

PLANNING COMMITTEE

Minutes of a meeting held on 7th July, 2016.

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

149 ANNOUNCEMENTS -

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

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

2. The Chairman advised that Agenda Item No. 5, Revision of Planning Policy Wales - Chapter 6: The Historic Environment, had been included in the agenda in error. It should have been circulated to Members of the Planning Committee outside of the the Committee process, as per the Cabinet decision. As a result of the recent Corporate Assessment here was an undertaking to the Wales Audit Office that ‘For Information’ reports would no longer be included in agendas. The Chairman therefore requested that the item be withdrawn from the agenda.

A Cabinet Member, also a Member of the Committee, advised that this issue was discussed as part of the Corporate Assessment and that it was agreed that these types of reports should not be included on agendas in order that more pressing matters could be considered. Furthermore, ‘For Information’ reports would be circulated to all Members and Members could call in matters for consideration if they so wished. The Member confirmed that the report was in relation to a consultation response for Welsh Government on the Historic Environment and had already been submitted.

Following consideration of the matter it was

RESOLVED - T H A T Agenda Item No. 5 be withdrawn from the agenda.

150 MINUTES -

A Member referred to the decision from 9th June, 2016 Planning Committee on the Tudor House Art Gallery, Plymouth Road, Penarth, at which it was resolved that progress was to be reported to this meeting of the Planning Committee. The Operational Manager for Development Management advised that there was not a great deal to report but was happy to give a verbal update and bring a report to the next Committee meeting.

RESOLVED - T H A T the minutes of the meeting held on 9th June, 2016 be approved as a correct record.

No.

151 DECLARATIONS OF INTEREST -

No declarations were received.

152 VALE OF GLAMORGAN GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT - MAY 2016 (REF) -

The Planning Committee considered a report which had been referred from Cabinet at its meeting on 6th June, 2016 in relation to the Vale of Glamorgan Gypsy and Traveller Accommodation Assessment - May 2016. The relevant Cabinet minute for this report being C3206

The report provided an update on matters related to Gypsy and Traveller accommodation that had emerged as a result of the on-going Local Development Plan process, and approval was sought for a suggested way forward and for the adoption of the Vale of Glamorgan Gypsy and Traveller Accommodation Assessment (GTAA) May 2016 attached at Appendix 1 to the report.

At its meeting on 6th June, 2016, Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED –

- (1) T H A T the situation in respect of the Local Development Plan (LDP) concerning the allocation of a Gypsy and Traveller site be noted.
- (2) T H A T the suggested approach detailed in the report, that the Head of Regeneration and Planning issue a letter to the travellers currently occupying the unauthorised site at Hayes Road, Sully to provide them with the assurance that no planning enforcement action will be pursued against their residential use of the site within the subsequent five year period from the date of the letter, be endorsed.
- (3) T H A T subject to resolution 2 above, the Council continue to work with the occupants of the unauthorised site at Hayes Road, Sully to come to a mutually agreeable resolution to find a site that will meet their needs.
- (4) T H A T subject to resolution 2 above, the Vale of Glamorgan Gypsy & Traveller Accommodation Assessment, May 2016 attached at Appendix 1 to the report be adopted.
- (5) T H A T the report be referred to the Homes and Safe Communities Scrutiny Committee, the Environment and Regeneration Scrutiny Committee and the Project Steering Group for consideration, and to the Planning Committee for noting.

A Member advised that the site had been dismissed by the Planning Inspector from inclusion within the LDP due to flood risks and expressed concern about the safety of the site, and possible contamination at the site. The Member queried

No.

why the Council was writing to the travellers currently occupying the site with an assurance that no planning enforcement action would be taken for five years as the site was not safe. Another Member expressed the view that it had been advised that the site was unsuitable, not unsafe; it was a controlled site and there was no evidence that it was unsafe. A Member advised that questions in terms of contamination had been answered at the Scrutiny Committee meetings, at which it had been advised that as long as the concrete apron on site was not disturbed there would be no contamination risk on the site. A Member expressed the view that here had been no analysis on the site; there had been flooding at the site in 2013 and alternative sites needed to be looked at in the very near future.

A Member expressed concern that if there was no enforcement for five years, there was potential that the same issues could be present in five years' time; this was not helpful for the community and those who lived on the site and there should be a review of the decision.

