

## PLANNING COMMITTEE

Minutes of a meeting held on 2<sup>nd</sup> July, 2015.

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

Also present: Councillor C.P.J. Elmore.

Councillor Elmore spoke on Application No. 2014/01300/FUL in his capacity as a Vale of Glamorgan Member for Castleland Ward. Councillor Elmore also requested a site visit for Application No. 2015/00031/OUT.

List of Public Speaker:

Name of Speaker	Planning Application Number and Location	Reason for Speaking
Mr. R. Chichester	2014/01300/FUL - Barry Dock Conservative Club, Station Street, Barry	Applicant or their representative

166 ANNOUNCEMENT -

Prior to the commencement of business of the Committee, the Chairman advised those present that the meeting would not be webcast due to technical difficulties.

167 APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. P. Drake and E. Hacker.

168 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 4<sup>th</sup> June, 2015 be approved as a correct record.

169 DECLARATIONS OF INTEREST -

Councillor R.A. Penrose declared an interest in Application No. 2015/00522/FUL. The nature of the interest was that he was the applicant for the application which was for his property. Councillor Penrose vacated the room whilst this application was under consideration.

Councillor A. Parker declared an interest in Agenda Item. No. 9, Application No. 2015/00522/FUL. The nature of the interest was that he was the architect for the application. Councillor Parker vacated the room whilst this item was under consideration.

Councillor A. Parker also declared an interest in Application No. 2014/01452/FUL in that he had advised the Applicant's Estate on this application. Councillor Parker vacated the room whilst this application was under consideration.

#### 170 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 4<sup>th</sup> June, 2015 be noted:

Apologies for absence for Sites (a), (b) and (c) were received from Councillors E. Hacker, Mrs. V.M. Hartrey and H.C. Hamilton.

- |  |  |
|--|--|
| (a) Land at Court Farm, Treoes - Installation of a 2.2mw Solar Farm and Associated Infrastructure  | Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, Mrs. P. Drake, J. Drysdale, H.J.W. James, A. Parker, R.A. Penrose and G. Roberts.                               |
| (b) 9 Grange Close, Wenvoe - The Demolition of the Existing Dwelling and Associated Garage with the Erection of a Replacement Single two Storey Dwelling | Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, Mrs. P. Drake, J. Drysdale, H.J.W. James, A. Parker, R.A. Penrose, G. Roberts and A.C. Williams.                |
| (c) Land Adjacent to Beechwood College, off Hayes Road, Sully - Change of Use to Community Allotments  | Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors Mrs. P. Drake, J. Drysdale, C.P. Franks, H.J.W. James, A. Parker, R.A. Penrose, A.G. Powell, G. Roberts and A.C. Williams. |

Also present - Councillor K.P. Mahoney

171 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.) Regulation 2000 as listed in the report be noted.

172 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

2014/00626/RES	A	Plot 5, Craig yr Eos Avenue, Ogmre By Sea	Proposed construction of detached residential dwelling
2014/00914/OUT	A	Ogmre by Sea Caravan Park, Hazelwood, Ogmre By Sea	Removal of Condition 6 of planning permission 2009/01273/OUT
2014/00917/OUT	A	Ogmre by Sea Caravan Park, Hazelwood, Ogmre By Sea	Variation of Condition 9 of planning permission 2009/01273/OUT

2014/01107/FUL	A	Beth Rapha, Ogmore by Sea Caravan Park, Hazelwood, Ogmore by Sea	Re-development of existing house for 3 detached houses
2014/01108/RES	A	Ogmore by Sea Caravan Park, Main Road, Ogmore by Sea	Redevelopment of caravan site for residential development, with associated open space at Ogmore by Sea Caravan Park
2014/01109/FUL	A	Crompton Bungalow, Ogmore by Sea	Redevelopment of existing bungalow for three detached houses
2014/01247/FUL	A	Meadowcopse, Waycock Road, Barry	Erection of an agricultural building
2014/01350/FUL	A	Wenvoe Service Station and West Cross, Port Road, Wenvoe	Removal of existing structures and canopy and construction of 3 no. two bedroom dormer bungalows on site and to include detached garage to Plot 3, including drive access, turning and parking areas
2014/01475/FUL	R	Land at Ynyston, Leckwith	Development creating floorspace of 125sq m on agricultural land for agricultural purposes
2014/01477/FUL	A	Upper Barn, Southra, Dinas Powys	Removing one small window enlarging the opening to accommodate glass sliding door. Move front door to swap with adjacent window (NMA)
2015/00051/FUL	A	The Stables, Treoes	Extension to the existing bungalow providing living accommodation of an open plan, small lounge/dining/kitchen and en-suite, for the parents of the applicants within the existing front yard

