevation.
2014/00493/FUL	A	Field Number 7552, Llangan	Retention of three existing glass houses. Erection of three additional glass houses and horticultural building. Treatment plant drainage.
2014/00497/FUL	A	3, Raven Way, Penarth	Construction of a single storey side extension in lean-to form, incorporating new garage and kitchen diner, materials and finishes to match that of the existing dwelling.
2014/00501/ADV	A	Yorkshire Building Society, 75, High Street, Cowbridge	Non illuminated pin fixed letters mounted on to the face of the building along with a projection sign. All to display `Yorkshire Building Society` and their logo; a like for like replacement.
2014/00510/FUL	A	Land at New Farm, Port Road, Barry	Replacement monopole with a 17.4m high pole.

2014/00511/FUL	A	16, Meadowside, Penarth	Single storey rear kitchen extension and internal remodelling.
2014/00525/FUL	A	Land at 4 and 5, Salop Place, Penarth	Demolition of redundant buildings used as builder's yard and construction of 2 bedroom bungalow (renewal of 2009/00192/FUL).
2014/00537/FUL	A	98, Broadway, Llanblethian, Cowbridge	Demolition of existing porch and replacement with new slightly larger porch; replacement of existing flat roof on front bedroom with pitched roof; conversion of existing garage into garden room.
2014/00551/FUL	A	123, Stanwell Road, Penarth	Removal of dilapidated garage and workshop; single storey rear extension in existing workshop area.
2014/00566/FUL	A	The Rise, Highwalls End, Dinas Powys	Extension for bedroom - Ensuite, home office and ancillary room.
2014/00604/PNA	F	Land between Pop Hill and Cross Common Road, Dinas Powys	Proposed road.
2014/00325/FUL	R	The Paddocks, Penarth	Construction of single dwelling with associated works (variation to previously approved application ref: 2012/00873/FUL).
2014/00391/FUL	A	40, Cedar Way, Penarth	Proposed single and two storey rear extension.
2014/00403/FUL	A	41, Hewell Street, Penarth	Retrospective planning application for regularisation of unauthorised rear single storey extension.
2014/00412/FUL	A	74, Westbourne Road, Penarth	Single storey rear extension.
2014/00505/FUL	A	Meadow View Farm, Crossways, Cowbridge	Variation of Condition 1 attached to 2004/01935/FUL to the new form of rural enterprise occupancy condition.

2014/00507/FUL	A	28, Smithies Avenue, Sully	Alteration and extension to an existing three bedroom single storey residential unit to create a four bedroom two storey residential property, revision of previously approved 2012/01160/FUL.
2014/00509/FUL	A	Land at Llantwit Major Fire Station, Llanmaes Road, Llantwit Major	The removal of the existing monopole (overall height 16.5m) with a new 17.5m (overall) steel CU Phosco phase 4.5 monopole in the same location. On the new tower will be attached six new antennae with six 'RRLL' units to the rear of the antennae and two link transmission dishes (600mm in diameter) beneath the antennae (13.5m to the centre line). At ground level and within the existing compound two cabinets are to be removed and replaced with two '3900AL' cabinets and one 'JSC' cabinet. All with ancillary apparatus and cabling and as detailed on drawings 100, 200, 300 + 301 - All V1.
2014/00512/FUL	A	Land at Dinas Powys Athletic Club, The Common, Dinas Powys	Removal of existing 15.0 m steel monopole tower (overall height 17.4 m) and replacement with a new steel monopole tower with an overall height of 17.5 m.
2014/00513/FUL	A	33, Millbrook Heights, Dinas Powys	Demolition of existing entrance porch and utility room and construction of new porch and family bathroom.
2014/00514/FUL	A	32, Plymouth Road, Penarth	Re-landscape part of the rear garden to create new seating area together with a summerhouse.
2014/00517/FUL	A	Sealands Farm, St. Brides Major	Access, track, hardstanding and grain store building.
2014/00521/FUL	A	34, Millfield Drive, Cowbridge	Proposed two storey extension to side and rear of existing dwelling.

2014/00536/FUL	A	Cowbridge Comprehensive School, Aberthin Road, Cowbridge	The erection of a single storey steel framed and clad storage shed.
2014/00546/FUL	A	Ty Croeso, West End, Llantwit Major	To demolish existing garage and erect in its place a single storey annex providing accommodation and facilities for a disabled person including overnight room for a carer.
2014/00547/FUL	A	5, Romilly Road, Rhoose	Single storey side extension.
2014/00562/FUL	R	47, Claude Road, Barry	Construction of a new detached garage to front of property.
2014/00611/FUL	A	58, Cosmeston Drive, Penarth	Ground and first floor extension.
2014/00650/FUL	A	Bryn House, Penylan Road, St. Brides Major	Single storey garden shed.
2014/00383/FUL	A	Parc Coed Machen Farm, St. Brides Super Ely	Demolition of one and a half storey annexe with integral single storey cavity wall lean to extensions. Construction of two storey extension, garage, and carport.
2014/00444/FUL	A	Lloyds TSB Bank Plc, 1, Windsor Road, Penarth	Existing storm doors to be relocated down to ground level and two external steps removed and part of floor removed internally; two new step constructed along with an internal new DDA compliant ramp.
2014/00445/LBC	A	Lloyds TSB Bank Plc, 1, Windsor Road, Penarth	Existing storm doors to be relocated down to ground level and 2 No external steps removed and part of floor removed internally; 2 No new step constructed along with an internal new DDA compliant ramp.
2014/00456/FUL	A	21, Brookside, Dinas Powys	Erection of a single storey extension to back of existing residential property Reduction of garage, to become a shed.