The Cabinet Member for Regeneration and Education, also a Member of the Committee, stated that this issue had been discussed in depth at two Scrutiny Committees with a range of officers present. Furthermore, the officers had been congratulated on the information provided; their depth of knowledge and both Committees had been happy with the report.

A Member expressed the view they were unsure why the issue of enforcement had not come to the Planning Committee rather than going to Cabinet and was not aware of any instances when the Committee had given assurance that enforcement action would not be taken for five years. In response, the Principal Appeals and Enforcement Officer advised that officers had delegated authority not to pursue enforcement when it was not expedient to do so, however, as the enforcement issue was linked to the wider issues of the Gypsy Traveller Accommodation Assessment and the LDP the matter was dealt with by Cabinet.

The Operational Manager for Development Management confirmed that the letter had been served to the Travellers currently occupying the unauthorised site at Hayes Road, the Gypsy Traveller Accommodation Assessment had been sent to Welsh Government for comment and the LDP Action Point had been submitted to the Planning Inspectorate for consideration. The Operational Manager further advised that the reason for providing the 5 years assurance was to allow the Council time to find a suitable site for Gypsy Travellers in the Vale of Glamorgan; which takes time, however, they fully intended to resolve this issue in two years, not five.

Following consideration of the report the Committee

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

Reason for decision

To note the content of the report.

153 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 9th June, 2016 be noted:

Apologies for absence for Site Inspection (a) were received from Councillors Mrs. P. Drake E. Hacker, H.C. Hamilton, H.J.W. James, A.G. Powell and G. Roberts.

Apologies for absence for Site Inspection (b) were received from Councillors E. Hacker, H.C. Hamilton, H.J.W. James, A.G. Powell and G. Roberts.

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| (a) Green Meadow, 10 Ger-y-Llan, St. Nicholas | Councillor F.T. Johnson (Chairman), Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, J. Drysdale, A. Parker and R.A. Penrose. |
| (b) Rear of Windhover, Mount Road, Dinas Powys | Councillor F.T. Johnson (Chairman), Councillor Mrs. M.R. Wilkinson (Vice-Chairman); Councillors J.C. Bird, Mrs. P. Drake, J. Drysdale, C.P. Franks, Mrs. V.M. Hartrey, A. Parker and R.A. Penrose. |

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

(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.

155 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

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|---|--|
| 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 | |

No.

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

2008/01559/1/N MA	R	Great House Farm, Llandough, Cowbridge	Non Material Amendment - Change of roof material to single storey section to a standing seam composite roof system. Planning Permission ref. 2008/01559/FUL: Change of use to holiday accommodation at Barn, Great House Farm, Llandough.
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2010/00566/1/N MA	A	Cottage Farm, Michaelston-Le-Pit	Non-Material Amendment - Removal of Conditions 9, 10 and 11 of original consent, which relate to the Code for Sustainable Homes. Planning permission ref. 2010/00566/FUL: Demolish existing office/stables. Construct one detached dwelling/office.
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2013/00862/3/N MA	A	Plot 64, Ocean View, Ogmore by Sea	Non-Material Amendment - Alteration of approved dwelling to include rear conservatory extension. Planning permission ref.2013/00862/RES: Demolition of existing buildings and redevelopment of site for residential purpose at Ogmore Residential Centre.
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No.

2014/00347/1/N MA	A	Bryncoed, Graig Penllyn	NMA - Alteration of elevation treatment. Removal of bungalow roof and creation of first floor accommodation and minor extensions; conversion of unused outbuilding to gym.
2014/00484/2/N MA	A	Phase 1, Westhaven, Barry Waterfront, Barry	Non-Material Amendment - Amendment to distribution of the approved external materials. Specifically substitution of the render treatment approved in respect of plots 100-102 for the approved brick- the PD Edenhall Bedford Blend. Planning permission 2014/00484/RES: Development of site known as West Pond for residential development and associated infrastructure works, parking, servicing and landscaping (Amendment to layout as permitted by applications 2009/00946/OUT and 2012/00733/EAR including changes in house type, alteration to affordable housing provision and increase in number of dwellings up to 139) - Amended by 2015/00361/NMA (NMA).
2014/00942/1/N MA	A	Rear of 22, Romilly Road, Barry	To adjust front elevations shopfront-to remove dormer windows to front elevation/adjust roof and introduce 2 velux rooflights. Amendment to two storey retail unit.

