

## PLANNING COMMITTEE

Minutes of a meeting held on 14<sup>th</sup> April, 2016.

Present: Councillor F.T. Johnson (Chairman); Councillor J.C. Bird, Ms. B.E. Brooks, L. Burnett, C.P. Franks, E. Hacker, Mrs. V.M. Hartrey, N.P. Hodges, H.J.W. James, A. Parker, R.A. Penrose, A.G. Powell, Mrs. A.J. Preston, G. Roberts and A.C. Williams.

List of Public Speakers:

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr. A. Cozens	2015/01263/FUL – 84 Plymouth Road, Penarth	Objector or their representative
Mrs. J. Cozens	2015/01263/FUL – 84 Plymouth Road, Penarth	Objector or their representative
Mr. B. Davies	2016/00159/FUL – 27 St. Johns Close, Cowbridge	Objector or their representative

999 APOLOGIES FOR ABSENCE -

These were received from Councillor Mrs. M.R. Wilkinson (Vice-Chairman), Mrs. M.E.J. Birch, Ms. R.F. Birch. J. Drysdale and M.R. Wilson.

1000 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 3<sup>rd</sup> March, 2016 be approved as a correct record.

1001 DECLARATIONS OF INTEREST -

Councillor A. Parker	<p>Application No. 2015/01477/FUL - 6 Clos y Fulfran, Barry - The nature of the interest was that Councillor Parker was the architect for the application. Councillor Parker vacated the room whilst this application was under consideration.</p> <p>Application No. 2016/00159/FUL - 27 St. Johns Close, Cowbridge - The nature of the interest was that Councillor Parker was a fellow Cowbridge Ward Member of the applicant, Councillor G.A. Cox. Councillor Parker vacated the room whilst this application was under consideration.</p>
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## 1002 PLANNING POLICY WALES REVISIONS TO TECHNICAL ADVICE NOTE 20: PLANNING AND THE WELSH LANGUAGE (REF) -

Cabinet had, on 14<sup>th</sup> March, 2016, received a report which advised of the Welsh Government's consultation and proposed revision of Technical Advice Note 20: Planning and the Welsh language which provided guidance on how Welsh language considerations should be taken into account by local planning authorities when Local Development Plans (LDPs) were prepared and decisions on planning applications were made.

The Welsh Government was committed to encouraging a bilingual Wales and to supporting and promoting the Welsh language across Wales.

The Well-being of Future Generations (Wales) Act 2015 sought to improve the social, economic, environmental and cultural well-being of Wales. It contained seven well-being goals which certain public bodies (including local authorities and National Park authorities) had to achieve in order to improve well-being both now and in the future. One of the well-being goals was "A Wales of vibrant culture and thriving Welsh language".

The planning system could help create the conditions for the Welsh language to thrive, by facilitating development including new housing, new employment areas, improved community facilities and schools. It could also help sustain existing services and facilities that supported the use of the Welsh language.

The Welsh Government's planning policy on the Welsh Language was set out in Section 4.13 of Planning Policy Wales the latest version of which was issued on 4<sup>th</sup> January, 2016. This was supported by TAN 20: Planning and the Welsh Language (October 2013) which provided further guidance on how local planning authorities should take account of the needs and interests of the Welsh language when producing development plans. TAN 20 applied equally to areas where the Welsh language was widely spoken as the first language of the community and to areas where it was less widely spoken – it enabled and encouraged Local Planning Authorities to take actions that were proportionate and suitable to the characteristics of the local area. TAN 20 was supplemented by practice guidance on planning and the Welsh language (June 2014).

The Welsh Government consultation sought views on a revision of TAN 20 to reflect provisions contained in the Planning (Wales) Act 2015 that related to the Welsh language. The Welsh Government was also proposing that elements of the TAN 20 Practice Guidance document were incorporated into TAN 20, so that all relevant guidance was contained in one place.

The revised TAN would provide local authorities with clarity regarding how Welsh language considerations should feed into the preparation of their LDP.

The consultation documents were issued on 4<sup>th</sup> January, 2016 and responses were required by 30<sup>th</sup> March, 2016. The consultation documents could be viewed on the Welsh Government website via the following link:

<http://gov.wales/consultations/planning/tan-20-planning-and-the-welsh-language/?lang=en>

As standard practice with Welsh Government consultation exercises, a series of consultation questions had been posed in relation to the revised TAN20. In this regard, while the Council had made a number of comments in response to the consultation questions which it hoped would assist the Welsh Government to formalise its policy position, it was not considered that the revisions to the TAN20 would give rise to significant changes within the Vale of Glamorgan at this time. The Council's proposed response to the consultation questions were set out in Appendix 1 attached to the report.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED –

(1) T H A T the completed consultation response form attached at Appendix 1 to the report be endorsed as the Council's formal response to the Welsh Government consultation on Technical Advice Note 20: Planning and the Welsh language.

(2) T H A T the report be referred to Planning Committee for information.

Reasons for decisions

(1) To endorse the response submitted to the Welsh Government consultation on Technical Advice Note 20: Planning and the Welsh language.

(2) To advise the Planning Committee.

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Following consideration of the decisions of Cabinet, it was

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

Reason for decision

Having regards to the decisions of Cabinet.

