

PLANNING COMMITTEE

Minutes of a meeting held on 18th December, 2014.

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

728 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chairman read the following statement:

“May I remind everyone present that this meeting will be broadcast live via the internet, and the record archived for future viewing.”

729 APOLOGIES FOR ABSENCE –

These were received from Councillors J.C. Bird, E. Hacker, Mrs. A.J. Preston and R.P. Thomas.

730 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 20th November, 2014 be approved as a correct record.

731 DECLARATIONS OF INTEREST –

No declarations were received.

732 LOCAL DEVELOPMENT PLAN PROCESS REVIEW CONSULTATION (REF)

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The above matter had been considered by the Cabinet at its meeting of 1st December 2014 and subsequently referred on to the Planning Committee for information purposes.

The report sought approval for the Council's response to the Welsh Government's (WG) consultation concerning a review of the Local Development Plan (LDP) process.

The WG had consulted the Council on changes it proposed to make to the LDP system in Wales. Full details of the changes could be found at:

<http://wales.gov.uk/consultations/planning/local-development-plans-process-review/?lang=en>

The Council was now at an advanced stage of preparing its own LDP and a report outlining responses made to the Council's Deposit LDP and to the Alternative Site process would be presented to Cabinet for consideration in spring 2015. The LDP would then be submitted to the WG in early summer 2015 to enable an Examination in Public to be held in which an Inspector would ascertain whether the Plan was "Sound". Currently the Plan was due to be formally adopted in late 2016. Full details of the Council's LDP could be found at:

<http://www.valeofglamorgan.gov.uk/ldp>.

The main matters proposed for review by the Consultation were as follows:

- to increase and improve front-loading of the LDP process, with a more integrated approach to incorporating sustainability appraisal / strategic environmental assessment fully into LDP preparation, a more informative Preferred Strategy and a requirement for sites being brought forward at the early stages of the process negating the need for the resource intensive and extremely confusing 'Alternative Site' stage;
- to reduce the required stages for LDP plan revision, by introducing a shorter procedure for making partial revisions to an adopted LDP where the issues involved are not of sufficient significance to warrant the full procedure;
- to amend the LDP soundness tests to make them clearer and simpler and
- to provide greater clarity in relation to the LDP's evidence base, deliverability, monitoring and review.

The Council's proposed response to the WG's Consultation on the LDP Process Review was attached at Appendix 1 to the Report.

Cabinet had resolved –

- (1) That the response to the Local Development Plan Process Review Consultation as attached at Appendix 1 to the report be forwarded to Welsh Government before the 2 January, 2015 deadline.
- (2) That Cabinet receive a further report when the changes to the Local Development Plan System were implemented.
- (3) That the report be referred to Planning Committee for information.

Reasons for decisions

- (1) To enable the Council's response to the Welsh Government's Local Development Plan Process Review Consultation to be submitted by the closing date of 2 January, 2015.
- (2) To be advised of any changes that were made to the Local Development Plan System in Wales.

(3) To advise Planning Committee of the proposed changes to the Local Development System in Wales.

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.

733 PLANNING SUB-COMMITTEE (PUBLIC RIGHTS OF WAY) -

The following report of a meeting held on 24th November, 2014 was submitted.

Minutes of a meeting held on 24th November, 2014.

Present: *Councillors H.J.W. James, F.T. Johnson and Mrs. M.R. Wilkinson.*

(a) Appointment of Chairman -

RESOLVED - T H A T Councillor F.T. Johnson be appointed Chairman of the Sub-Committee for the ensuing municipal year.

Councillor Johnson took the Chair.

(b) Appointment of Vice-Chairman -

RESOLVED - T H A T Councillor Mrs. M.R. Wilkinson be appointed Vice-Chairman of the Sub-Committee for the ensuing municipal year.

(c) Apologies for Absence -

These were received from Councillors Mrs. V.M. Hartrey and E. Williams.

(d) Minutes -

RESOLVED - T H A T the minutes of the meeting held on 2nd April, 2014 be approved as a correct record.

(e) Declarations of Interest -

No declarations were received.

(f) Site Inspections (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 2nd April, 2014 be noted:

Apologies for absence were received from Councillors Mrs. V.M. Hartrey and E. Williams.

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| <i>(a) Footpath No. 5, Bonvilston</i> | <i>Councillor F.T. Johnson (Chairman);
Councillors H.C. Hamilton and
H.J.W. James.</i> |
| <i>(b) Footpaths Nos. 1 and 3,
Gileston</i> | <i>Councillor F.T. Johnson (Chairman);
Councillors H.C. Hamilton and
H.J.W. James.</i> |

(g) Town and Country Planning Act 1990 Section S257 Proposed Public Path Extinguishment Order Footpath No. 2 Porthkerry (DDS) -

The Sub-Committee considered an application made by Taylor Wimpey South Wales to extinguish part of Footpath No. 2 Porthkerry.

Footpath No. 2 commenced on Porthkerry Road, Rhoose and proceeded southwards along a lane to cross the rail line at a small level crossing. The path continued southwards over land with planning consent for a residential development, exiting onto Trem Echni (adopted highway) the path continued southwards to terminate on The Wales Coast Path at Dams Bay. The path was a valuable link between the community of Rhoose and the coast.

The effect of the Order would be to extinguish part of Footpath No. 2 between points A and B as shown on the Order Plan attached to the report and shown as a bold black line.

Public Footpath No. 2 would remain open and available until completion of the estate road, which would provide the alternative route. The public footpath would be unaffected by works during development of the estate and therefore would not require temporary closure.

Before making an Order to stop up or divert a footpath or bridle way under the Town and Country Planning Act 1990, S257, the Council must be satisfied that it is necessary to do so in order to enable development to be carried out in accordance with the grant of planning permission. It should not be assumed that an Order should be made simply because planning permission had been granted.