No.

2014/01108/1/N MA	A	Ogmore by Sea Caravan Park, Main Road, Ogmore by Sea	NMA-Relocate play equipment north of existing location. Redevelopment of caravan site for residential development.
2014/01441/2/N MA	A	Site at Tresilian Wood, Dimlands Road, St. Donats, Llantwit Major	Relocate two shower and toilet units.
2015/00057/1/N MA	A	Glen Cottage, 39, Eastgate, Cowbridge	Non-Material Amendment - To install four Velux windows in the roof of the detached single storey garage/store/family room to rear of the garden area. Planning permission ref. 2015/00057/FUL: Proposed kitchen extension to existing dwelling and proposed detached garage/store/ family room to rear garden (in place of existing garage).
2015/00234/FUL	R	17, Eastgate, Cowbridge	Two storey extension to rear.
2015/00299/1/N MA	R	14, Llandaff Close, Penarth	Non-Material Amendment - Slope of existing roof to remain to rear and alterations to size of ground floor extension. Planning permission ref. 2015/00299/FUL: 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.

No.

2015/00566/1/N MA	A	Site of Former Adult Training Centre, Woodlands Road, Barry	Non Material Amendment - Rewording of Condition 11 from: Surface water flows from the development shall only communicate with the public combined sewer through an attenuation device that discharges at a rate not exceeding 11 l/s to: Surface water flows from the development shall only communicate with the public combined sewer through an attenuation device that discharges at a rate not exceeding 13 l/s. Planning Permission ref 2015/00566/FUL: Erection of thirty residential units (Class C3) comprising twenty four one bedroom units and six two bedroom units, erection of bin/cycle store, amendment to existing access on Belmont Street, landscaping, car parking and associated works.
2015/00580/OUT	R	Land adjacent to April Cottage, Drope Road, Drope	Construction of detached dwelling adjacent to April Cottage.
2015/01202/FUL	A	Plot 6, Craig Yr Eos Avenue, Ogmore By Sea	Proposed new build house.
2015/01338/1/N MA	A	56, Queens Road, Penarth	Non Material Amendment - Reduce height of side visibility panels on rooftop from 1.8m high to 1.7m high.
2015/01352/OUT	A	Llanover Street, Barry	Proposed new dwelling.

No.

2015/01496/FUL	A	Pleasant View Farm, Sigginstone	Existing roof structure to be removed and a new roof, together with extension to existing roof at western end of barn installed. Addition of pitched roof to small room at eastern section of barn (refer to drawings). Render finish to existing brick and blockwork. Replacement of all new doors and windows.
2016/00001/FUL	A	Cliff Farm, Llancarfan	New garage and demolish existing stables to construct new stables.
2016/00036/FUL	A	Wild Rose Cottage, Duffryn Lane, St Nicholas	Extension of existing garage and construction of a 2 bedroom retirement dwelling for family members (Granny annexe).
2016/00094/FUL	A	11, Seaview Drive, Ogmore By Sea	Rebuild of house after fire damage.
2016/00095/FUL	R	5, Paget Place, Penarth	Single storey side extension.
2016/00109/FUL	A	1, Richardson House, Hensol Castle Park, Hensol	Replacement of existing conservatory.
2016/00141/LBC	A	Springbank Nursing Home, College Road, Barry	Internal alterations to ground floor rooms.
2016/00161/FUL	A	Glenree, 38, Robins Lane, Barry	Two storey side extension to existing house.
2016/00180/FUL	A	Llantwit Major Rugby Football Club, Boverton Road, Llantwit Major	Two storey extension.

No.