2014/00516/FUL	A	Pancross Farm, Llancarfan	Planning application for Dairy Loose Housing.
2014/00518/FUL	A	Llwynddu, Welsh St. Donats	Construction of 25m x 45m private equestrian ménage on redundant ground.
2014/00519/FUL	A	58, Smithies Avenue, Sully	Proposed ground floor side extension.
2014/00520/FUL	A	28, Evenlode Avenue, Penarth	Proposed demolition of existing conservatory and the construction of a new single storey extension in the rear garden.
2014/00522/FUL	A	Ninian House, Wine Street, Llantwit Major	Demolition of existing rear annexes, construction of 2 storey rear extension and internal alterations to property.
2014/00526/FUL	A	Ivy Cottage, Leckwith Road, Cardiff	Reconfiguration of highways access, replacing existing impractically steep driveway with lay-by parking parallel to highway.
2014/00527/FUL	A	Canoldir, Dyffryn	Removal and replacement of existing UPVC windows and doors with double glazed HW units; removal of existing concrete roof tiles and replacement with slate tiles; form new main entrance on West Elevation and provide new flat roof (zinc/lead) with skylight; formation of new windows at first floor; proposed double garage.
2014/00532/FUL	A	Pearns Pharmacies Ltd, 36, Windsor Road, Penarth	New shopfront with wheelchair access to the existing pharmacy.
2014/00535/FUL	A	The Anchorage, Penllyn	First floor extension above garage, rear ground floor extension and internal remodelling and alterations.

2014/00538/FUL	A	17, Caynham Avenue, Penarth	Proposed Dormer Conversion to an existing Single Storey residential bungalow and proposed rear extension. The proposed development includes raising the existing roof ridge line by 500mm.
2014/00542/FUL	A	8, Senni Close, Barry	Reapplication of expired full planning for 2 storey extension.
2014/00545/FUL	R	16, Parklands, Corntown	Rear extension to detached garage.
2014/00564/FUL	A	Four Winds, St. Lythans Road, St. Lythans	Utility room extension to rear.
2014/00572/FUL	A	2, Church Place South, Penarth	Modifications to garage.
2014/00580/FUL	A	Yr Ysgubor, St. Lythans	Amendments to previous consent 2013/00272/FUL - Extension to utility area to rear of garage and alterations to existing dwelling and proposed link.
2014/00581/ADV	A	P. W. Millar Ltd., 148, Port Road East, Barry	Non illuminated fascia sign.
2014/00582/FUL	A	7, Fulmar Close, Lavernock Park, Penarth	Proposed porch and rear dormer to property.
2014/00585/FUL	A	4, Doniford Close, Sully	Proposed rear lower extension to property.
2014/00589/FUL	A	12, Britway Road, Dinas Powys	Two storey rear extension.
2014/00598/FUL	A	18, Wordsworth Avenue, Penarth	Construction of first floor bedroom extension above existing single storey kitchen annexe.
2014/00601/FUL	A	6, Westgate, Cowbridge	Conversion of existing covered car port to garage.
2014/00603/FUL	A	Townmill House, Townmill Road, Cowbridge	Erect orangery style conservatory.

2014/00619/FUL	A	8, Mallard Way, Penarth	Demolition of existing conservatory at the rear of the property. Construction of single height extension in place of existing conservatory. Construction of single height extension on the Northern side of the house.
2014/00621/FUL	A	16, Althorpe Drive, Cosmeston, Penarth	Extend to ground floor new sun lounge, bedroom, utility room, cloakroom and porch.
2014/00622/FUL	A	Candide, St. Mary Hill, Pencoed	Construct detached single storey garage to accommodate three cars (with storage facilities for sit on mower etc.).
2014/00631/FUL	A	21, Heol Sant Bridget, St. Brides Major	Conservatory extension to rear.
2014/00637/FUL	A	105, Plymouth Road, Penarth	Creation of a gateway and off road parking space for disabled person.
2014/00642/FUL	A	24, Beechwood Drive, Penarth	Single storey side extension to provide kitchen extension and bike store.
2014/00643/FUL	A	29, Cae Stumpie, Cowbridge	Single storey extension to rear elevation and porch to front elevation.
2014/00662/FUL	A	23, Britten Road, Penarth	Proposed ground floor extension with detached garage and first floor dormer conversion to an existing single storey bungalow.
2014/00683/FUL	A	15, Mountjoy Crescent, Penarth	Extension to the front and side of property to form a porch and utility room.
2014/00690/FUL	A	33, Westbourne Road, Penarth	Works to reinstate chimneys to side and rear elevations of existing property.
2014/00192/FUL	A	11, Tennyson Road, Penarth	Two storey side extension and single storey front and rear extension.
2014/00226/FUL	R	8, Cardiff Road, Cowbridge	Erection of double garage.