2015/00057/FUL	A	Glen Cottage, 39, Eastgate, Cowbridge	Proposed kitchen extension to existing dwelling and proposed detached garage/store/family room to rear garden (in place of existing garage)
2015/00108/FUL	R	Flush Cottage, Flanders Road, Llantwit Major	Domestic two storey extension
2015/00113/FUL	A	Westwood Cottage, Broughton Road, Wick	Single walled stone outbuilding, no windows, single door, tiled roof, rain water to water butts
2015/00126/FUL	A	25, Cwrt Y Vil Road, Penarth	Proposed detached greenhouse
2015/00159/FUL	A	17, Lakeside, Barry	Providing a roof canopy over an existing balcony to primary elevation plus replacement windows and some alterations to front garden, hardstanding and steps
2015/00172/FUL	A	Land at Maes Y Fro, Llysworney	To erect a polytunnel measuring 16ft x 24 ft
2015/00189/FUL	A	122, Plymouth Road, Penarth	Demolition of the single storey Reception roof and the erection of a new first floor, including associated enabling works
2015/00213/FUL	A	3, Darren Close, Cowbridge	Front extension over garage and front single storey lean-to
2015/00227/FUL	A	32, Porth Y Castell, Barry	Demolish garage and erection of single storey side extension
2015/00235/HH	R	3, Heol Y Felin, Llantwit Major	High hedge

2015/00254/FUL	A	Unit 1, Priority Business Park, Barry	Alterations to the existing second floor of Unit 1 which includes the introduction of new windows at this level, 1 number to the North West elevation and 5 to the North East elevation. In order to accommodate these windows, the lower sign to the North East will be removed and the sign to the North West relocated at the same level. Externally, it is proposed to develop the existing yard to Unit 1 which includes the removal of an existing cabin, diesel tank, barriers and container as indicated on drawing 7326-05-10. It is proposed to replace with a new portakabin, cycle stands, additional car parking, lorry parking bays, secure fenced compound, shelter, 2 no. containers and bunded fuel tank.
2015/00299/FUL	A	14, Llandaff Close, Penarth	Single storey extension to rear of the property, roof angle adjusted to rear of property to allow for rooms within loft area, new flat roof porch and associated works. Dormers to be formed within the roof
2015/00312/FUL	A	De Sully Grange, Swanbridge Road, Sully	Coach house extension (to include garage at ground floor and first floor gym)
2015/00335/RES	A	Land at St. Johns Well, St. Athan	Erection of 100 no. 2, 3 and 4 bedroom houses and associated works

2015/00338/FUL	A	3, Ludlow Street, Penarth,	Ground floor rear extension to improve kitchen and utility room. First floor rear extension to add upstairs bathroom and bedroom. Attic conversion with dormer to add bedroom
2015/00339/FUL	A	Beechwood College, Hayes Road, Sully	Erection of three temporary portable buildings
2015/00340/FUL	A	Beechwood College, Hayes Road, Sully	Retention of three demountable units
2015/00351/FUL	A	White Gables, B4268 Llysworney to Pentre Meyrick Boundary, Llysworney	To replace existing extension with a uPVC white conservatory on the rear of the property
2015/00367/FUL	A	Disused weighbridge and office, Llwynhelig Farm, Cowbridge	Construction of a detached laundry room and office for use in connection with the existing un-catered hostel accommodation together with associated engineering and other operations
2015/00369/FUL	A	Brook Farm, Llanmaes	Amendments of site boundaries and location of dwelling within the site, new gazebo structure adjacent to swimming pool, and replacement storage building in lieu of an existing dilapidated railway carriage, to house animal feed and small livestock/poultry
2015/00370/ADV	R	Unit E1, Westpoint Industrial Estate, Cardiff	Erection of free standing advertising structure comprising 2 no. 12m x 3m LED digital displays