2016/00182/RES	A	Site known as South Quay, Barry Waterfront, Barry	Development of site known as South Quay (Parkside) for residential development and commercial and associated infrastructure works, parking servicing and landscape (26 dwellings).
2016/00210/FUL	A	Llaneinydd, School Lane, St. Nicholas	Detached single storey garage.
2016/00211/FUL	A	Land at Rhiwau, Old Port Road, Wenvoe	Renewal of application 2011/00140/FUL - Alterations to Old Port Road.
2016/00231/FUL	A	Plot 96, Sutton Chase, Off Somerset View, Ogmore By Sea	Proposed alteration of approved dwelling to include rear conservatory extension.
2016/00258/FUL	R	Court Farm, Bonvilston	Proposed 3 No. detached dwellings.
2016/00287/FUL	A	62, Wenvoe Terrace, Barry	Decking raised to 180cm high to the height of back door of property and storage access underneath decking.
2016/00296/FUL	A	47, Arcot Street, Penarth	Conversion of existing garage/outbuilding for ancillary residential use.
2016/00300/FUL	A	Cilmeri, The Downs, St. Nicholas	Single storey rear extension to provide new sitting room.
2016/00311/FUL	A	April Rise, Church Lane, Welsh St. Donats	Alterations to the existing dwelling, conversion of existing garage with first floor extension over plus single storey entrance porch extension to the front.
2016/00314/FUL	A	Flat 2, Rectory Court, Rectory Road, Penarth	Replacement windows and alteration works.

No.

2016/00330/FUL	A	2 Trehill Cottages, A48 St Nicholas, St Nicholas	Erection of a detached single garage with pitched roof to rear south west side of property. Plus glazed/bricked enclosure of existing porch footprint to west entrance of property.
2016/00342/LAW	A	8, Plassey Square, Penarth	Lawful development for proposed rear dormer and rooflights.
2016/00344/FUL	A	13, Maes y Ffynon, Bonvilston	Two storey side and rear extension.
2016/00348/FUL	A	1, Park Crescent, Barry	Conversion of existing empty dwelling into 7 person HMO together with the rebuilding of the existing garage.
2016/00352/FUL	A	2, Glascoed Cottages, Sully Road, Penarth	To form new dormer to front first floor bedroom.
2016/00354/FUL	A	14/16, Regency Close, Llantwit Major	Erection of joint front porch 14/16.
2016/00361/FUL	A	Land at Maes y Fro, Llysworney	Agricultural barn, crushed stone area and revised gate details.
2016/00362/FUL	R	34, Cambrian Avenue, Llantwit Major	First floor extension.
2016/00365/FUL	A	6, Croft Terrace, Cowbridge	Demolition of dilapidated ground floor wc, first floor bedroom extension and external enhancement.
2016/00366/FUL	A	9, The Green, Leckwith	Proposed ground floor gym room extension and first floor bedroom with ensuite. Attic space study.
2016/00367/FUL	A	Rhos Dawel, Trehnygyl	Alterations and two storey rear extension.
2016/00368/FUL	A	The Bungalow, Jubilee Lane, Penarth	First floor front extension rear dormer raising of ridge height and alterations.

No.

2016/00372/FUL	A	29, Southey Street, Barry	Two storey extension to rear and side of property. New dropped kerb to front of property to provide access to driveway.
2016/00374/FUL	A	2, Springfield Rise, Barry	Orangery style conservatory to the rear of the dwelling.
2016/00375/FUL	A	2, St. Cyres Close, Penarth	Remodelling house with single storey extension.
2016/00376/FUL	A	64, Celtic Way, Fontygary, Rhoose	First floor extension.
2016/00377/LAW	A	32, Ravenshoe Road, Barry	Single storey rear extension.
2016/00379/FUL	A	11, Clive Place, Penarth	Demolition of existing rear and part side garden walls. Construction of new double garage with access from rear lane.
2016/00383/FUL	A	Ruthin Fawr Farm, St. Mary Hill	New vehicular access into existing farm.
2016/00385/FUL	A	Ty Hafan, Hayes Road, Sully	Removal of the existing entrance screen, doors and low level wall and create an enlarged entrance porch.
2016/00386/FUL	R	Dimlands Road, St. Donats	Construction of detached four bedroom dwelling house with integral double garage, plus associated driveway.
2016/00388/FUL	A	Craigwen, Barren Hill, Penmark	Two storey extension infilled between main house and garage, retrospective consent for the removal of trees and the retention of 1.2m timber fence on top of existing garden wall and outbuilding.

No.