2014/00402/FUL	A	April Cottage, Church Road, Llanblethian, Cowbridge	Demolish existing detached garage and construct first floor extension, two storey side extension, porch and alterations.
2014/00448/FUL	A	Ty Gwyn, Newton, Cowbridge	Proposed first floor addition to form a Master bedroom and en-suite bathroom, internal remodelling and the replacement of an existing upvc conservatory with a single storey addition.
2014/00539/FUL	A	2, Augusta Road, Penarth	Demolition of single storey rear extension and replacement with a part single and part double storey extension.
2014/00540/FUL	A	9, St. Ambrose Close, Dinas Powys	Second storey extension to existing single storey side extension with 4 x roof lights. New pitched roof to replace flat roof on existing side garage.
2014/00541/FUL	R	Yr Rhosyn, Highlight Lane, Barry	Proposed relocation and rebuild of existing granny annexe in garden.
2014/00543/LBC	A	The Sages, Colwinston	Take down and rebuild natural stone boundary wall.
2014/00544/LBC	A	Ty Fry Farm, Llandow	Reroofing and recladding of attached shed. Reroofing of pigsties and vertical slate hanging off attached wall.
2014/00554/FUL	A	38, Windsor Road, Penarth	Variation of Condition 5 and 12 of Planning Permission 2013/01192/FUL (Change of use from Class A1 (Shops) to Class A3 (Hot Food Takeaway) and external alterations, including the installation of ventilation and extraction equipment).
2014/00579/FUL	A	Enclosure 8807, Sigingstone Lane, Llanmaes	Erection of polytunnel 14 feet (4.267m) X 36 feet (20.973m).

2014/00599/FUL	A	4, Manor Park, Llantwit Major	Rear two storey extension to dwelling.
2014/00601/FUL	A	6, Westgate, Cowbridge	Conversion of existing covered car port to garage.
2014/00618/LBC	A	Windsor Arcade, Windsor Road, Penarth	Replacement of glazing bars to central atrium and windows.
2014/00623/ADV	E	The Admiral, Vere Street, Barry	New fascia and signage.
2014/00665/FUL	A	1, Penyrheol Terrace, Llysworney	Take down existing conservatory and construct new kitchen extension with internal alterations and to extend existing rear elevation lean-to.
2014/00666/FUL	A	7, The Verlands, Cowbridge	Alterations, extension to existing house.
2014/00681/LAW	R	13, St. Bleddians Close, Cowbridge	Conservatory to Rear.
2014/00694/FUL	A	Boverton Grange, Boverton, Llantwit Major	Demolish existing garage, shower and family room and replacing with a larger family room with new garage and shower room.
2014/00737/FUL	A	20, Britten Road, Penarth	Rear dormer.

301 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.

302 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

2014/00563/TCA	A	17, Archer Road, Penarth	30% Reduction to Holly: Dismantle Cedar, Spruce, Eucalyptus and Silver Birch.
2014/00645/TCA	A	Tynant, College Street, Llantwit Major	Fell three Thujas (conifers).
2014/00646/TCA	A	St. Tydfils Churchyard, Llysworney	Fell four Yew trees located as per submitted plan.
2014/00615/TPO	R	Kendall, 6, Church Road, Wick	Pruning and removal of all dead wood and Ivy to Pine tree.
2014/00728/TCA	A	6, The Mount, Dinas Powys	Fell two Conifers (and Cherry if required).
2014/00719/TPO	A	St. Iltyds Church, Llantwit Major	Fell two multi stemmed Thuja, one Golden variety Cypress (and remove one fallen dead Cypress - Exempt).
2014/00756/TCA	A	The Mill, Piccadilly, Llanblethian	Remove Conifers to front and rear.
2014/00757/TCA	A	Willowbank Cottage, Penmark	Remove approximately five badly pruned Conifers.

303 ENFORCEMENT ACTION (DDS) –**(i) Land and Buildings at No. 34A Plassey Street, Penarth**

A complaint had been received regarding the change of use from an art studio to a two bed dwelling at No. 34A Plassey Street, Penarth.

The report related to an existing two storey end of terrace coach house building located on Plassey Street which was located within a predominately residential area and within the settlement boundary of Penarth. The subject building measured 9.5m in length by a width of 5.2m with an eaves height of 4.7m and a ridge height of 6.7m. The building was historically used as an artist studio but was currently being used as a self-contained residential dwelling.

Planning application reference 2014/00086/FUL had been submitted on 22nd January 2014 for the retention of a change of use from art studio to two bed dwelling but had been refused on 13th March 2014.

From a recent site inspection and correspondence with the owner of the building, it was evident that the building was currently being used for residential purposes. The dwelling currently consisted of a lounge, kitchen / dining room and study / bedroom at first floor and a bathroom and utility room at ground floor. Part of the ground floor consisted of a covered shared access alley providing rear pedestrian access to neighbouring properties and limited amenity space. The conversion utilised the existing openings which were located on the northern and western elevations.