The necessity test entails examining the activities authorised by the planning permission (both operational development and changes of use) to see whether they were or were not compatible with the retention of highway rights.

In addition to establishing necessity, the Council was also able to decide whether or not it would exercise its discretion to make an Order.

Having arrived at a conclusion that it was right for the planning permission to be granted, however, there must be good reasons for deciding that an Order, which would permit implementation of that permission, should not be made or confirmed. In determining this, it was suggested that the following may be taken into account:

- *the interest of the general public*
- *the particular effect on some members of the public such as occupiers of property adjoining the highway noting this may have more importance than even that of the general public*
- *any potential financial loss to members of the public.*

These factors should be matters which were not taken into consideration at the time of the grant of the original planning permission and it was not open to question the merits of the original planning application. Loss of amenity of the general public did not necessarily have to be subsidiary to any benefit to the developer.

In the current case, it was noted that planning consent granted in 2012/00937/FUL included provision for enclosure of gardens across the route currently occupied by the public right of way by way of erection of fencing. It was submitted that this was incompatible with retention of the highway. Layout of the footways within the development site provided an alternative route.

The Members of the Sub-Committee, having deliberated on the application and supporting evidence together with the comments of the objectors at the pre-Order consultation, it was unanimously

RESOLVED - T H A T the Council, being the relevant Highway Authority for the affected footpath, proceed with making an Order to extinguish part of Footpath No. 2 Porthkerry as described in the Order Plan and Schedule as attached at Appendix 1 to the report.

Reason for decision

Part of the footpath is affected by a residential development; consent reference 2012/00937/FUL. The site layout would provide access through the development upon completion of the works. It was necessary to make an Order to enable development to be carried out in accordance with the grant of planning permission.

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

Reason for decision

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

734 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 Building (Approved Inspectors Etc.) Regulations 2000 as listed in the report be noted.

735 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	NMA – Non Material Amendments
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2014/00397/FUL A Birchbrook, Trerhyngyll Change of use of small parcel of agricultural land to domestic garden within the curtilage of Birchbrook and the erection of 2 sheds on the land.

2014/00591/FUL	A	6, Station Approach, Penarth	Vary Condition 2 to 2009/01261/FUL to alter opening hours to customer trading till 11pm Mon-Sat and till 10:30pm on Sunday.
2014/00668/FUL	A	Corner House, Llysworney	Demolish existing car port, construct single storey garage and entrance porch to rear.
2014/00795/FUL	A	7, Goldsland Place, Barry	Rear/side ground floor extension.
2014/00955/LAW	R	The Coach House, Bonvilston House, Bonvilston	Use of outbuildings as a separate dwelling.
2014/00959/FUL	R	20, High Street, Penarth	Proposed alteration to existing dormer window and additional dormer window.
2014/01015/FUL	A	13, Fforest Drive, Barry	Conversion of garage into an additional room.
2014/01022/FUL	A	The Old Chapel, Llysworney	Proposed single storey extension garage and utility room.
2014/01037/FUL	A	9, Barons Close, Llantwit Major	New 3 bedroom dwelling as two storey extension to existing dwelling. New 2 space drive way for proposed dwelling alongside existing 2 space driveway. Large existing garden split equally between both properties.
2014/01052/PNT	A	Outside 1, The Square, Dinas Powys	Broadband cabinet.
2014/01055/LBC	A	The Old Chapel, Llysworney	Proposed single storey extension garage and utility room.

2014/01056/FUL	A	38, Colcot Road, Barry	Erection of two storey side extension.
2014/01083/FUL	A	13, Windsor Terrace, Penarth	Rear garage with first floor office.
2014/01084/FUL	A	22, Pant Y Celyn Road, Llandough	Conversion of garage to habitable room and change flat roof to pitched roof on garage.
2014/01085/FUL	A	10/11, Esplanade Buildings, Friars Road, Barry Island	Change of use from A1 to mixed use A1/A3 Shop and Coffee Shop, with associated works including layout changes within the site, and works to update and improve the external appearance of the site.
2014/01086/LAW	A	45, Blackberry Drive, Barry	Use of additional room in place of garage.
2014/01087/FUL	A	Brookside, Boverton, Llantwit Major	Proposed side balcony.
2014/01088/FUL	A	Cattwg Cottages, Llancarfan	Conversion of one half of house to separate dwelling.
2014/01091/FUL	A	The Croft, Higher End, St. Athan	Proposed orangery extension to side of existing building.
2014/01097/FUL	A	1, Orchard Rise, Penarth	Conservatory extension to rear.
2014/01099/FUL	A	1, Whitcliffe Drive, Penarth,	Extension to existing garage.
2014/01123/FUL	A	19, Redbrink Crescent, Barry	Erection of a Orangery style conservatory to the side elevation.
2014/01131/NMA	A	Bryn Awel, 1, Penylan Road, Aberthin	Change from gravel mesh to block paviors due to slope from concrete area to road (Amendment to 2013/01113/FUL).

2014/01166/PND	A	Ysgol Maes Dyfan, Gibbonsdown Rise, Barry	Demolish single storey school building and Caretaker's house.
2014/01205/SC1	ER	Land East of Bonvilston	Proposed residential development.
2014/00578/FUL	A	3, Weston Avenue, Sully	Blocked driveway, new fence enclosure and gates.
2014/00844/ADV	A	Peter Alan Ltd, 3, Windsor Road, Penarth	One illuminated fascia; and one double-sided projecting sign.
2014/00873/FUL	A	45, Hawthorn Avenue, Penarth	Proposed two storey rear extension.
2014/00877/LBC	A	Peter Alan Ltd, 3-5, Windsor Road, Penarth	Listed building consent for the erection of one fascia sign and one hanging sign at the front elevation of the premises.
2014/00887/FUL	A	Shangri La, Barry Road, Dinas Powys	Provision of dog facilities including new buildings and retention of four kennel cabins.
2014/00903/FUL	A	7, Penlan Rise, Llandough	Three storey extension to side of existing house and single storey extension to rear of existing house including enlargement of garden curtilage.
2014/01018/FUL	R	85, Lavernock Road, Penarth	Proposed new 'Eco' friendly bungalow at rear of 85 Lavernock Road, Penarth.
2014/01028/FUL	R	Broughton House, Broughton	Retrospective application for retention of log store, tractor and mower shed in grounds of Broughton House.
2014/01066/FUL	R	21, Partridge Road, St. Athan	Landscaping of rear garden and provision of new means of enclosure.