2016/00389/RES	A	Land West of Port Road, Wenvoe	Appearance, Layout, Scale.
2016/00390/FUL	A	McDonalds Restaurants Ltd., Ty Verlon Industrial Estate, Barry	Refurbishment and reconfiguration of the restaurant to include a 36.4 Sqm extension for an additional drive thru booth and fast forward lane. The installation of aluminium cladding to the roof and associated works to the site. Changes to kerblines. New fascia signage.
2016/00392/FUL	A	2, Hastings Avenue, Penarth	Side and rear single storey extension to extend kitchen/form breakfast room/utility room/shower wet room and open rear porch.
2016/00393/FUL	A	16, Yr Efail, Treoes	Front porch alteration/extension and rear/side extension both single storey.
2016/00394/FUL	A	26, Tordoff Way, Barry	Erection of outhouse within rear garden.
2016/00396/FUL	A	293, Barry Road, Barry	Replacement of current conservatory and outside wc with single storey block and render structured room and wc/shower.
2016/00400/LAW	A	158, Westbourne Road, Penarth	Ground floor extension.
2016/00401/FUL	A	52, Plas Taliesin, Portway Marina, Penarth	Proposed single storey side extension to kitchen, new balcony and windows.
2016/00403/FUL	A	25, Castle Drive, Dinas Powys	Single storey bedroom and kitchen extension.
2016/00404/FUL	A	6, Gaspard Place, Barry	Removal of existing timber shed and erection of replacement masonry outbuilding.

No.

2016/00406/FUL	A	31, Clive Place, Penarth	Demolition of an existing single garage and concrete driveway to the rear of 31 Clive Place. Construction of a single storey double garage.
2016/00413/FUL	R	80, Victoria Road, Penarth	First floor bedroom extension above existing garage.
2016/00414/FUL	A	48, Porthkerry Road, Rhoose	To form new front and rear elevation dormers and raise ridge line to accommodate three new bedroom to first floor internal alterations.
2016/00416/FUL	A	Enzian, Colwinston	Replacement of defective flat roof with tiled pitched roof over existing attached garage and utility room.
2016/00417/FUL	A	32, Arlington Road, Sully	Single storey rear extension.
2016/00418/FUL	A	44, Westbourne Road, Penarth	To replace brown wooden framed windows (installed in the 1980s) with high quality white uPVC sash windows. These will have the look of the original Victorian sash windows.
2016/00419/FUL	R	New House at Trevithyn Farm, Llancarfan	First floor side extension and single storey rear and front extensions.
2016/00420/FUL	A	41, Grove Terrace, Penarth	2 Storey rear extension plus associated works.
2016/00422/FUL	A	13, Ewbank Close, Barry	Two storey side extension and single storey rear extension to provide additional bedroom and living room with enlarged kitchen and dining space.

No.

2016/00423/FUL	A	38, Heol-y-Fro, Llantwit Major	Proposed two storey side extension, single storey rear extension and construction of porch on front elevation.
2016/00425/FUL	A	12, Commercial Road, Barry	Conversion of a 3 no. bedroom 2 storey terraced house into 2 no. 1 bedroom flats (1 no. at ground floor & 1 no. at first floor).
2016/00426/FUL	A	284, Holton Road, Barry	To sub divide existing ground floor restaurant, to retain cafe/shop fronting, with former servery/kitchen converted to a one bedroom flat.
2016/00428/FUL	A	5, Main Avenue, Peterson Super Ely	Single storey extension to side of existing house.
2016/00431/RG3	A	St. Nicholas Church in Wales Primary School, St. Nicholas	Proposed canopy to the front/south elevation.
2016/00432/FUL	A	17, Tair Onen, St. Hilary	Demolition of existing single storey detached garage & construction of rear single storey kitchen extension.
2016/00433/FUL	A	81, Brookfield Avenue, Barry	Two storey extension including balcony.
2016/00434/FUL	A	Curnix Farm, Cuckoo Mill Lane Jct Moulton to Jct at Penmark, Moulton	Proposed replacement dwelling with ancillary garage/store and home office.
2016/00435/FUL	A	43, Bedford Rise, Boverton, Llantwit Major	Single storey front extension.
2016/00437/FUL	A	4, Heol Pantycelyn, Barry	Proposed double storey side extension and proposed single storey rear extension.
2016/00438/FUL	R	8, Pontypridd Road, Barry	Proposed 1.5 Storey Dwelling to rear of 8 Pontypridd Road.

No.