2015/00372/FUL	A	Torridon, 3, Cefn Mount, Dinas Powys	Two storey rear extension for new ground floor kitchen and first floor bedrooms and family bathroom. Single storey rear extension for games room
2015/00374/FUL	A	Pennant Farm Lane - Moulton Village to Penant Farm, Llancarfan	Demolition of existing buildings and erection of stable blocks
2015/00379/FUL	A	Dow Corning Ltd, Cardiff Road, Barry	Additional 30m tall steel process tower to house a replacement 10.5ft vessel. There is no change of use
2015/00384/FUL	A	44, Porthkerry Road, Rhoose	Demolition of double garage and erection of one bedroom single storey annexe
2015/00388/FUL	A	14, Victoria Square, Penarth	Proposed demolition of existing single storey rear extension, erection of new single storey side extension at the rear, alterations to existing detached garage, minor internal and external works
2015/00390/FUL	A	16, Birch Grove, Barry	New single storey extension to side and rear of property, demolition and removal of existing single storey garage and dismantle and removal of upvc conservatory
2015/00395/FUL	A	2, The Crescent, Pontypridd Road, Barry	First floor rear extension
2015/00397/FUL	A	24, Seaview Place, Llantwit Major	Single storey rear extension and demolition of garage



2015/00401/FUL	A	53, Plas Taliesin, Portway Marina, Penarth	Proposed single storey extension to kitchen, new balcony and windows. Project previously approved, minor amendment to front elevation windows only
2015/00412/FUL	A	19, Heol Pilipala, Rhose	Two storey granny annexe
2015/00414/FUL	A	4, Burton Terrace, East Aberthaw	Single storey rear side extension
2015/00418/LAW	A	4, Birch Grove, Barry	Internal works to create bedroom within existing outbuilding
2015/00420/FUL	A	19, Plymouth Road, Penarth	Proposed ground floor rear family room extension
2015/00421/FUL	A	38, Stanwell Road, Penarth	Rear extension in a conservation area covered by an Article 4 Direction
2015/00423/FUL	A	11, Llwyn Passat, Penarth	Proposed garage conversion & balcony at first floor on front elevation
2015/00432/FUL	A	Westbrook, 1, Somerset View, Sully	Loft conversion to include raising of existing ridge line and the addition of 2 no. flat roof dormers plus associated works
2015/00433/FUL	A	72, Coleridge Avenue, Penarth	Alteration to the Full planning permission ref. 05/01658/FUL, which has been partially completed, to incorporate additional rear dormer window
2015/00435/FUL	R	Ground Floor Shop, 85, Glebe Street, Penarth	Change of use from shop to 1 bed self-contained flat (with alterations to front elevation)

2015/00439/FUL	A	25, Heol Sant Bridget, St. Brides Major	Bungalow to single storey dwelling conversion, including new front porch and a rear extension to move the bedrooms to the first floor and create a larger family living area to the ground floor
2015/00445/FUL	A	12, Gelyn Y Cler, Barry	Proposed loft conversion and single storey kitchen extension
2015/00447/FUL	A	7, Britway Road, Dinas Powys	Demolish existing rear wc, utility and store and construct single storey rear extension
2015/00448/LAW	A	5, Purcell Road, Penarth	Proposed timber construction outbuilding, single storey
2015/00449/LBC	A	Rectory House, Peterston Super Ely	Installation of flue outlet and a plume deflector for a new oil fired boiler to the side of the building. Remove existing modern sauna in the boiler room to resite the new boiler and allow flue to exit building
2015/00451/FUL	A	43, Caer Worgan, Boverton	Single storey side and rear extension with mono-pitch roof
2015/00452/FUL	A	Land adjacent to the Bank House, Durell Street, Llantwit Major	Variation of Condition 1 - To extend time period for implementation of 2009/ consent (2009/01244/FUL)
2015/00455/FUL	A	Coed y Colwn Barn, Llancarfan	Conversion of a redundant stone barn to tourism accommodation