2014/01067/FUL	A	Tropical Tandoori, 33-34, Windsor Terrace, Penarth	Installation of replacement extraction and ventilation equipment and associated external alterations.
2014/01069/FUL	A	2, Tair Gwaun, Cavesham Park, Penarth	Conservatory to rear of the property.
2014/01070/FUL	A	Dunster Cottage, 18 South Road, Sully	Proposed two storey extension to rear.
2014/01077/OUT	R	Pen Onn Farm, Llancarfan	Outline planning application for removal of redundant agricultural buildings and construction of three residential dwellings.
2014/01078/FUL	A	1, Kymin Terrace, Penarth	Replacement of ground floor and first floor windows to front elevation with new double glazed timber windows, as close to originals as possible.
2014/01095/FUL	A	Llwyn Rhyddid House, Hensol	Proposed garage/garden store (renewal of permission No. 2009/00828/FUL).
2014/01116/FUL	A	Aberthin Village Hall, Aberthin Lane, Aberthin	Erection of single storey extension to provide additional storage space. Erection of glazed enclosure to existing entrance and replacement of stepped external approach with wheelchair accessible ramp.
2014/01127/FUL	A	65, Heol Collen, Culverhouse Cross, Cardiff	Demolition of existing conservatory and construction of new orangery extension.

2014/01204/FUL	A	126, Greenacres, Barry	Extension to front of house to create small flat roof porch and private room with direct access from temporary downstairs bedroom. Room to be used as temporary accessible toilet/shower room.
2014/01130/SC2	EB	North and west of Darren Close, Cowbridge	Scoping Opinion in respect of outline planning application for up to 390 dwellings.
2013/01166/FUL	A	13A, Atlantic Trading Estate, Barry	Demolition of existing lock up facility and erection of new industrial premises split into 4 no. separate units.
2014/00686/FUL	A	The Kiosk, Stanwell Road, Penarth	Retention of building as altered for a temporary period of three years.
2014/00788/OUT	R	Redundant Car Park at The Downs Cafe, Stalling Down, St. Hilary	Proposed single storey dwelling on the Down's Cafe redundant car park.
2014/00823/FUL	A	53, Plas Taliesin, Portway Marina, Penarth	Proposed single storey kitchen extension, new balcony and windows.
2014/00932/FUL	A	Plot 3B, Atlantic Trading Estate, Barry	Construction of portal framed light industrial and business starter units, creating a small development of units suitable for growing and start up business.
2014/01013/FUL	A	Coach House Farm, Michaelston-le-Pit	Application for erection of supplementary dairy building and two feed silos.
2014/01059/FUL	A	49, Penlan Road, Llandough	Variation of condition 2 of planning permission 2014/00695/FUL to allow five rooflights at high level within coach house.

2014/01071/FUL	A	Swanbridge Beach Front, (Outside of the Seashore Grill Restaurant), Sully	Proposed replacement refreshment kiosk and the construction of new toilet facilities for general public use.
2014/01072/FUL	A	The Foreshore, Spinney Caravan Park, Swanbridge, Sully	Emergency repair works to the existing coastal cliff rock face.
2014/01094/FUL	A	Tynewydd y Bryn, Peterston Super Ely	New roof conversion to garage to provide ancillary accommodation.
2014/01101/FUL	A	1, Byron Court, Penarth	To rebuild an existing conservatory with the following minor modifications:; frame will be UPVC (currently aluminium) Glass will be double glazed (currently single glazed); side glass will be obscured to improve privacy (currently non-obscure glass); rear doors will be French Doors (currently sliding doors); roof will be made of more environmentally friendly material (currently single glazed glass); conservatory will be rebuilt to exactly the same dimensions as the existing conservatory.
2014/01104/FUL	A	16, Parklands, Corntown	Store to rear of garage (Resubmission of 2014/00545/FUL).
2014/01110/FUL	A	21, Meliden Road, Penarth	Infill single storey ground floor extension to rear of property; change main roof from hip type, to gable ended dual pitch, with flat roof dormer to rear elevation.

2014/01112/FUL	A	136, Fontygary Road, Rhoose	To raise roof line to accommodate dormer bedrooms (two en suite) to first floor - to extend kitchen to rear of bungalow and general alterations.
2014/01115/FUL	R	Maesydd Farm, Llangan	Proposed glazed elongated walkway. (Forming link between existing buildings).
2014/01117/FUL	A	3, Craig yr Eos Place, Ogmore By Sea	Proposed garage with living accommodation above.
2014/01122/FUL	A	54, Longmeadow Drive, Dinas Powys	Removal of existing single storey garage and store to side, along with conservatory to rear; construction of two storey rear/side extension plus single storey porch and associated external works.
2014/01124/RG3	A	Cemetery Approach off Barry Road, Barry	The site is proposed to be laid out as public open space with an outdoor classroom area refurbished air raid shelter and nature conservation areas.
2014/01125/FUL	A	13, Althorp Drive, Penarth	Double storey side extension, single storey rear extension and internal modifications on ground and first floor.
2014/01126/FUL	A	125, Phyllis Street, Barry	Two storey side extension to consist of kitchen and sun room to ground floor and master bedroom with en suite to first floor.
2014/01128/FUL	A	Sheepcourt Farm, Bonvilston	Proposed front pitched dormer to increase the headroom and usable space within the existing first floor room.