The change of use of the building from an art studio to the use as a residential dwelling was considered to require the benefit of formal planning permission and, as permission had not been granted, the use was unauthorised and in breach of planning control.

The owner had been advised that the use was unauthorised and must cease. The owner was also advised of the appeals process, but to date no appeal had been received by the Planning Authority against the refusal of planning permission 2014/00086/FUL, and the unauthorised use continued.

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 19980 (as amended) to require:

- (i) Permanently cease the use of the building as a self-contained dwelling.
- (ii) Permanently remove from the building all fixtures and fittings that render the building capable of being used as a self-contained unit of residential accommodation.

(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 use of the building as a self-contained residential dwelling fails to provide adequate amenity space and outlook to serve the current and future occupiers and is considered to detract from the residential amenity of the adjoining occupiers. It is also considered to represent a substandard form of residential development contrary to Policy HOUS8 “Residential Development Criteria” and ENV27 – Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; and the Council’s Approved Supplementary Planning Guidance on Amenity Standards.

304 PLANNING APPLICATIONS (DDS) –

Having considered the applications for planning permission, and where necessary the observations of interested parties,

RESOLVED – T H A T in pursuance of powers delegated to the Committee, the following applications be determined as indicated and any other necessary action taken.

2012/00895/OUT Received on 16 August 2012

(P. 39)

Ewenny Priory Estate

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

Land off Abbey Road, Ewenny

The erection of five detached dwellings, access arrangements, landscaping and associated works as 'enabling development' to facilitate the restoration of the Ewenny Priory.

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:

- That the dwellings cannot be constructed until the repair works to the priory House and the associated outbuildings have been carried out.
- That any surplus money from the sale (over and above the valuation contained in the application documents) is legally restricted such that it can only be used as a maintenance fund for buildings at Ewenny Priory (in accordance with a scheme/details to be agreed with the Local Planning Authority).
- That the money received from the sale of the land is used only to implement the repairs to the Priory House and the associated outbuildings.

APPROVED subject to the following condition(s):

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

Reason:

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

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

Reason:

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

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

- (a) The expiration of five years from the date of this permission.
- (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

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

4. This consent shall relate to the amended site location plan and indicative layout plan received on the 19 March 2013.

Reason:

To ensure a satisfactory form of development in accordance with Policy ENV27 of the Unitary Development Plan and for the avoidance of doubt as to the approved plans.

5. The reserved matters details referred to in condition 1 above shall provide for a maximum of 5 dwelling houses, of a size that complies with the height parameters of between 7m and 8.5m, as agreed in an email submitted by Geraint John Planning Associates, on 16 July 2014.

Reason:

In order for the reserved matters application development to comply with the assessments carried out at outline stage, because the development has only be justified on the basis of 5 dwellings and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan and Cadw guidance Conservation Principles for the sustainable management of the historic environment in Wales.

6. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters referred to in Condition No. 1 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.

7. 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.

8. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished levels of the application site and buildings, 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 protect the amenities of neighbouring properties and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

9. 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, unless otherwise agreed in writing by the Local Planning Authority.

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.

10. Full details of a scheme for the drainage of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the approved scheme shall be fully

implemented in accordance with the approved details and so maintained at all times thereafter.

Reason:

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

11. 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure (other than those approved under the terms Conditions of this planning permission) shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

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

13. Notwithstanding the submitted plans, full engineering details of the vehicular access to the site, incorporating the turning facility and vision splays, and including sections and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The access as approved shall be implemented prior to the first beneficial occupation of any of the dwellings and shall be so maintained at all times thereafter in accordance with the agreed details.

Reason:

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

14. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise,

lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

15. Prior to the commencement of the construction of any of the dwellings hereby approved, a comprehensive Heritage Management Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include (but not be limited to):

- a phasing plan for the implementation of the repair and renovation works set out in the Alwyn Jones Baseline Condition Survey Report October 2013;
- a maintenance plan to demonstrate how the buildings will be maintained in perpetuity;
- a public access plan, to detail the areas and buildings at the priory that will be publically accessible, the timings of when they will be accessible and how that public access will be managed, regulated, provided and advertised;
- a 'statement of involvement' of a RIBA registered architect to be appointed and retained throughout the duration of the repair works to the buildings at the priory and the involvement of Cadw throughout the duration of the repair works.

Reason:

In order to ensure the appropriate implementation of the repair works to the priory house and associated outbuildings, to ensure that public access to the wider site is appropriately managed and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan and the Cadw guidance document Conservation Principles for the sustainable management of the historic environment in Wales.

16. The Local Planning Authority shall be notified in writing of the completion of each element of the works set out in the Alwyn Jones Baseline Condition Survey Report within one month of their completion. The notification shall take

the form of/be accompanied by a comprehensive plan/checklist, which is updated at the time of each notification to confirm the implementation position in respect of the works as a whole.