2015/00456/FUL	A	3, Craig yr Eos Place, Ogmore by Sea	Erection of double garage with living accommodation above, replacing existing single garage. Fenestration amended to 2014/01117/FUL application
2015/00457/FUL	A	Plot 98, The Hedgerows, White Farm, Barry	Proposed alteration of approved dwelling to include rear conservatory extension
2015/00459/FUL	A	Holm View, Victoria Park Road, Barry	Proposed ground floor extension to form new lounge, internal alterations to enlarge kitchen and relocate bathroom, lower ground floor extension to provide new lounge, demolition of existing garage and construction on new garage
2015/00460/FUL	A	15, Porthkerry Road, Rhoose	Proposed single storey rear extension
2015/00463/FUL	A	11, Coates Road, Penarth	Flat roof single storey extension to the rear of the property. This will include demolishing and rebuilding the existing outside toilet, store, and garage
2015/00464/FUL	A	Broughton House, Chapel Road, Broughton	Demolition of existing detached garage and replacement with new garage
2015/00466/FUL	A	Kynance House, Mount Road, Dinas Powys	Proposed demolition of existing outbuilding and construction of new garden room
2015/00468/FUL	A	26, Heol Eryr Mor, Barry	Demolish existing conservatory, replace with single storey rear extension

2015/00471/FUL	A	Plot 15, St Cannas Green, Llangan	Proposed alteration of approved dwelling to include rear conservatory extension
2015/00475/FUL	A	7, Pwll y Min Crescent, Peterston Super Ely	Erection of a single storey timber shed less than 2.5 metres in height and with a floor area less than 15 square metres
2015/00478/LAW	A	Chans Fish and Chips, 123, High Street, Barry	Lawful development certificate for existing use of ground floor as Class A3
2015/00482/FUL	R	Bahaven, Sigingstone	Roof conversion and garage conversion (replace roof, incorporate dormers and garage extension to rear)
2015/00487/FUL	A	24, Whitcliffe Drive, Penarth	Single storey extension to rear of property to replace existing conservatory; Two storey extension containing a replacement garage with a bedroom over and an attached single storey extension to the rear. Minor changes to development approved under Planning Application 2014/00833/FUL
2015/00488/FUL	A	13, Llwyn Passat, Penarth	Proposed extension of balcony to front. Proposed installation of sliding doors to rear
2015/00499/PNA	A	Cefn Coed Farm, Llanharry	Proposed Grain store
2015/00500/PNA	A	Cefn Coed Farm, Llanharry	Proposed Hay barn
2015/00520/PNT	A	Railway Terrace Garage, Railway Terrace, Penarth	Proposed base station

## 173 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 appeal decisions as detailed in the report be noted.
- (3) T H A T the statistics relating to the appeals for April 2015 to March 2016 as detailed in the report be noted.

## 174 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

2015/00413/TPO	A	1, The Drive, Windyridge, Dinas Powys	Maple and Beech crown reduction.
2015/00514/TPO	R	St. Cattwgs Church, Llanmaes	Fell Cypress.

## 175 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:

**2014/01300/FUL** Received on 2 December 2014

(p29)

Green Maple Projects and Hafod Housing Association, Churchgate House, Church Road, Whitchurch, Cardiff,  
C2J Architects, Unit 1A, Compass Business Park, Pacific Road, Cardiff,  
CF24 5HL

**Barry Dock Conservative Club, Station Street, Barry**

Proposed demolition of existing buildings and construction of 21 self-contained apartments with on-site parking and amenity facilities

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:

- Procure that at least 9 of the dwellings built pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least 80% would be social rented properties, and the remaining 20% would be intermediate properties.
- Pay a contribution of £42,000 towards the enhancement of public open space at the green space directly to the north of Subway Road (on Dock View Road) and the park/play area adjacent to the end of Kingsland Crescent.
- The developer shall provide public art on the site to the value of 1% of the build costs or otherwise pay a contribution to the same value to the Council.
- 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 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 2 December 2014 other than where amended by plans reference AL(0)11 D and AL(90) D received on the 18 June 2015 and plan AL(0)10 B, received on the 3 March 2015.

Reason:

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

3. Prior to the commencement of development, details (including sections) 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 and to ensure the development accords with Policies ENV27 and HOUS8 of the Unitary Development Plan.

4. All means of enclosure associated with the development hereby approved (including details of alley gates within the application site) 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.

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

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

10. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the plans hereby approved, and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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



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

Reason:

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

12. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Planning Policy Wales Edition 7, or any future guidance that replaces it. The scheme shall include:

i) the arrangements for the management of the affordable housing;

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

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

iv) Details of the location of each of the affordable units (specifying tenure type) within the development.