2014/01136/FUL	A	Churchfields, 46, Village Farm, Bonvilston	Single storey side extension and first floor extension over garage.
2014/01140/FUL	A	4, Runcorn Close, Barry	Two storey side extension and single storey porch extension.
2014/01141/FUL	A	32, Eagleswell Road, Boverton	Proposed single storey rear extension, front gable elevation extension with associated internal alterations.
2014/01145/FUL	A	Plot 116, The Hedgerows, White Farm, Barry	Proposed alteration of approved dwelling to include rear conservatory extension.
2014/01152/FUL	A	Palmerston Primary School, Pen Y Bryn, Barry	Erection of a playpod, a metal stable like structure (3.065mx5m) in the playground to contain a range of recycled materials for play.
2014/01153/FUL	A	54, Cardiff Road, Dinas Powys	Proposed rear extension to form living room and shower room.
2014/01156/FUL	A	Edwington, Port Road, Wenvoe	Proposed extension to front and rear elevations.
2014/01175/FUL	A	12, Romilly Avenue, Barry	Construct a two storey rear extension and rear ground floor balcony.
2014/01182/EAR	A	Proposed District Centre, Barry Waterfront, Powell Duffryn Way, Barry	Variation of condition 1 of planning permission 2012/00971/EAR and removal of conditions 2, 3 and 4.
2014/01194/NMA	A	Holm View Cottage, Pen Y Turnpike Road, Dinas Powys	Amendments to application ref: 2013/00635/FUL.

2014/01201/FUL	A	4, St. Augustines Road, Penarth	Proposed rear/side dormer to provide bedroom with bathroom.
2014/01206/FUL	A	15, Spires Walk, Barry	Retrospective garden shed.
2014/00459/FUL	A	Carneddi, Greenfield Way, Llanblethian	Extension and alterations including new roof to garage/annex, new windows, dormers, gates, screens, etc.
2014/00557/FUL	A	87, Main Street, Barry	Conversion of property to form 9 No. self-contained flats with associated elevational changes and external works to rear.
2014/00559/FUL	R	Barkways Cottage, The Downs, St. Nicholas	Creation of garden.
2014/00890/FUL	A	Cwrt yr Ala House, Michaelston Le Pit	Conversion of existing workshop/former stables to independent dwelling and new access. Minor changes to existing consent already being implemented.
2014/00891/LBC	A	Cwrt yr Ala House, Michaelston Le Pit	Conversion of existing workshop/former stables to independent dwelling. Minor changes to existing consent already being implemented.
2014/01017/ADV	A	16, Windsor Road, Penarth	Proposed fascia and projecting sign.
2014/01039/FUL	A	Unit 5, First Floor, Stangate House, Stanwell Road, Penarth	Change of use from B1 Office to D1 Osteopathy Clinic.
2014/01158/FUL	A	4, Cwrt Dyfed, Barry	Demolition of existing conservatory and erection of single storey rear extension.

2014/01159/FUL	A	3, Mill Park, Cowbridge	Single storey front and rear extensions and first floor side extension.
2014/01165/NMA	A	37, Blackberry Drive, Barry	Increase depth of approved extension by 600mm (amendment to 2014/00454/FUL).
2014/01167/FUL	A	70, Windsor Road, Penarth	Two storey extension to the rear of 70 Windsor Road; Revision to planning application ref. 2011/00873/FUL previously granted on 2 November 2011 and amended 28 May 2013.
2014/01168/FUL	R	69, Geraints Way, Cowbridge	Front pitched roof dormer side carport with proposed family bathroom and bedroom above porch and living room to rear ground floor.
2014/01179/FUL	A	De Sully Grange, Swanbridge Road, Sully	Alterations to the internal planning of the ground floor with infill extension to house the new kitchen.
2014/01183/FUL	A	53, Shakespeare Avenue, Penarth	Proposed two storey side extension.
2014/01213/FUL	A	119, Westward Rise, Barry	Conversion of existing garage into habitable room; new connection to existing house from garage.
2014/01215/FUL	A	13, Maillards Haven, Penarth	Proposed Ground Floor Extension to Form Kitchen and dormer roof over garage to enlarge.
2014/01227/FUL	A	4, Shelley Crescent, Penarth	Extension at first floor level above existing garage and associated works.

2014/01253/NMA	A	Proposed District Centre, Barry Waterfront, Powell Dyffryn Way, Barry	Amendment of Condition 15 of Planning Permission 2009/00946/OUT to delete prohibition on dry cleaning and dispensing pharmacy facilities within the foodstore.
2014/00506/LBC	A	Great House, Bridge Road, Llanblethian, Cowbridge	Enlarge and existing window to form an external door providing access from the kitchen to the west walled garden.
2014/00855/FUL	A	Rear Annex, Former Fire Station, Court Road, Barry	Dismantling and rebuilding of rear annex as part of the redevelopment of the site into flats.
2014/00856/LBC	A	Rear Annex, Former Fire Station, Court Road, Barry	Dismantling and rebuilding of rear annex as part of the redevelopment of the site into flats.
2014/00868/FUL	A	Aberthin Cottage, Llanquian Road, Aberthin	Two storey and single storey extension.
2014/00881/NMA	A	Cardiff and Vale NHS Trust, University Hospital Llandough, Penlan Road, Llandough, Penarth	Application to vary Condition 18 of planning permission 2012/00652/FUL to include new plans in relation to amended hard and soft landscaping.
2014/01008/FUL	A	Brynderyn Lodge, Peterston Super Ely	Renewal of planning application 2009/00994/FUL - alterations and extensions.
2014/01105/FUL	A	Plot of land adjacent to Anwyllfan, off Rectory Drive, St. Nicholas	Demolish buildings forming pig farm. Construction of four bedroom bungalow.