Reason:

In order to enable the Local Planning Authority to monitor the implementation of the repair works and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan and the Cadw guidance Conservation Principles for the sustainable management of the historic environment in Wales.

17. Prior to the commencement of development, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include details of light spill within the site and outside the site (including onto Abbey Road) and an assessment of the impact of lighting on bats in the area within and around the application site (including bats using Abbey Road as a foraging/commuting route and any mitigation required to manage the impacts). The development shall at all times thereafter be carried out in accordance with the approved scheme and mitigation.

Reason:

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

2012/00912/OUT Received on 22 August 2012

(P. 68)

Ewenny Priory Estate

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

The Stables, Corntown

The demolition of existing stables, and erection of a detached dwelling, access arrangements, landscaping and associated works as 'enabling development' to facilitate the restoration of the Ewenny Priory

RESOLVED –

(1) 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:

- That the dwelling cannot be constructed until the repair works to the priory House and the associated outbuildings have been carried out (subject to negotiations).

- That any surplus money from the sale (over and above the valuation contained in the application documents) is legally restricted such that it can only be used as a maintenance fund for buildings at Ewenny Priory (in accordance with a scheme/details to be agreed with the Local Planning Authority).
 - That the money received from the sale of the land is used only to implement the repairs to the Priory House and the associated outbuildings.
- (2) T H A T delegated authority be granted to officers to negotiate the terms of the Section 106 Legal Agreement with regard to the commencement of the dwelling approved in relation to the renovation works to the Priory.

APPROVED subject to the following condition(s):

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

Reason:

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

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

Reason:

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

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

- (a) The expiration of five years from the date of this permission.
- (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

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

4. This consent shall relate to the amended plans ref (PA) 101b Scheme A and (PA) 108b, received on the 3 July 2013.

Reason:

To ensure a satisfactory form of development in accordance with Policy ENV27 of the Unitary Development Plan and for the avoidance of doubt as to the approved plans.

5. The reserved matters details referred to in condition 1 above shall provide for 1 dwelling house, of a size that complies with the scale and access as indicated on plan ref: (PA) 101b Scheme A, received on the 3 July 2013.

Reason:

In order for the reserved matters application development to comply with the assessments carried out at outline stage, because the development has only be justified on the basis of 1 dwelling and in order to ensure compliance with Policy ENV27 of the Unitary Development Plan and Cadw guidance 'Conservation Principles for the sustainable management of the historic environment in Wales'

6. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters referred to in Condition No. 1 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.

7. 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.

8. Notwithstanding the submitted plans, prior to the commencement of development, further details (including sections across and through the site) of the finished levels of the application site and building, 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 protect the amenities of neighbouring properties and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

9. 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, unless otherwise agreed in writing by the Local Planning Authority.

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.

10. Full details of a scheme for the drainage of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the approved scheme shall be fully implemented in accordance with the approved details and so maintained at all times thereafter.

Reason:

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

11. 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure (other than those approved under the terms Conditions of this planning permission) shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

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

13. Notwithstanding the submitted plans, full engineering details of the vehicular access to the site, incorporating the turning facility and vision splays, and including sections and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The access as approved shall be implemented prior to the first beneficial occupation of the dwelling and shall be so maintained at all times thereafter in accordance with the agreed details.

Reason:

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

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

Reason:

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

15. Prior to the commencement of the construction of the dwelling hereby approved, a comprehensive Heritage Management Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include (but not be limited to):
- a phasing plan for the implementation of the repair and renovation works set out in the Alwyn Jones Baseline Condition Survey Report October 2013;
 - a maintenance plan to demonstrate how the buildings will be maintained in perpetuity;

- a public access plan, to detail the areas and buildings at the priory that will be publically accessible, the timings of when they will be accessible and how that public access will be managed, regulated, provided and advertised; and
- a 'statement of involvement' of a RIBA registered architect to be appointed and retained throughout the duration of the repair works to the buildings at the priory and the involvement of Cadw throughout the duration of the repair works.

Reason:

In order to ensure the appropriate implementation of the repair works to the priory house and associated outbuildings, to ensure that public access to the wider site is appropriately managed and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan and the Cadw guidance document 'Conservation Principles for the sustainable management of the historic environment in Wales'.

16. The Local Planning Authority shall be notified in writing of the completion of each element of the works set out in the Alwyn Jones Baseline Condition Survey Report within one month of their completion. The notification shall take the form of/be accompanied by a comprehensive plan/checklist, which is updated at the time of each notification to confirm the implementation position in respect of the works as a whole.

Reason:

In order to enable the Local Planning Authority to monitor the implementation of the repair works and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan and the Cadw guidance 'Conservation Principles for the sustainable management of the historic environment in Wales'.

17. 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.

18. Prior to the commencement of development, further details of the alterations to the wall to create the new vehicular access into the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a method statement for any new areas of stonework and plans to a scale of 1:10 or 1:20 of the proposed gates and walls adjacent to the gates. The development shall be carried out and maintained in accordance with the approved details at all times thereafter.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan.

19. Prior to the commencement of any works to the existing wall and gates, a schedule and samples of all new materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details at all times thereafter.