1003 PLANNING SUB-COMMITTEE (PUBLIC RIGHTS OF WAY) -

The following report of a meeting held on 17<sup>th</sup> March, 2016 were submitted:

*Present: Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors Mrs. V.M. Hartrey and R.A. Penrose.*

(a) Apology for Absence –

*This was received from Councillor H.J.W. James.*

(b) Minutes –

*RESOLVED – T H A T the minutes of the meeting held on 18<sup>th</sup> November, 2015 be approved as a correct record.*

(c) Declarations of Interest -

*No declarations were received.*

(d) Highways Act 1980 Section 26 – Proposed Public Path Creation Order Footpath No. 61, Llantwit Major (HRP) –

*The Sub-Committee was requested to consider an application to create a new public footpath, No. 61, Llantwit Major, by means of Creation Order.*

*Late representations relating to the application had been distributed to the Members of the Sub-Committee by electronic means the previous day and copies were distributed at the meeting.*

*The effect of the order would be to add a public footpath to the Definitive Map. Footpath No. 61 would commence at Boverton Mill Farm at the termination of the adopted highway. The path would proceed south-south-eastwards following the alignment of Mill Lane, an unadopted track, to terminate at its junction with public footpath No. 3 Llantwit Major, which continues southwards to its junction with the Wales Coast Path.*

*The Order Map and Schedule were included describing the changes in greater detail attached to the report at Appendix 1.*

*The section of path in question was not currently recorded as public in any capacity and as such no clear rights existed along it upon which the public can rely.*

*Licence agreements had previously been in place in relation to a car park at the end of lane and though use continued in practice, the agreements had expired.*

*Formalisation of the link had significant support from local residents. A petition that ran to 563 names in support of the route, in addition to accompanying letters from a further nine individuals, had previously been submitted. The issue was also brought up regularly at Llantwit Major Town Council Footpath Forum meetings. It was understood that the Town Council had been attempting to secure provision of the route for some time.*

*Efforts had previously been made to conclude creation of the route by agreement however difficulties had been encountered in demonstrating ownership of title across much of the lane. This was with the exception of a short piece alongside Boverton Mill at the northern end of the lane and a further short section between B-C.*

*In deciding whether to make an Order it was reasonable to consider both the tests for making the Order and for confirming the Order. Even if all the tests were met, the Council may exercise its discretion not to make the Order.*

*Before making a Creation Order under the Highways Act 1980 Section 26, it must appear to the Council that a path or way was needed and that it was expedient for a way to be created. In doing so, Authorities must have regard to the extent to which ways would add to:*

- *The convenience or enjoyment of a substantial section of the public; or*
- *The convenience of persons resident in the area.*
- *In both cases the effect that the creation would have on the rights of persons interested in the land should be considered, subject to account being taken of the Act's provisions as to compensation (HA 1980, s28). Authorities should also have regard to the needs of:*
  - *Agriculture (including breeding or keeping horses);*
  - *Forestry;*
  - *The desirability of conserving flora, fauna and geological and physiographical features.*

*Before confirming an order, the Council, or the Welsh Government if the order is opposed, must be satisfied that the tests listed above have been met.*

*In the current case the path was needed to provide a link between existing highways and was expedient in the absence of other formal rights. The path would add both to the convenience or enjoyment of a substantial section of the public and to the convenience of persons in the area from which there is significant support. In the case of a substantial section of the public the path would ensure a link was available from Boverton to the Wales Coast Path, an internationally promoted long distance trail, and would therefore form a valuable addition to the tourism offer of the area.*

*Where ownership rights were demonstrated, the Council had agreed or budgeted for compensation to reflect the detriment, if any, of the addition of rights.*

*No agriculture, forestry or conservation issues arose.*

*Following presentation of the report and late representations, the application was*

*DEFERRED – Site visit.*

(e) Town and Country Planning Act 1990 S257 Proposed Public Path Diversion Order Footpaths Nos. 21 and 22 Wenvoe (HRP) –

*The Sub-Committee received a report which sought authorisation to amend the application made by Redrow Homes South Wales to divert footpaths Nos. 21 and 22, Wenvoe, which had previously been brought to the Committee on 18<sup>th</sup> November, 2015.*

*Late representations relating to the application had been distributed to Members of the Sub-Committee by electronic means the previous day and copies were distributed at the meeting.*

*The Sub-Committee met on 18<sup>th</sup> November, 2015 and authorised the making of an Order to divert public rights of way Nos. 21 and 22 Wenvoe, the Order being necessary to enable a residential development to be carried out in accordance with the grant of planning permission; consent references 2013/00884/OUT, 2014/00452/RES. Order Maps and Schedules considered at that meeting were attached at Appendix 2 to the report.*

*An amendment to the layout of the development was subsequently brought to Planning Committee on 11<sup>th</sup> February, 2016 and consent was given for the changes, consent reference 2015/00601/RES. The amended layout, if implemented, would obstruct the alignment of the diversion previously proposed and approved by the Sub-Committee on 18<sup>th</sup> November, 2015.*

*A further amendment to the proposed alignment of Footpath 21 was therefore required to ensure the diversion follows the most recent amended site layout. This would entail minor changes to the previous proposal, retaining the substantive elements of the proposals though offsetting the route to take account of slight changes in the footprint of buildings and road layouts*

*The latest Order Plan and Schedule as amended were included, describing the changes in greater detail, and were attached to the report at Appendix 1 and Appendix 3 by reference to the new layout.*

*The issues and options remained unchanged from the application brought to Committee in November and remained valid when reviewing the latest proposal.*