2014/01163/FUL	A	Rear of Heritage Coast Visitors Centre, Dunraven Bay, Bridgend	Demolition of garage, wooden lean to and the removal of a small amount of stonework to the northeast of the site. Erection of five storage units for use by micro enterprises to store equipment for off and on shore activities.
2014/01168/FUL	R	69, Geraints Way, Cowbridge	Front pitched roof dormer side carport with proposed family bathroom and bedroom above porch and living room to rear ground floor.
2014/01178/FUL	A	3, Rectory Road, Penarth	Demolition of existing garage; construction of carport with integral store.
2014/01184/FUL	A	Ty Gwyn, Penyturnpike Road, Dinas Powys	Proposed alterations to planning approval No. 2013/01266/FUL to include dormers in a new gabled roof.
2014/01214/ADV	A	St. Helens Infant School, Maes y Cwm Street, Barry	Erect one 7m high flag pole.
2014/01242/FUL	R	Site Opposite No. 10 Seaview Drive, Ogmore-by-Sea	Proposed 2 no. ECO Homes on site of redundant Septic Tanks.
2014/01265/FUL	A	9, Upper Cosmeston Farm, Penarth	Second storey extension to the property.
2014/01268/FUL	A	Land at Frampton situated off Cowbridge Road, Llantwit Major	Construction of two wooden stables on a concrete base.

2014/01269/NMA	A	Hensol Castle, Hensol Castle Park, Hensol	Amendment to 2014/00638/FUL 1. To remove the apex only of the vestibule roof to allow the proposed flat green roof to be extended over the vestibule to avoid large bulkheads and internal gutters and to meet the existing Castle walls; 2. To extend the proposed corridor roof over the existing porch as its roof is not waterproof. The new corridor roof will then meet the original walls of the Castle.
2014/01292/NMA	A	Site of the former quarry, Leckwith Road, Llandough	Removal of Conditions 25, 26 and 27 of planning permission 2013/00632/FUL.

736 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.

737 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

2014/01160/TCA	A	Gileston Manor, Gileston	Dismantle 6 no. Sycamores, 7 no. Goat Willow and 1 no. Sweet Chestnut and prune lateral branches of Hornbeam.
2014/01148/TPO	A	Greenfields, Llanblethian	T2 - 8m crown reduction to Ash tree; T3 - Remove White Willow; T4 - 3m crown reduction and remove epicormics to Ash tree.
2014/01181/TPO	A	9, Clos Cradog, Penarth	Remove Ash, coppice several Field Maple and Blackthorn.
2014/01225/TCA	A	Rear of 3 and 5, White House, The Knap, Barry	Remove two Pine trees.

738 GENERAL PLANNING MATTERS (DDS) -

(i) Letter from Minister for the Environment Regarding a Clarification of National Planning Policies That Apply for Onshore Unconventional Gas and Oil Development -

The Committee received a report which advised that on 8th July 2014 the above Minister released a clarification letter relating to unconventional oil and gas development. The letter was attached at Appendix 1 to the report.

Policy Clarification letters provided urgent clarification of policy or procedure issued by the Minister or Planning Division.

Members were aware that after the determination of three applications for gas exploration in locations in the Vale of Glamorgan in October 2013, Committee requested a letter be sent to Welsh Government asking for further policy clarification in relation to such applications. It was understood that this letter was the response to that request and similar requests from other Councils. The Committee was informed that the letter:

- Explained the various stages of such developments;
- Highlighted the National Policy background;

- Advised which issues were relevant for consideration through the planning process;
- Identified the regulatory road map guidance produced by the UK Government, which was attached at Appendix 2 to the report;
- Advised on the need for Environmental Impact Assessment;
- Dealt with restoration and after-use.

The Committee was advised that although the letter was helpful in a Welsh context, it was essentially a recognition of the relevance of the UK Government prepared regulatory roadmap in the planning system in Wales.

Following consideration of the report the Planning Committee

RESOLVED -

T H A T the content of the letter and associated regulatory road map be noted.

Reasons for decisions

To have regard to the contents of the letter and the associated regulatory road map.

739 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 be taken:

2012/01152/FUL Received on 14 January 2013

(P. 86)

Tim Vaughan Racing Ltd., Pant Wilkin Stables, Aberthin, Cowbridge, Vale of Glamorgan, CF71 7HE

Brian Griffin Planning & Countryside Consultants, The Cottage, Green Bottom, Littledean, Gloucestershire, GL14 3LH

Pant Wilkin Stables, Aberthin, Cowbridge

Dwelling house with treatment plant drainage and access, in connection with racing stables

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:

- The dwelling as approved shall not be sold separately or separated from the horse racing stable enterprise, known for the purposes of this application as Pant Wilkin Stables.

- Obligation not to implement outline planning permission 2010/00802/OUT.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement.

APPROVED subject to the following condition(s):

1. The occupancy of the dwelling shall be restricted to those:
 - a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
 - b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
 - c. widows, widowers or civil partners of the above and any resident dependants.

Reason:

A dwelling in this rural location that would not be permitted unless justified for rural enterprise, and in order to ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality, in accordance with advice in Technical Advice Note 6 - Planning for Sustainable Rural Communities and policies HOUS 3 and ENV 1 of the Unitary Development Plan.

2. This consent shall relate to the plans re-registered on 9 December 2014 other than where amended by plans reference Proposed Site Plan – TP10A (1:500), received 6 November 2013, the Site Plan, received 14 January 2013, the revised elevations received 9 December 2014, and the revised proposed Ground Floor and Proposed First Floor Plans, both received 12 December 2014.

Reason:

To ensure a satisfactory form of development and for the avoidance of doubt as to the approved plans and to meet the requirements of Policies ENV 1, ENV 4, ENV 10 and ENV 27 of the Unitary Development Plan.