Reason:

In the interests of visual amenity and to ensure compliance with Policies ENV17 and ENV27 of the Unitary Development Plan.

20. The development shall at all times be carried out in accordance with the recommendations listed in Section 5 and the appendices of the Acer Ecology Report May 2013 and prior to the commencement of development, details of a swallow nest box to be erected at the site (to include the location, type and timing of its erection) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

2014/00081/FUL Received on 22 January 2014

(P. 99)

Elgin Energy Co Ltd.,

Development Planning Partners. Miss Lorna Duggan, Sophia House, 28 Cathedral Road, Cardiff, CF11 9JL

Land off Weycock Cross, Weycock Road, Barry

Solar farm comprising of installation of photo-voltaic panels with a total capacity of up to 7MW, one electrical substation, seven power inverter stations, four pole mounted CCTV cameras, deer stock fencing and ancillary work

It was noted that the fencing will be 'deer stock' fencing and not 'paladin' fencing.

APPROVED subject to the following condition(s):

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

5. No external artificial lighting shall be installed during the operation of the site as a solar photovoltaic facility, unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

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

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

Reason:

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

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 with or without modification), no fencing or means of enclosure other than those hereby approved, shall be erected within the site unless details of such means of enclosure have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

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

8. 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.

9. The development shall at all times be carried out in accordance with the measures, recommendations and requirements of the Just Mammals Consultancy (amended version received 7 April 2014) except for recommendation 10.11 which suggests an inappropriate wildflower seed mix.

Reason:

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

10. No development or site or vegetation clearance shall take place until a detailed strategy for the protection of reptiles and GCN during site clearance and the construction phases shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details

Reason:

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

11. An Ecological Design Strategy (EDS) shall be submitted to and approved in writing by the local planning authority prior to the commencement of operation of the development. The content of the EDS shall include, but not exclusively limited to the following.

DESIGN:

- a) Detailed design(s) and/or working method(s) to achieve stated objectives (as currently detailed in the Recommendations section of the amended ecology report)
- b) Extent and location/area of proposed works on appropriate scale maps and plans.
- c) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- d) Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development.
- e) Persons responsible for implementing the works.

- f) Preparation of a work schedule

MANAGEMENT:

- g) Description of features to be managed.
- h) Ecological trends and constraints on site that might influence management.
- i) Aims and objectives of management.
- j) Appropriate management options for achieving aims and objectives.
- k) Prescriptions for management actions.
- l) Details of initial aftercare and long-term maintenance.

MONITORING:

- m) Details for monitoring and remedial measures.
- n) Details of how will undertake monitoring and/or 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 to ensure compliance with Policies ENV16 and ENV27 of the Unitary Development Plan.

- 12. Notwithstanding the submitted plans, a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which shall also include indications of all existing trees and hedgerows on the land, details of any to be retained, and details of all new hedges and trees, together with measures for their protection in the course of development.

Reason:

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

- 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 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.

15. 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.

16. The proposed development site is crossed by a 225m foul sewer and 600mm surface water sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. For that reason, no development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centreline of the foul sewer, and within 6m either side of the centreline of the surface water treatment.

Reason:

To protect the integrity of the public sewer and avoid damage thereto.

17. The site shall be served solely by the existing gated access located along the lay off the A4226.

Reason:

In the interest of Highway/Public Safety.

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.considerateconstructorsscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will

incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

19. Prior to any work commencing on site the developer shall appoint an independent highway maintenance consultant to carry out a full and comprehensive condition survey of the local highway network (the relevant scope of which shall be first agreed in writing with the Local Planning Authority) and the survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

20. Following the construction of the solar panels and prior to their first commissioning the developer shall appoint an independent maintenance consultant to carry out a full and comprehensive condition survey of the highway network referred to in Condition No. 19 above, so as to identify any difference in the condition of the highway since the commencement of the construction of the solar park, and any repairs required as a consequence. The survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

21. Following the construction of the solar panels and prior to their commissioning, the developer shall carry out any repairs to the adopted highway identified in the second survey required by Condition No. 20 above, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

2014/00224/FUL Received on 24 February 2014

(P. 135)

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 11 residential houses, with associated gardens and parking

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 developer shall pay the sum of £22,000 as an off-site affordable housing contribution.
- The developer shall pay the sum of £5,000 to enhance Public Open Space facilities in the vicinity of the site.

APPROVED subject to the following condition(s):

1. This consent shall relate to the plans registered on 17 February 2014 other than where amended by plans reference, 159.D.25A received on 23 April 2014, 159.D.00A, 159.D.02A, 139.D03A, 159.D04A, 159, D05A, 159.D10A, 159.D.12A, 159.D.20A, 159.D22A, 159.D23A, 159.D24A, 159.26A, 159.S01B, 159S02B, 159.D38, 159.E131, 159.E140A, 159.E141A, 159.E.142, 159.E.143, 159.E343, 159.E150, 159.E151, 159.E200C, 159.E201, 159.D324A, 159.E340, 159.E341, 159.E342, 159.E360A received 05 June 2014 and 159.E101E, 159.E114A, 159.E202A, 159.E203A, 159.E204A, 159.E207A, 159.E343B, 159.E344 and 159.E345A received 16 July 2014.