*Before making an order to stop up or divert a footpath or bridleway under the Town and Country Planning Act 1990 s257 the Council must be satisfied that it was necessary to do so in order to enable development to be carried out in accordance with the grant of planning permission. It should not, however, be assumed that an order should be made simply because planning permission has 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 are or are not compatible with the retention of highway rights. An activity which would involve obstruction of a highway (for example the erection of a structure across the line of a highway or introducing a use such as outdoor storage or long*

*term parking) would be incompatible with the highway and enable necessity to be established.*

*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 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.*

*Having considered the contents of the report, the late representations and the discussions at the meeting, it was*

**RESOLVED –**

*(1) T H A T the Council, being the relevant Highway Authority for the affected footpaths, proceed with making an Order to diver Footpath No. 21 Wenvoe and Footpath No. 22 Wenvoe, as described in the Order Plan and Schedule as attached to the report at Appendix 1.*

*(2) T H A T the previous resolution of the Planning Sub-Committee (Public Rights of Way) to make an Order in relation to Footpaths 21 and 22 Wenvoe on 18<sup>th</sup> November, 2015 be rescinded.*

*Reasons for decisions*

*(1) The footpaths are affected by a residential development, consent references 2013/00884/OUT, 2014/00452/RES, 2015/00601/RES. It was necessary to make an Order to enable development to be carried out in accordance with the grant of planning permission.*

*(2) The approval of plans which supersede those considered on 18<sup>th</sup> November, 2015 now renders the resolution of that date unnecessary.*

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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).

## 1004 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 3<sup>rd</sup> March, 2016 be noted:

Apologies for absence for Site (a) were received from Councillors J.C. Bird, Mrs. P. Drake, E. Hacker, Mrs. V.M. Hartrey, H.J.W. James, A.G. Powell and Mrs. M.R. Wilkinson

Apologies for absence for Site (b) were received from Councillors J.C. Bird, Mrs. P. Drake, E. Hacker, Mrs. V.M. Hartrey, H.J.W. James, A.G. Powell and G. Roberts.

(a) Land at Rear of 11 Whitcliffe Drive, Penarth	Councillor F.T. Johnson (Chairman); Councillors J. Drysdale, A. Parker, R.A. Penrose, G. Roberts and A.C. Williams.
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(b) The Beachcomber, Lakeside, Barry	Councillor F.T. Johnson (Chairman); Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J. Drysdale, A. Parker and R.A. Penrose.
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Also present: Councillor N.P. Hodges

## 1005 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE DIRECTOR UNDER DELEGATED POWERS (HRP) -

RESOLVED -

- (1) T H A T the Building 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.
- (3) T H A T officers' intentions to implement Section 32 of the Building Act, 1984 in respect of the Building Regulation Applications listed in the report be noted.

1006 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) -

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

2014/01433/FUL	A	Windmill Industrial Estate, Wimborne Road, Barry	Planning application in respect of two additional units within an existing development at Windmill Industrial Estate : Original application No 05/01112/FUL.
2015/00336/FUL	A	Maltsters Cottage, Factory Road, Llanblethian, Cowbridge	Alterations including extension to rear annexe and new porch/w.c. extension to side with double gate.
2015/00582/FUL	A	Barry Dockers Club, Vere Street, Barry	Conversion of Public House to 8 no. flats.
2015/00777/FUL	A	Units 5 and 6, Sutton Road, Llandow	Proposed hangar extensions, scaffolding store, hazardous waste storage, security Office and associated works.

2015/00794/FUL	A	Gileston Manor, Gileston Road, Gileston	Conservation repairs, reconfiguration, services renewal and extension of a Grade II* listed house, to include minor demolition works to boiler house and part demolition of pantry.
2015/00866/LBC	A	Great Frampton Farmhouse and associated farmyard, Llantwit Major	Demolition of rear annex, refurbishment and extension of main house and conversion of barns to residential dwellings and associated works.
2015/00867/FUL	A	Great Frampton House and associated farmyard, Llantwit Major	Demolition of rear annex, refurbishment and extension of main house and conversion of barns to residential dwellings and associated works.
2015/00881/FUL	A	4, Maendy Ganol, Maendy	Two storey outbuilding at end of rear garden of property serving as workshop and playroom.
2015/01045/LBC	A	United World College of the Atlantic, East Drive, St. Donats	Change of work from residential accommodation to offices. Minor work required to install IT and electrical cabling for sockets and lighting. A false ceiling will also be installed. A door lock will also be required for the existing kitchen door.
2015/01087/FUL	A	Stables Adjoining The Barn, Stalling Down St. Hilary	Change of use from redundant stable block into 2 bedroom holiday cottage with parking, for min of 3 cars. Retention of extension to stable block at rear.

2015/01176/FUL	R	West Monkton Farm, Monknash	Conversion of existing barns for single residential unit and associated annex, holiday let and associated works.
2015/01231/FUL	R	Llanharry to Argoed, Llanharry	Construction of detached dwelling.
2015/01257/FUL	R	St. Brides Road, St. Brides Super Ely	New agricultural access to land locked field (gated).
2015/01277/FUL	A	Former Admiral Public House, Vere Street, Barry	Conversion of storage area to 3 Flats.
2015/01280/FUL	A	Homri Farm, Well Lane, St Nicholas	Part demolition and extension to farmhouse.
2015/01341/FUL	R	Cottage Farm, Michaelston le Pit Road, Michaelston le Pit	The demolition of existing offices/stables and construction of a detached live/work unit.
2015/01358/CAC	R	Cottage Farm, Michaelston le Pit Road, Michaelston le Pit	The demolition of existing offices/stables and construction of a detached live/work unit.
2015/01362/FUL	A	3, The Glades, Penarth	First floor and ground floor extensions, erection of retaining walls to create a first floor sun terrace with access via steps from master bedroom.
2015/01395/FUL	A	Rhyd y Cerig, 3, Craig yr Eos Avenue, Ogmored by Sea	Proposed 2 No. dormers to roof, loft conversion, extended veranda, balcony to front elevation and external alterations.
2015/01408/ADV	R	Filco Supermarkets, Tyr Gyfraith, Thompson Street, Barry	New Filco supermarket banner sign.
2015/01414/FUL	A	12, Gerddi Margaret, Barry	Convert internal garage into a play room.