3. Full details of a scheme for foul and surface water drainage, including details of the package treatment plant and its location, 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 of the foul and surface water drainage prior to the first beneficial occupation of the dwelling hereby approved.

Reason:

To ensure a suitable foul and surface water drainage scheme, and to ensure compliance with the terms of Policies ENV 29 and ENV27 of the Unitary Development Plan.

4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and Town and Country Planning (General Permitted Development) Order 1995 or any order amending or re-enacting that order, and within 2 months of the date of this consent, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to the Local Planning Authority for their written approval, and the means of enclosure shall be fully 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.

5. Notwithstanding the submitted details and within 2 months of the date of this consent a landscaping scheme, including details of new hedgerows, shall be submitted to the Local Planning Authority for their approval in writing.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV 4, ENV 10 and ENV27 of the Unitary Development Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling 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 ENV 4, ENV 10, ENV11 and ENV27 of the Unitary Development Plan.

7. Prior to their use in the construction of the dwelling and garage hereby approved, details 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.

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 dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development, and to ensure compliance with the terms of Policies HOUS 3, ENV 4 and ENV27 of the Unitary Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) 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 the terms of Policies ENV 4 and ENV27 of the Unitary Development Plan.

2014/00088/FUL Received on 23 January 2014
(P. 104)

Mr. Robert Freese, Ty-Carreg, Broad Close Lane, Moulton, Vale of Glamorgan, CF62 3AB

Mr. Darren Payne, CFW Architects Ltd, The Hawthorns, 6, North Road, Cardiff, CF10 3DU

Old Carriageway Stables, Hensol

Construction of eco-centre visitors and educational building

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 following schedule of plans and documents:

- Site location plan, received 16 January 2014;
- Existing site survey, Drg. No. 1893-100, received 16 January 2014;
- Proposed site block plan, Drg. No. 1893-101, received 16 January 2014, and part superseded by following plan;
- Proposed site plan, Drg. No. 1893-102 Rev A, amended plan received 12 September 2014;
- Ground floor plan, Drg. No. 1893-015, received 16 January 2014;
- First floor plan, Drg. No. 1892-016, received 16 January 2014;
- Proposed elevations sh 1 of 2, Drg. No. 1893-103, received 16 January 2014;
- Proposed elevations sh 2 of 2, Drg. No. 1893-104, received 16 January 2014;
- Entrance Visibility Splay, Drg. No. 3545 - 01, received 22 August 2014;
- Design and Access Statement, received 16 January 2014;
- Tree Safety Report, prepared by Sylvan Ecology, dated 29 October 2012, and received 16 January 2014;
- Phase 2 Ecology Report, prepared by Sylvan Ecology, dated 24 December 2013, received 16 January 2014;
- Transport Statement, prepared by Acstro Ltd., received 29 May 2014; and
- The Good Life bee and Environmental Centre Ltd Business Plan 2014.

Reason:

For the avoidance of doubt as to the approved details, and in the interests of the character and appearance of Hensol Castle Historic Park and the Ely Valley and Ridge Slopes Special Landscape Area, biodiversity enhancement and highway safety, in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of the Built and Historic Environment and ENV27-Design of New Developments of the Unitary Development Plan.

3. The eco-centre hereby permitted shall be used only for the purposes specified in the application and for no other purpose whatsoever, including any other purpose in Class D1 of the schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order.

Reason:

To control the precise nature of the use of the site, in the interests of the character and appearance of the Historic Park and Special Landscape Area, and bearing in mind the unsustainable countryside location, in accordance with Policies ENV1-Development in the Countryside, ENV4-Special Landscape Areas, ENV10-Conservation in the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2014 (or any Order revoking or re-enacting that Order with or without modification) the building hereby approved shall not be extended or altered in any way, and there shall be no erection of any additional outbuildings, other than those expressly allowed by this permission, without the prior consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development in the interests of the character and appearance of the Historic Park and Special Landscape Area, in accordance with Policies ENV4-Special Landscape Areas, ENV10-Conservation in the Countryside, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

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

Reason:

In the interests of the character and appearance of the Historic Park and Special Landscape Area, in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

6. No beneficial use of the building shall take place until the works to the passing bays, as indicated on Drg. No. 3545-01, have been implemented, in accordance with further details, including surface finishes and any replacement planting, which shall have been submitted to and agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and the character and appearance of the Historic Park and Special Landscape Area, in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

7. The development hereby permitted shall not be brought into beneficial use until the improvements to the existing access have been implemented in accordance with Drg. No. 3545-01, received 22 August 2014, and the access shall thereafter be so retained and maintained to serve the development hereby approved.

Reason:

In the interest of highway safety and the character and appearance of the Historic Park and Special Landscape Area, in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

8. Notwithstanding the submitted plans further details of the surfacing of the car parking areas, which shall have full regard to the site's sensitive rural location, and of the bicycle parking, which shall be covered, secure parking, and disabled parking, shall be submitted to and approved in writing by the Local Planning Authority. The car parking, bicycle parking, and associated forecourt/turning area, as indicated on Drg. No. 1893-102 Rev A, received 12 September 2014, shall be implemented before the first beneficial use of the development hereby permitted, and shall thereafter be so retained and maintained at all times to serve the development hereby approved.

Reason:

To ensure the provision of appropriate on site parking and turning facilities to serve the development in the interests of sustainable transport, highway safety and the character and appearance of the Historic Park and Special Landscape Area, in accordance with Policies ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments, ENV28-Access for Disabled People, TRAN10-Parking and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

9. Notwithstanding the submitted plans and documents, including the Tree Safety Report, further details, which shall include:
 - a Tree Impact Assessment and Method Statement, particularly in relation to the Beech at the edge of the Ancient Woodland;

- a Woodland Management Plan for a ten year period, which shall pay particular regard to the importance of the trees to the character and appearance of the Historic Park; and
- a scheme of tree protection during construction works, providing for the fencing of the trees to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage;

shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development, and the development shall be implemented thereafter in accordance with the agreed details.