Reason:

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

2. 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.

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

development shall thereafter be carried out 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.

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 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.

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 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.

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 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.

7. 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. 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.

8. 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.

9. 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.

10. 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.

11. Notwithstanding the submitted plans, a plan indicating a revised 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.

2014/00343/FUL Received on 19 March 2014
(P. 155)

Bellway Homes & Persimmon Homes
Boyer Planning Limited, 1B Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land to the north of the railway line off Pentir Y De, Rhoose

Drainage infrastructure relating to outline planning permission 2010/00686/EAO

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 surface water drainage and outfall pipe hereby approved on Drawing No. 12112-300 Rev A shall not be brought into beneficial use until such time as:
 - i. The applicant / developer has provided full engineering drawings, of an appropriate scale, for technical approval and entered into an adoption agreement with the Council, including the provision of appropriate commuted sums.
 - ii. The applicant/developer has provided an asset management plan for all elements of the scheme intended for adoption by the Council and a written declaration detailing responsibility for the adoption and maintenance of all elements of the drainage system, including watercourses.
 - iii. The applicant/developer has provided as built drawings for the foul and surface water drainage system to the Local Planning Authority.

Reason:

In the interests of the management of surface water drainage on the site and to ensure compliance with the terms of Policies ENV27 of the Unitary Development Plan.

3. Notwithstanding the submitted plans, the outfall pipe approved as part of this permission shall be installed at a minimum depth of 12m below the railway line, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

The proposed pipe must be at such a depth (12m) as to pose no significant risk to the railway line.

4. Prior to the first beneficial use of the development hereby approved, or the occupation of any dwelling hereby approved under application refs: 2010/00686/EAO or 2014/00550/OUT, the developer shall ensure that 44m³ of storage volume has been constructed at Porthkerry Sewer Pumping Station (SPS) in liaison with Dwr Cymru / Welsh Water (DCWW), and in accordance with details that have been submitted to and 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.

5. 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.

6. Details of a scheme of landscaping scheme for the quarry area shall be submitted to the Local Planning Authority for their approval in writing prior to the commencement of the erosion protection works to the quarry.

Reason:

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

7. 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.

8. 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 working hours, access route as well as how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

2014/00427/FUL Received on 22 April 2014

(P. 184)

Stanwell School, Archer Road, Penarth, Vale of Glamorgan, CF64 2XL

Notts Sport Ltd, Innovation House, Magna Park, Lutterworth, Leicestershire, LE17 4XH

Stanwell School, Archer Road, Penarth

Construction of a new synthetic turf pitch (STP) with associated features including lighting, fencing and new internal pedestrian access path arrangements

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

Reason:

To ensure highway safety and that the amenities of the area are not adversely affected and in order to ensure compliance with Policies ENV29 and ENV27 of the Unitary Development Plan.

3. Prior to the commencement of any site clearance or development, details of the hours for deliveries to the site or lorry movements off the site during morning and evening peak hours including start and finish times of the school hours 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 highway safety and to meet the requirements of Policy ENV27 of the Unitary development Plan.

4. Prior to the commencement of development, including any site clearance, details of the levels of the Redgras pitch and of the disposal of any surplus excavated material in relation to existing ground levels and finished ground levels and details of the proximity of altered ground levels to trees and their canopy/root spread within the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the visual amenities of the area are safeguarded and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

5. Prior to their use on site details, including samples of the materials of construction, of the enclosures 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 the interests of the visual amenities of the area and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

6. The pitch shall not be used nor shall the floodlighting be operational outside the following hours: 08.00 to 20.30 hours Mondays to Fridays and 09:00 to 17:00 hours Saturdays and Sundays.

Reason:

To enable the Local Planning Authority to maintain control the hours of the use in the interests of residential amenity and to ensure compliance with the terms of Policies ENV29 and ENV27 of the Unitary Development Plan.

7. Prior to the commencement of development full details of a scheme for surface water drainage to Greenfield run-off 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 and thereafter be so maintained at all times.

Reason:

To ensure that the development does not cause or exacerbate flooding, and to ensure compliance with the terms of Policies ENV27 and ENV29 of the Unitary Development Plan.

8. Notwithstanding the submitted details of the lighting, further details, including details of backboards to prevent light spill, shall be submitted to and approved in writing by the Local Planning Authority and only lighting as so approved shall be installed and maintained in full accordance with the approved details.

Reason:

To safeguard the ecology of the area and to meet the requirements of Policy ENV16 of the Unitary Development Plan.

It was further AGREED that the following informative regarding protected species be added:

You are advised that there may be species protected under the Wildlife and Countryside Act 1981 within the site and thus account must be taken of protecting their habitats in any detailed plans. For specific advice it would be advisable to contact: The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP. General enquiries 0300 065 3000 (Mon-Fri 8am - 6pm).