2015/01417/FUL	A	8, Seys Close, Cowbridge	Increase size of existing dormer; minor internal alterations; construct car parking hardstanding; extend garden fence - change of use and garden fence.
2015/01445/FUL	R	12, Norris Close, Penarth	Two storey front extension.
2015/01447/FUL	A	13, Plassey Square, Penarth	Single storey extension to the side and rear.
2015/01454/FUL	A	Tyn y Porth Farm, St. Brides Major	Erection of detached agricultural barn and demolition of redundant derelict sheep wash and construction of stables on same footprint.
2015/01457/FUL	A	Monkton House, Holmesdale Place, Penarth	Front, side and rear dormer extensions together with rooflights.
2015/01466/FUL	R	Land South of Green Down, Llancarfan	Extension to existing stable block to create tractor shed and tack room/changing facilities.
2015/01476/FUL	A	Momentive Speciality Chemicals, Sully Moors Road, Sully	Erection of metal clad shelter for storage of IBC containers.
2015/01478/FUL	A	Style Gardens, Port Road, Wenvoe	Proposed alterations to the existing Style Garden Centre to include a single storey extension to the front of the Garden Centre to provide a new and improved entrance area; a single storey extension to the rear to accommodate an enlarged coffee shop and the erection of a canopy over the existing outdoor plant sales area at the rear of Garden Centre (NMA).

2015/01487/FUL	A	10, Merlin Close, Penarth	Edwardian style conservatory with glass roof to the rear of property, approx. dimensions 3.4m x 3.0m (NMA).
2015/01490/OUT	R	Tyr Waun, Cross Common Road, Dinas Powys	Demolition of existing garage and construction of a new dormer style bungalow.
2015/01491/FUL	A	Teapots Bistro, 3, Thompson Street, Barry	Variation of Conditions 4 and 5 of planning reference 2012/00403/FUL to extend opening hours Mon - Sat 07:00-22:30 and Sunday 09:00-23:00 and Bank Holidays.
2015/01503/FUL	A	4, Victoria Avenue, Penarth	Two and single storey extension.
2015/01505/FUL	A	Parklands, Bonvilston	Front porch, orangery extension and remodelling to existing dwelling and ancillary spaces.
2016/00003/FUL	R	14, Church Hill Close, Llanblethian, Cowbridge	Remove Condition 2 to allow retention of 0.5m length of rear raised patio area longer than that authorised by consent 2014/00217 (4m rather than 3.5m).
2016/00004/FUL	R	The Cottage, St. Brides Major	Construction of a two storey rear extension in two locations. First floor extension to the front of the property over the kitchen. Single storey extension to side elevation.
2016/00005/FUL	A	Endless Acres Stud, Logwood Hill, Peterston Super Ely	Change of use to commercial stud farm.

2016/00007/FUL	A	Natwest Bank, 117, Holton Road, Barry	To front elevation - Replace section of high level brickwork section with a new white PVCu cladding to replicate other shop frontages on Holton Road.
2016/00011/PNO	A	Barry Railway Station, Broad Street, Barry	Construction of an Access for all footbridge incorporating lifts.
2016/00012/FUL	A	Pencoedre Farmhouse, Pencoedre Lane, Barry	New driveway, vehicular access, turning area and hedgerow to existing access.
2016/00013/FUL	A	6, Vale Court, Cowbridge	Extension to existing dwelling.
2016/00014/ADV	A	83, Holton Road, Barry	2 no. replacement fascia signs with letters only halo illuminated. 1 no. replacement double sided projection sign with letters only halo illuminated.
2016/00016/FUL	A	St. Brides Court, St. Brides Major	Replacement entrance gates and renovation of existing boundary wall.
2016/00017/FUL	A	Traquair, 4, Cefn Mount, Dinas Powys	Erection of a two storey rear extension.
2016/00018/FUL	R	Land at Maes y Fro, Llysworney, Cowbridge	Agricultural barn, concrete yard and revised gate details.
2016/00019/FUL	A	3, Plas Glen Rosa, Penarth Portway, Penarth	Removal of front door and front window. Install RSJ and install bi fold doors across the front of property.
2016/00020/OBS	B	Waycock Cross Pumping Station, Waycock Road, Barry	Additional wooden H pole support to accommodate new transformer required to supply a PV site (Reference MHT/2275062).