Reason:

To ensure the proper management of the trees and woodland on the site in the interests of the character and appearance of the Historic Park and Special Landscape Area, in accordance with Policies ENV4-Special Landscape Areas, ENV11-Protection of Landscape Features, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

10. The proposals for the enhancement of biodiversity, as outlined in Sections 5, 6 and 7 of the `Phase 2 Ecology Report`, prepared by Sylvan Ecology, dated 24 December 2013, and received on 15 January 2014, shall be implemented for a period of at least 5 years from the first beneficial use of the development hereby permitted, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of the enhancement of biodiversity in accordance with Supplementary Planning Guidance on Biodiversity and Development and national guidance contained in Planning Policy Wales and TAN5-Nature Conservation and Planning.

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

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Strategic Policies 2-The Environment and 8-Transportation, and Policy ENV27-Design of New Developments of the Unitary Development Plan.

12. Notwithstanding the terms of the (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking or re-enacting that Order no fence, wall or means of enclosure other than as may be indicated on the approved details shall be erected, constructed, improved or altered on site without the prior consent of the Local Planning Authority.

Reason:

To safeguard the rural setting of the historic park and the special landscape area and to ensure compliance with the terms of Policies ENV4, ENV10, ENV17 and ENV27 of the Unitary Development Plan.

13. The construction of the eco-centre hereby permitted shall meet the high sustainability goals outlined in the accompanying Design and Access Statement, including the sections on 'The projects brief, goals and facilities' and 'Eco and Sustainable Design Principals', with further details of the following elements to be submitted to and agreed in writing with the Local Planning Authority for their installation on site:

- the package treatment plant / reed bed system;
- rainwater harvesting;
- bio mass and ground source heating system; and
- solar panels.

The development shall be implemented in accordance with the agreed details.

Reason:

Part of the justification for the development is its high sustainability credentials which are considered to be a necessary element of the scheme in accordance with TOUR5-Non-Residential Tourist Attractions and ENV27-Design of New Developments of the Unitary Development Plan, Planning Policy Wales, in particular paragraph 4.12-Planning for Sustainable Buildings, and TAN12-Design.

14. Before its installation on site full details of the proposed external lighting for the development and hours of operation of the lighting shall be submitted to and approved in writing with the Local Planning Authority. The details shall pay particular regard to the sensitive location of the site within the Historic Park and the countryside of the Ely Valley and Ridges Slopes Special Landscape Areas. The development shall be implemented thereafter in accordance with the approved plans.

Reason:

Full details have not been provided and in the interests of the character and appearance of the Historic Park and countryside of the Special Landscape Area, in accordance with Policies ENV1-Development in the Countryside, ENV4-Special Landscape Areas, ENV16-Protected Species, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

15. The premises shall not be used for singing, dancing, or the playing of any kind of music or other forms of public entertainment, other than the playing of background music.

Reason:

In the interests of the quiet countryside nature of the site, including the Historic Park and Special Landscape Area, in accordance with Policies ENV1-Development in the Countryside, ENV4-Special Landscape Areas, ENV17-Protection of Built and Historic Environment, ENV27-Design of New Developments and TOUR5-Non-Residential Tourist Attractions of the Unitary Development Plan.

2014/00328/FUL Received on 15 May 2014

(P. 124)

Mr. Tim Allen, C/o Vale Planning

Vale Planning, 80, Millfield Drive, Cowbridge, Vale of Glamorgan, CF71 7BR

The Laurels, Llanquian Road, Aberthin, Cowbridge

Erection of a pair of semi-detached and a detached dwelling

REFUSED (Written representations)

1. In the opinion of the Local Planning Authority the proposal represents an unacceptable and inappropriate form of residential development that will adversely affect the character and appearance of the area and the rural setting of Aberthin, detracting from the general setting and causing significant detriment to highway safety by virtue of additional vehicular movements and insufficient parking arrangements, contrary to Policies ENV1-Development in the Countryside, ENV4-Special Landscape Areas, ENV11-Protection of Landscape Features, ENV27-Design of New Developments, HOUS2-Additional Residential Development, HOUS3-Dwellings in the Countryside, HOUS8-Residential Development Criteria, HOUS11-Residential Privacy and

Space, TRAN10-Parking, Strategic Policies 1 & 2-The Environment and 8-Transportation of the Vale of Glamorgan Adopted Unitary Development Plan

1996-2011; Supplementary Planning Guidance on Amenity Standards and Design in the Landscape; and national guidance contained in Planning Policy Wales and TAN12-Design.

2014/00465/FUL Received on 29 April 2014

(P. 138)

Mr. Guy Thornton, Cruiskeen Lawn, Love Lane, Llanblethian, Cowbridge, South Glamorgan, CF71 7JQ

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

Cruiskeen Lawn, Love Lane, Llanblethian, Cowbridge

Demolition of attached garage with accommodation above and rebuilt on opposite side of dwelling with erection of detached 4 bed dwelling

DEFERRED – Site visit.

2014/00700/FUL Received on 13 August 2014

(P. 153)

Mr. Frank Moloney, 10, Park Road, Penarth, South Glamorgan, CF64 3BD

Paul Blackburn Design, 24, Litchard Terrace, Litchard, Bridgend, Glamorgan, CF31 1PL

10, Park Road, Penarth

Application to erect vision and screen fencing to enclose all weather surface court area in rear garden

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 13th August 2014 other than where amended by plans reference 01 Revision B and 03 Revision A received on the 28 November 2014.

Reason:

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

3. Notwithstanding the submitted plans, the screen fence hereby approved shall not exceed 3m above existing ground levels, at any point.

Reason:

In the interest of visual and neighbour amenities and the character and appearance of the Conservation Area and in accordance with Policies ENV17, ENV20 and ENV27 of the Unitary Development Plan.