2014/00429/FUL Received on 22 April 2014
(P. 199)

Mrs. N. Richards, Tudor Lodge, Bonvilston, Vale of Glamorgan, CF5 6TR
Mrs. N. Richards, Tudor Lodge, Bonvilston, Vale of Glamorgan, CF5 6TR

Tudor Lodge, Bonvilston, Cardiff

The extension and improvement of existing wall at access, with a stone faced wall with stone piers at 2.0m crs

DEFERRED Site Visit.

2014/00430/FUL Received on 22 April 2014
(P. 210)

Mrs. Nicola Richards. Tudor Lodge, Bonvilston, Vale of Glamorgan, CF5 6TR
Mrs. Nicola Richards. Tudor Lodge, Bonvilston, Vale of Glamorgan, CF5 6TR

Tudor Lodge, A48, Bonvilston

Change of use from agricultural store to domestic vehicle storage on ground floor with office / study space to roof space, plus dormers, roof extension and exterior alterations

DEFERRED Site Visit.

2014/00473/LAW Received on 30 April 2014
(P. 221)

Clive Moon Vale of Glamorgan Council, The Alps, Wenvoe, CF5 6AA
Clive Moon Vale of Glamorgan Council, The Alps, Wenvoe, CF5 6AA

Dyfan Road open space, Dyfan Road, Barry

Excavation and construction of storm water storage lagoon and associated inlet and outlet structures and maintenance access and hard standings

APPROVED

1. The proposed works amounts to permitted development under Schedule 2 Part 14 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and therefore planning permission is not required.

2014/00695/FUL Received on 9 June 2014

(P. 227)

Mr. and Mrs. T. Hackett, 49, Penlan Road, Llandough, Penarth, Vale of Glamorgan, CF64 2LT

Alex French Associates Ltd., 26, Augusta Road, Penarth, Vale of Glamorgan, CF64 5RJ

49, Penlan Road, Llandough, Penarth

Hip to gable roof extension, rear dormer and single storey side and rear extension.
Alterations of coach house to allow use as ancillary accommodation

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) Order 1995, or any Order revoking or re-enacting that Order, no windows, including roof lights, other than those expressly authorised by this permission shall be inserted in any first floor elevation or roof of the Coach House without the prior written consent of the Local Planning Authority.

Reason:

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

3. The use of the Coach House shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as No. 49 Penlan Road.

Reason:

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

4. Notwithstanding the submitted plans the windows and doors within the first floor of the Coach House shall be non-opening and be glazed using obscured glass to a minimum of level 3 of the `Pilkington` scale of obscuration at the time of the construction of the development hereby approved and prior to the

first beneficial use of the ancillary accommodation and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

5. Notwithstanding the submitted plans the windows in the first floor and second floor side elevation of the extension facing No. 51 Penlan Road shall be glazed using obscured glass to a minimum of level 3 of the `Pilkington` scale of obscuration and non-opening below 1.7 metres above internal floor level at the time of the construction of the development hereby approved and prior to the first beneficial use of the accommodation and shall thereafter be so maintained at all times.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

6. The external walls of the dormer and the extended roof plane hereby approved shall be finished in hanging slate finish to match those of the existing roof of the dwelling.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 of the Unitary Development Plan.

7. The external walls of the dormer and the extended roof plane hereby approved shall be finished in hanging slate finish to match those of the existing roof of the dwelling.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 of the Unitary Development Plan.

8. The external finish of the gable wall hereby approved shall match that of the existing side wall of the existing dwelling.

Reason:

To safeguard local visual amenities, as required by Policy ENV27 of the Unitary Development Plan.

2014/00366/RG3 Received on 2 April 2014

(P. 236)

Vale of Glamorgan Council, Civic Offices, Holton Road, 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

Albert Road Primary School, Albert Road, Penarth

Relocation of existing radio transmitter

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.

2. The works shall be undertaken in strict accordance with the proposals indicated in the application.

Reason:

To safeguard the amenities of the adjoining residents, the wider area and to ensure that the character and setting of the listed building are safeguarded to accord with policies ENV17 and ENV27 of the Unitary Development Plan.

2014/00687/RG3 Received on 12 June 2014

(P. 241)

Vale of Glamorgan Council, Flying Start, Skomer Road, Barry, Vale of Glamorgan, CF62 9DA

Vale of Glamorgan Council, Architects Section, Civic Offices, Holton Road, Barry, Vale of Glamorgan, CF63 4RU

Colcot Junior and Infant School, Florence Avenue, Barry

Erection of a new prefabricated building for early years teaching including site works and accessible 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 91 of the Town and Country Planning Act 1990.

2014/00714/RG3 Received on 11 June 2014

(P. 248)

Mr. Phil Beaman, Vale of Glamorgan Council, Dock Office, Subway Road, Barry, Vale of Glamorgan, CF63 4RT

Mr. Malcolm Drysdale, Vale of Glamorgan, Dock Office, Subway Road, Barry, Vale of Glamorgan, CF63 4RT

Maslin Park, Plymouth Road, Barry

Demolition of two changing room units and replacement with a single demountable portacabin unit on the same site utilising the existing mains supplies

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.