2016/00023/FUL	A	Kingscombe House, Llanmihangel Road, Llanblethian, Cowbridge	Erection of a low boundary wall with wooden fence above.
2016/00025/ADV	A	Unit 35a, Vale Business Park, Llandow	1829mm x 1829 mm folded aluminium sign panel with 58mm returns face decorated with vinyl graphics. 1525mm x 610 mm folded aluminium sign panel with 30mm returns face decorated with vinyl graphics.
2016/00035/FUL	A	Rose Cottage, Llancadle	Single storey rear extension.
2016/00037/FUL	A	Vale Cricket Club, Corntown Road, Corntown	Erection of replacement cricket practice facilities.
2016/00038/FUL	A	Amberley House, Llantwit Road, Wick	Proposed new vehicle access. Remove stone wall. Build 2 no. splayed walls and 2 no. pillars in natural stone to form access. Drop kerb at roadside. Removal of existing access, remove gate, build wall and 1 no. pillar in natural stone to close opening fit tanalised wood panels to match existing.
2016/00042/FUL	A	130, South Road, Sully	First floor extension and single storey rear extension.
2016/00044/FUL	A	13, Brookside, Dinas Powys	Single storey rear extension.
2016/00049/FUL	A	38, Windsor Road, Penarth	Change of use to a A3 restaurant, outdoor seating area, conversion of first and second floor to seven bed flat, new shopfront, external fume extraction and staircase.

2016/00051/FUL	A	1, Brecon Street, Boverton	Proposed rear extension, single storey.
2016/00053/FUL	A	Hillside, Wine Street, Llantwit Major	Single storey extension, loft conversion and roof extension to raise ridge height and include three traditional style dormers.
2016/00057/FUL	A	5, Grove Road, Llandow	Single storey rear extension.
2016/00058/FUL	A	11, Rhodfar Mor, Rhoose	Pitched roof converted to a roof terrace and attic conversion with dormer and balcony.
2016/00059/FUL	A	7, Chandlers Way, Penarth	Proposed single storey kitchen extension.
2016/00060/FUL	A	31, Ivy Street, Penarth	Single storey extension to rear.
2016/00062/PNA	A	Yard opposite Phone Box, Llangan	Proposed new barn.
2016/00063/OUT	R	Land South east of Amberley House, Llantwit Road, Wick	Erection of 5 no. two/single storey 4/5 bedroom dwellings with garages and diversion of public right of way.
2016/00065/RG3	A	Gwenfo Junior and Infant School, Old Port Road, Wenvoe	Proposed nursery block and alterations to the school building.
2016/00067/FUL	A	Plot 1, St Brides Road, Wick	Proposed alteration of approved dwelling to include rear conservatory extension.
2016/00068/ADV	A	1, Gibson Way, Penarth	Installation of temporary 'Welcome to Penarth Heights' individual lettering on side elevation.
2016/00073/FUL	A	29, Cae Gwyn, Penarth	Single storey extension and garage conversion.

2016/00084/FUL	A	Huckleberry, Sutton Lane, Ogmore-By-Sea	Single storey, two storey and roof extensions to existing dwelling, including new roof terrace.
2016/00089/PND	F	Zeon Chemicals Europe Ltd, Sully Moors Road, Sully	Demolition of all buildings/ structures on site.
2016/00101/ADV	A	Williams and Glyn, 142-144, Holton Road, Barry	External signs on shop front.
2016/00104/LAW	A	36, Baron Road, Penarth	Single storey rear extension.
2016/00122/FUL	A	120, Cornerswell Road, Penarth	Rear detached garage roof replacement.
2016/00127/FUL	A	Hampton Poyle, 1, Caynham Avenue, Penarth	Conservatory addition to gable end.
2016/00130/FUL	A	8, Cherry Close, Penarth	Single storey extension to rear and extended to first floor above garage, change of windows and demolition of existing conservatory.
2016/00137/FUL	A	34, Plymouth Road, Penarth	Alterations to existing kitchen to include replacement flat roof at increased height+ alterations to existing fenestration.
2016/00160/ADV	A	Tesco Stores Limited, Culverhouse Cross Access Roads Tesco and Marks & Spencer, Culverhouse Cross	Installation of two advertisement signs.
2016/00163/FUL	A	Forge Cottage, St Athan Road, St Mary Church	Two storey and single storey extensions.

2016/00165/OBS	B	Goitre Fach Farm, Llantrisant Road, St Fagans	Outline planning application (all matters reserved apart from strategic vehicular, cycle and pedestrian access into the site) for the demolition of existing buildings and residential development of up to 300 dwellings on site.
2016/00186/OBS	P	Fontygary Parks Limited, Rhoose	Test pump boreholes.
2016/00188/OBS	B	Boverton Place Farm, Boverton	Changing the existing 9 metre high single pole numbered 58 on the Aberthaw/Boverton 33kV No. 1 Line at Boverton Place Farm, Boverton for a 13 metre high H pole.
2016/00193/PNA	R	Germonds Farm, Watery Lane, Welsh St. Donats	Agricultural storage building.

1007 APPEALS (HRP) -

RESOLVED -

- (1) T H A T the list of appeals received from the refusal of the Council to grant planning permission as detailed in the report be noted.
- (2) T H A T the appeal decisions as detailed in the report be noted.
- (3) T H A T the statistics relating to appeals for April 2015 to March 2016 as detailed in the report be noted.