4. Notwithstanding the submitted details and prior to their use in the construction of the screen fence hereby approved, details of the materials and their colour/finish 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 Policies ENV 20 and ENV27 of the Unitary Development Plan.

2014/00812/FUL Received on 9 July 2014

(P. 162)

g2 Energy Renewable Developments Ltd, Olney Office Park, 25, Osier Way, Olney, Bucks, MK46 5FP

David Lock Associates, 50, North Thirteenth Street, Central Milton Keynes, Milton Keynes, Buckinghamshire, MK9 3BP

The Grange, St. Brides Super Ely

Erection of a single wind turbine, with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation and temporary construction compound.

DEFERRED – Site visit.

2014/01089/FUL Received on 18 September 2014

(P. 188)

Associated British Ports, Mr. Byron Lewis, Queen Alexandra House, Cargo Road, Cardiff, CF10 4LY

ABP mer, Ms Hannah Bodley, Quayside Suite, Medina Chambers, Town Quay, Southampton, SO14 2AQ

Ports Office, Atlantic Way, Barry

Erection of a 10MW solar Photovoltaic system including levelling of land

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. This consent shall relate to the plans registered on 18 September 2014 other than where amended by plans reference 234-02-07. d01 and d02 and additional drawing `PV Cross Section` received on 31 October 2014, and amended drawings ref 234-02-07. d03 Rev 3 and d04 Rev 3, received on 2 December 2014.

Reason:

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

4. Prior to the commencement of development, full manufacturers details and specifications of the proposed PV panels and their means of erection/support, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details and so maintained at all times within timescales set out in Condition 2 above.

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policies COMM8 and ENV27 of the Unitary Development Plan.

5. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the means of enclosure shall be implemented in accordance with the approved details.

Reason:

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

6. Prior to the commencement of development a detailed layout of the site including location of all PV panels, tracks and roads and all associated structures 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 COMM8 and ENV27 of the Unitary Development Plan.

7. Prior to the commencement of development details of all proposed and existing lighting within the site including levels of light spill shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter only be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory standard of development and for the benefit of light sensitive species and to ensure compliance with Policies COMM8 and ENV27 of the Unitary Development Plan.

8. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully implemented as defined in the approved details.

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.

9. An Ecological Management Plan (EMP) shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works within the site (including site clearance and re-profiling of any land forms). The content of the EMP shall include, but not exclusively limited to the following.

DESIGN:

- a) Details of site fencing (including any details for continued future access by medium sized mammals.
- b) A lighting strategy for the site (for the benefit of light sensitive species)
- c) Details of the type of enhancements of habitat for reptiles
- d) Plans showing the retained habitat for the Lauxaniid fly.
- e) Details of the re-creation/enhancement of Open Mosaic Habitat
- f) Details of any other enhancement on the site for bio diversity

MANAGEMENT:

- a) Future management of the site for the benefit of all species

MONITORING:

- a) Any proposals to monitor the OMH or the reptile / invertebrate species

The EMP 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.

10. Notwithstanding the submitted plans, a comprehensive landscaping scheme shall be submitted in relation to landscaping of the existing and proposed bunds (and areas to be retained for reptile mitigation) to be approved in writing by 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.

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

Reason:

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

12. Prior to the commencement of any development (including site clearance and re-profiling of any land) a contaminated land survey shall be conducted on the land between the former coal yard and the inert waste recycling site. As a minimum, at least 5 further trial pits should be sampled on the above section of land, at least one centrally and a further 4 at random separation but not at the boundary of the site, the location of which shall be agreed by the Local Planning Authority, prior to the sampling being undertaken.

The results of the survey shall be submitted to the Local Planning Authority and must include any recommendations for remediation, where found necessary. Development shall only commence following written confirmation from the Local Planning Authority that a satisfactory assessment of the site has been conducted and that any proposed remediation strategy, where necessary, is considered acceptable and is agreed.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

13. Following completion of any remediation at the site, a verification report shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the completed remediation works to show that the works have been carried out in full and in accordance with the approved methodology and shall include details of any post-remedial sampling and analysis (to show the site has reached the required clean-up criteria) together with the necessary documentation detailing what waste materials have been removed from the site.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

14. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies ENV7 and ENV27 of the Unitary Development Plan.

15. 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.

2014/01224/ADV Received on 29 October 2014

(P. 213)

Mr. Spencer Jones, Windsor Court Showroom, The Esplanade, Penarth, Vale of Glamorgan, CF64 3AT

Mr. Spencer Jones, Windsor Court Showroom, The Esplanade, Penarth, Vale of Glamorgan, CF64 3AT

Former Steamers Trading Co., The Esplanade, Penarth

Signage

APPROVED – subject to the following condition(s):

1. This permission shall remain valid for a period of five years from the date of this consent.

Reason:

To comply with Regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason:

To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason:

To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

4. Where the advertisement is required under these Regulations to be removed, the removal shall be carried out to the satisfaction of the Local Planning Authority.

Reason:

To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
Reason:

To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

6. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason:

To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

740 MATTER WHICH THE CHAIRMAN HAD DECIDED WAS URGENT -

RESOLVED - T H A T the following matter which the Chairman had decided was urgent for the reason given beneath the minute heading be considered.

741 PLANNING APPLICATIONS (DDS) –

(Urgent by reason of the need to make a decision prior to the next Committee)

2013/01257/FUL Received on 11 December 2013

Weightman & Bullen, 76, Rodney Street, Liverpool, Merseyside (Met County),
L1 9AW

Clearwater Property Company Ltd, Faridene, Windsor Walk, Waybridge, Surrey,
KT13

67–79, Dochdwy Road (Shopping Parade), Llandough

Renewal of application ref: 2007/00751/FUL; 18 self contained residential units over three storeys to replace demolished mix use building

DEFERRED – To a future meeting of the Planning Committee