Reason:

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

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

Reason:

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

14. Prior to the commencement of development, a Construction and Environmental Management Plan to include such matters as the control of noise, vibration, dust and other deposits (and to include proposed hours of

working during the development construction phase) shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented throughout the course of the construction phase of the development.

Reason:

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

15. Notwithstanding the submitted plans, full engineering details of the new widened vehicular access to the site, the highway/lane within the site and associated lighting and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the approved details.

Reason:

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

16. The Development shall at all times be carried out in accordance with the recommendations within the document entitled `Barry Conservative Club, Bat Surveys, June 2015, Project ref 14-036, version 3 by Just Ecology Ltd`.

Reason:

In the interests of ecology and to ensure compliance with Policy ENV 16 of the Unitary Development Plan.

17. Full details of a scheme for the comprehensive drainage of the site 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.

Reason:

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

**2014/01452/FUL** Received on 12 December 2014  
(p57)

The Estate of the Late Jeanne Moorsom C/o Agent.  
Savills, 12, Windsor Place, Cardiff, CF10 3BY

**The Coppice, Park Road, Dinas Powys**

Demolition of all existing buildings and structures and the erection of five dwellings, access, landscaping and associated works

**DEFERRED** Site Visit

**2015/00031/OUT** Received on 5 February 2015  
(p82)

Sunrise Renewables (Barry) Ltd, Gilbert Wakefield House, Bewsey Street, Warrington, WA2 7JQ

Sunrise Renewables (Barry) Ltd, Gilbert Wakefield House, Bewsey Street, Warrington, WA2 7JQ

### **David Davies Road, Woodham Road, Barry**

Outline application for a wood fired renewable energy plant

**DEFERRED** Site Visit

**2015/00095/FUL** Received on 6 February 2015  
(p146)

Waterstone Homes,  
Asbri Planning Ltd., Unit 9, Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, Cardiff, Glamorgan, CF23 8RS

### **Ardwyn, Pen Y Turnpike Road, Dinas Powys**

Construction of eighteen dwellings and associated works

**DEFERRED** Site Visit

**2015/00522/FUL** Received on 9 June 2015  
(p219)

Mr. Robert Penrose, 7, Oyster Bend, Sully, Vale of Glamorgan, CF64 5LW

Mr. Robert Penrose, 7, Oyster Bend, Sully, Vale of Glamorgan, CF64 5LW

### **7, Oyster Bend Sully**

Demolition of existing conservatory to be replaced with brick walled/tiled roof building of exactly the same dimensions and profile to be used as new kitchen

**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 development shall be carried out in accordance with the following approved plans and documents: '603/P/04' and '604/P/10'.

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. The external finishes of the development hereby approved shall match those of the existing building.

Reason:

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

**2015/00541/FUL** Received on 12 May 2015  
(p226)

Mr. B. T. Jones, 9, Park Road, Penarth, Vale of Glamorgan, CF64 3BD  
Loyn & Co. Architects, 21, Victoria Road, Penarth, Vale of Glamorgan, CF64 3EG

**9, Park Road, Penarth**

Alterations and extensions to existing dwelling. Existing lean-to to be demolished

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 development shall be carried out in accordance with the following approved plans and documents: planning brochure and associated plans there in including drawings 1409/S01-S11 received on 12 May 2015

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Prior to the commencement of development of the music room, details of the finished floor levels of the building in relation to existing and finished ground levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the amenities of adjoining occupiers and the conservation area are safeguarded, and to ensure the development accords with Policies ENV20 and ENV27 of the Unitary Development Plan.

4. Prior to their use in the construction of the development details, including samples, of the materials of external finishes for the buildings and hard surfaces hereby approved, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

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

5. Prior to the commencement of development for the construction of the music room a scheme for noise attenuation shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme of noise attenuation shall be fully implemented prior to the first beneficial use of the music room.

Reason:

To safeguard the amenities of adjoining occupiers, and to ensure compliance with the terms of Policies ENV29 and ENV27 of the Unitary Development Plan.

6. The development hereby approved shall only be used for purposes incidental to the enjoyment of the dwelling house number 9 Park Road.

Reason:

To enable the Local Planning Authority to maintain control over the nature of the use to safeguard residential amenity and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

7. A scheme 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 agreed in writing with the Local Planning Authority prior to the commencement of the development hereby approved. No development shall be commenced on site until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies ENV20 and ENV27 of the Unitary Development Plan.