1008 TREES (HRP) -

- (i) Delegated Powers -

RESOLVED - T H A T the following applications determined by the Head of Regeneration and Planning under delegated powers be noted:

**Decision Codes**

A - Approved

E Split Decision

R - Refused

2015/01340/TPO	A	Access Roads Tesco & Marks & Spencer, Culverhouse Cross	T1 - Minimal reduction of limbs of Oak (West side); T2 - Dead wood and Ivy removal; T3 - Minimal reduction of limbs of Oak (West side) as detailed in email of 9 <sup>th</sup> December, 2015.
2015/01501/TPO	A	Plymouth House East, Dimlands Road, Llantwit Major	Remove Ash tree.
2016/00129/TPO	A	The Halt, 1, Meadow View Court, Sully	Trim back overhanging branches (Ash and Sycamore). Fell one Sycamore (self seeded on boundary line).
2016/00144/TPO	A	13, Sunnycroft Close, Dinas Powys	Reduce crown to Oak tree.

**1009 PLANNING APPLICATIONS (HRP) -**

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

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

**2015/01196/FUL** Received on 16 October 2015  
(p26)

Dr. Harriet Oldham, The Mount, Tredogan Road, Penmark, Vale of Glamorgan, CF62 3BP

PAH Building Design and Technology, 36 Moy Road, Taffs Well, Cardiff, Rhondda Cynon Taf, CF15 7PX

**The Mount, Tredogan Road, Penmark**

Two storey extension to rear/side of the 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. The development shall be carried out in accordance with the following approved plans and documents:

Draw Ref 303/D/01 Rev C received on 15<sup>th</sup> February 2016

Draw Ref 303/D/04 Rev G received on 15<sup>th</sup> February 2016

Draw Ref 303/D/05 Rev K received on 15<sup>th</sup> February 2016

Draw Ref 303/D/06 Rev F received on 15<sup>th</sup> February 2016

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 colours of the development hereby approved shall match that of the existing two storey part of the dwelling.

Reason:

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

4. Prior to the commencement of development, details of the finished levels of the site and proposed extension (as well as details of the retaining wall/structure) in relation to existing 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 amenity of the neighbours and conservation area are safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

5. The window in the first floor side elevation (north facing) shall be glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration at the time of the construction of the development hereby approved and prior to the first beneficial use of the two storey extension and shall thereafter be so maintained at all times, or omitted from the scheme entirely.

Reason:

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

Reason for decision

The decision to recommend planning permission had been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which required that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicated otherwise. The Development Plan comprised the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policies ENV4 - Special Landscape Areas, ENV17 - Protection of the Built and Historic Environment, ENV18- Archaeological field evaluation , ENV19- Preservation of Archaeological Remains, ENV20 - Development in Conservation Areas, ENV21- Demolition in Conservation areas and ENV27 - Design of New Developments and HOUS7- Replacement and extension of dwellings in the Countryside and TRAN10 - Parking of the Vale of Glamorgan Adopted Unitary Development Plan 1996 -2011 as well as the advice and guidance within Planning Policy Wales (edition 8, 2016) TAN12- Design (2016) and the Council's Adopted Amenity Standards Supplementary Planning Guidance, it was considered that the proposal was acceptable in that it would preserve the character of the Conservation Area and the amenities of the neighbouring properties as well as have no harmful impact upon highway safety and parking and archaeology.

**2015/01228/FUL** Received on 22 October 2015

(p39)

Newydd Housing Association C/o Agent

Mr. Owain Griffiths Bilfinger GVA, One Kingsway, Cardiff, CF10 3AN

**Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe**

Demolition of existing buildings and residential redevelopment of land to deliver 15 affordable homes together with associated car parking, landscaping, drainage infrastructure and other ancillary development

A Motion was put forward to refuse the application on the grounds that there was insufficient information to determine the application and alluded to unsatisfactory sustainability matters relating to pedestrian access to the highway and surface water drainage issues.

An adjournment took place to allow the Committee to receive advice from officers.

The Committee reconvened and following the consideration of the Motion, it was

RESOLVED – T H A T the application be refused for the following reason:

**REFUSED**

Due to its location, served from an unrestricted rural lane, the site did not have safe access for pedestrians or cyclists and as such represented an unsustainable development, contrary to Planning Policy Wales, TAN 18 (Transport) and Policies 2 and ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011.

**2015/01263/FUL** Received on 28 January 2016

(p93)

Mr. & Mrs. Blunsdon 84, Plymouth Road, Penarth, Vale of Glamorgan, CF64 5DL  
Mr. Michael Newton Lapider,, 41, High Street, Penarth, Vale of Glamorgan,  
CF64 1EY

**84, Plymouth Road, Penarth**

Construction of a two storey side extension (including integral garage) to replace the existing utility area, garage and carport. A canopy style porch area with tiled roof will be constructed over the existing front entrance door. The existing single storey workshop will be removed

**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: 757/001 and 757/003 both received 29 October 2015, 757/110 received 21 December 2015, Tree Report (Acer Ecology) received 26 January 2016, 757/003 Revision D and 757/002 Revision D both received 28 January 2016, and 'Arboricultural Method Statement: Additional Text' (Cedarwood Tree Care), 'Garage Demolition and new foundation Method Statement' and 757/251, all received 26 February 2016.

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. Notwithstanding the submitted details, full details of materials including the render type and colour finish 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 visual amenities of the Conservation Area and to meet the requirements of Policies ENV 20 and ENV27 of the Unitary Development Plan.

4. All site clearance, excavation works and development shall be carried out in accordance with the recommendations of the submitted Arboricultural Method Statement (Cedarwood Tree Care - February 2016).

Reason:

To safeguard the protected Yew, in accordance with Policies ENV20 and ENV 27 of the Unitary Development Plan.

5. At commencement of, and throughout demolition of the existing garage through to completion of construction of foundations, an arboriculturalist shall be retained on site to prepare a watching brief and keep a photographic record of all roots of the Yew which are exposed during excavation works and detailing their diameter and treatment, as they appear as the existing concrete slab and plinth of the garage are removed. A report detailing the findings, including the photographic record, and methods employed to safeguard existing roots shall be submitted to the Local Planning Authority within one month of completion of the foundations of the extensions hereby approved.

Reason:

To safeguard the protected Yew, in accordance with Policies ENV20 and ENV 27 of the Unitary Development Plan.

6. Further to the requirements of Condition 4 and 5, and prior to any excavation works, and taking into account the need to protect roots of the adjacent Yew tree, details of the foundations to be used in the extensions hereby approved, including a methodology for their construction, shall be submitted to and approved in writing by the Local Planning Authority. The foundations shall be implemented in accordance with the details as agreed.

Reason:

To safeguard the protected Yew, in accordance with Policies ENV11, ENV20 and ENV27 of the Unitary Development Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, or any Order amending, revoking or re-enacting that Order, no windows other than those expressly authorised by this permission shall be inserted in the first floor side

elevation of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

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

8. The windows in the ground floor side elevation and first floor rear elevation of the two storey side extension shall be glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration at the time of the construction of the development hereby approved and prior to the first beneficial use of extension and shall thereafter be so maintained at all times.

Reason:

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

9. A minimum of two weeks prior to demolition or site clearance works the Local Planning Authority shall be advised in writing of the date of commencement of such works and of the name and contact details of the arborist appointed to oversee the works, including the works of demolition and excavation and foundation works.

Reason:

To safeguard the protected Yew, in accordance with Policies ENV11, ENV20 and ENV27 of the Unitary Development Plan.

#### Reason for decision

The decision to recommend planning permission had been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which required that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policies ENV11 (Protection of Landscape Features), ENV27 (Design of New Developments), ENV20 (Development in Conservation Areas) and TRAN10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, it was considered that the proposals were acceptable, by reason of their appropriate design, materials and scale, with no detrimental impact to the character of the area or the amenities of neighbouring occupiers. The proposals therefore complied with the relevant planning policies and supplementary planning guidance.

**2015/01293/FUL** Received on 16 November 2015

(p108)

Mr. & Mrs. C. Davies Old Paddock Cottage, Penylan Road, St. Brides Major, Vale of Glamorgan, CF32 0SB

Reading Agricultural Consultants Gate House, Beechwood Court, Long Toll, Woodcote, Oxfordshire, RG8 0RR

**Land adjacent to the Vicarage Field, Southerndown Road, St. Brides Major**

The erection of a building for the mixed use of tourist accommodation and residential use associated with the existing equine use.

**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:-

Location Plan received on 4<sup>th</sup> November 2015

Site Plan received on 4<sup>th</sup> November 2015

Ground floor and elevation Plans received on 4<sup>th</sup> November 2015

Planning Statement received on 4<sup>th</sup> November 2015

Design & Access Statement received on 4<sup>th</sup> November 2015

RAC/6332/6- Shepherd hut elevations submitted on 30<sup>th</sup> March 2016

and the development shall be carried out strictly in accordance with these details.

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 managers accommodation hereby approved shall be laid out in accordance with the areas highlighted in blue and red shown on the proposed ground floor plan submitted with the application. The remainder of the accommodation shall only be used for guests in conjunction with the approved B & B tourism use and for no other use whatsoever unless otherwise agreed by the Local Planning Authority.

Reason

For the avoidance of doubt and to control the level of accommodation as a B & B and residential accommodation, complying with the guidance and advice from TAN6 and PPW.

4. The occupancy of the building shall be restricted to:
- a) Manager(s) of the Bed & Breakfast business building hereby approved and guest/visitors using the bed and breakfast business; or
  - b) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;
- or, if it can be demonstrated that there are no such eligible occupiers,
- c) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason:

Since a dwelling in this rural location 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.

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

Reason:

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

6. Notwithstanding the submitted plans, and before commencement of development, full details of the proposed access to be the site (including dropped kerbs and visibility splays) shall be submitted to and approved in writing with the Local Planning Authority and it shall be implemented in accordance with the approved detail prior to the beneficial use of the development and so maintained at all times thereafter.

Reason:

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

7. Prior to the beneficial use of the building, details of all means of enclosure associated with the development hereby approved (including the means of enclosure around the perimeter of the site) shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use and so maintained at all times thereafter.

Reason:

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

8. Before the commencement of development, full details of the finished levels of the site in relation to existing ground levels and the adjoining highway, including cross-sections, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained at all times thereafter in full accordance with the approved details.

Reason:

In the interests of the visual amenity of the surrounding countryside in accordance with Policies HOUS5-Agricultural or Forestry Dwellings, ENV10-Conservation of the Countryside, and ENV27-Design of New Developments of the Unitary Development Plan.

9. Before its installation on site, full details of the foul drainage and surface water drainage infrastructure shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented and maintained at all times thereafter in accordance with the agreed details.

Reason:

In the interests of the adequate drainage of the site in accordance with Policies ENV27-Design of New Developments and ENV29-Protection of Environmental Quality of the Unitary Development Plan.

10. Prior to the commencement of development full details of a proposed landscaping scheme, which shall include details of siting, species and specimen size of all the planting shall be submitted and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies HOUS5-Agricultural or Forestry Dwellings, ENV10-Conservation of the Countryside, and ENV27-Design of New Developments of the Unitary Development Plan.

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

Reason:

To ensure satisfactory maintenance of the landscaped area in the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with Policies HOUS5-Agricultural or Forestry Dwellings, ENV10-Conservation of the Countryside, ENV11-Protection of Landscape Features and ENV27-Design of New Developments of the Unitary Development Plan.

12. The shepherd huts shall be in accordance with the approved details shown on the plan ref RAC/6332/6- Shepherd hut elevations submitted on 30<sup>th</sup> March 2016 and located in the approximate location shown on the site plan ref RAC/6332/5 received on 4<sup>th</sup> November 2015.

Reason

In order to protect visual amenity of the wider countryside and the Glamorgan Heritage Coast and to comply with Policies ENV5 and ENV27 of the Adopted UDP 1996-2011.

13. Prior to siting of any shepherd hut, details of the shepherd huts materials (including samples and colours) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the finishing details agreed prior to the beneficial use of the shepherd huts on site and so maintained at all times thereafter.

Reason:

To ensure the development is in accordance with the proposals and to protect the site from any harmful visual amenity to the Glamorgan Heritage Coast, complying with Policies ENV5 of the Adopted UDP 1996-2011.

Reason for decision

The decision to recommend planning permission had been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which required that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicated otherwise. The Development Plan comprised the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Strategic Policies 1, 2 and 6 and Policies ENV1 – Development in the Countryside, ENV2 – Agricultural Land, ENV5- Glamorgan Heritage Coast, ENV9 – Development Involving Horses, ENV10 – Conservation of the Countryside, ENV27 - Design of New Developments, ENV29 – Protection of Environmental Quality, TRAN10 – Parking and HOUS5- Agricultural and Forestry Dwellings of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Council's Supplementary Planning Guidance on Amenity Standards and Design in the Landscape, TAN 13 – Tourism TAN6 - Planning for Sustainable Rural communities and Planning Policy Wales, it was considered that the proposed tourism and equine based development with managers residential accommodation would be acceptable in principle in this location and would not unacceptably impact upon the character of the Glamorgan Heritage Coast or the existing street scene, the residential amenities of neighbouring properties, the safety or free flow of traffic, the quality of the agricultural land or any protected species. It was also considered that the development represented a positive and sustainable tourism use which would support the local rural economy, in accordance with the aims of the above policies and guidance.

**2015/01477/FUL** Received on 21 December 2015  
(p138)

Mr. K Mahoney 6, Clos Y Fulfran, Barry, Vale of Glamorgan, CF62 5DG  
Mr. A. Parker Andrew Parker Associates, The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan, CF5 6TR

**6, Clos Y Fulfran, Barry**

Proposed garage conversion and ground floor extension to form additional accommodation and dormer extension to the rear

APPROVED subject to the following condition(s):

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

Reason:

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

2. The development shall be carried out in accordance with Plan 631/P/02, save for where the requirements of conditions 3 and 4 requiring the obscure glazing and fixing of the dormer windows.

Reason:

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

3. Prior to the commencement of construction of the rear dormer windows, details of a measure/mechanism to restrict the degree of opening shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be constructed in accordance with the approved details and shall thereafter be so maintained at all times, with the restrictor mechanism.

Reason

To ensure that the privacy of neighbouring properties is protected and to ensure compliance with policy ENV27 of the UDP 1996-2011.

4. The dormer windows hereby approved shall be glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscurity at the time of the construction of the development hereby approved and shall thereafter be so maintained at all times.

Reason:

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

#### Reason for decision

The decision to recommend planning permission had been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which required that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprised the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policies ENV27 (Design of New Developments) and TRAN10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the Council's Supplementary Planning Guidance on Amenity Standards and Parking Guidelines, it was considered that the proposal was of a suitable design and scale to preserve the character of the property and the surrounding area and does not impact on the amenity and privacy of neighbouring properties and allowed adequate parking and amenity space and was therefore considered to be acceptable.

**2016/00159/FUL** Received on 16 February 2016

(P147)

Mr. & Mrs. Geoffrey Cox 27, St. Johns Close, Cowbridge, Vale of Glamorgan, CF71 7HN

Nick Renwick Nick Renwick Architect, 6, Old Hall, High St, Cowbridge, Vale of Glamorgan, CF62 3AL

**27, St. Johns Close, Cowbridge**

Two storey front and single storey side and rear extension

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: (SV) 101 Existing Details, (PA) 102B Proposed Elevations and (PA) 101B Received on 17/03/2016.

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 windows in the first floor side elevation facing No. 28 St. Johns Close shall be glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration and non opening below 1.7 metres above internal floor level at the time of the construction of the development hereby approved and prior to the first beneficial use of bedroom 2 and the ensuite and shall thereafter be so maintained at all times.

Reason:

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

Reason for decision

The decision to recommend planning permission had been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which required that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicated otherwise. The

Development Plan comprised the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policy ENV27 – Design of New Developments and TRAN10 - Parking, it was considered that the proposed extensions were an acceptable form of development that would not adversely impact upon the appearance of the dwelling, the wider visual amenities, amenity space, parking or the privacy and amenities of nearby occupiers. The development was therefore considered to comply with the relevant policies and should therefore be approved.

**Note:** The description for application 2016/00159/FUL27, St. Johns Close, Cowbridge should read 'Two storey front extension and single storey side extension'.