2016/00440/FUL	A	The Salt House, Church Street, Cowbridge	Proposed garage conversion and minor alteration, new summer house.
2016/00441/FUL	A	15, Cory Crescent, Peterston Super Ely	Demolition of existing conservatory and timber decking area. Construction of new single storey rear extension forming new kitchen/dining area, W.C shower room and garden room.
2016/00442/FUL	R	Land to rear of 13, St. Peters Road, Penarth	Proposed detached dwelling.
2016/00443/LAW	A	7, Mountjoy Avenue, Penarth	Construction of a single storey utility and shower room to the side elevation.
2016/00446/FUL	A	3, Woodland Place, Penarth	To the front, proposed part removal of boundary wall to form a new cross over to provide on-site parking space. To the rear, demolition of the redundant single storey outbuilding and first floor fire escape above to form a proposed single storey rear and side extension together with a new window to rear elevation of first floor bedroom.
2016/00450/ADV	A	McDonalds Restaurants Ltd., Ty Verlon Industrial Estate, Barry	Refurbishment and reconfiguration of the restaurant to include a 36.4 Sqm extension for an additional drive thru booth and fast forward lane. The installation of aluminium cladding to the roof and associated works to the site. Changes to kerblines. New fascia signage.

No.

2016/00452/FUL	A	61, Norwood Crescent, Barry	Single storey rear extension for disabled accommodation.
2016/00453/FUL	A	34, Conway Drive, Barry	Proposed extension to side elevation replacing single storey car port. Small extension to rear and new French doors to rear elevation roof with small balcony with glazed hand rail.
2016/00455/FUL	A	Woodside, Park Road, Dinas Powys	Conversion and refurbishment of existing garage/coach house into ancillary accommodation, single storey side extension (east), side garage extension (west), roof configuration and new front entrance gates and boundary.
2016/00457/FUL	A	David Davies Road, Barry	Erection of CCTV camera - 6m high lattice structure.
2016/00463/FUL	A	7, Pinewood Close, Llandough	Single storey rear extension.
2016/00464/FUL	A	Former Royal British Legion Club (first and second floor), Station Approach, Penarth	Change of use of first and second floors from British Legion (sui generis) to Office (B1).
2016/00465/HR	A	Land behind Coed Marsarnen, Colwinston	Remove 6.0 metre section of hedge.
2016/00469/FUL	A	Sycamore House, 5, Boverton Park, Boverton, Llantwit Major	Proposed conversion and extension of existing detached garage outbuilding into residential annexe to main house.
2016/00472/FUL	A	9, Archer Road, Penarth	Removal of rear conservatory and lean to, and construction of new single storey extension.

No.

2016/00473/FUL	A	Twyn Andrew, Old Port Road, Wenvoe	Demolition of existing detached garage and construction of a new detached garage.
2016/00477/FUL	A	34, Fairfield Crescent, Llantwit Major	Proposed single storey side extension.
2016/00484/OBS	B	Bristol Channel, North East of Culver, Area 472	New aggregate dredging area.
2016/00499/FUL	A	The Lodge, City	Improve vision splay to driveway.
2016/00513/FUL	A	118, Colcot Road, Barry	Two storey side to rear extension.
2016/00520/PNT	A	Railway Terrace Garage, Railway Terrace, Penarth	Proposed upgrade to the existing telecommunications installation and associated works.
2016/00526/FUL	A	7, Cowper Close, Penarth	Amendment to original planning application. Proposed two obscured glazed windows.
2016/00528/FUL	A	7b, Broadway, Cowbridge	Conversion of single garage to living space. No extension.
2016/00536/FUL	A	5, Smithies Avenue, Sully	The erection of a garden store within the rear garden.
2016/00550/PNA	R	Germonds Farm, Watery Lane, Welsh St Donats	New steel framed portal building.
2016/00552/LAW	A	80, St. Davids Crescent, Penarth	Proposed dormer loft conversion to create a habitable room.
2016/00584/PNA	A	Land between Pop Hill and Cross Common Road, Dinas Powys	To provide a dry track, marked B to C only on the site edged red plan, during autumn/winter months for tractors and trailers.

No.

2016/00592/OBS N Land off Parc Crescent,
Waterton Industrial Estate,
Bridgend Change use to caravan
storage compound
including security fencing.

156 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 2016 to March 2017 as detailed in the report be noted.

157 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

R - Refused

E Split Decision

2016/00290/TPO A 58, Stanwell Road, Penarth Fell Sycamore tree.

2016/00461/TPO A Odney Brook House,
Colhugh Street, Llantwit
Major Lateral reduction and
removal of deadwood to
Beech tree.

2016/00462/TPO A 27, Samson Street,
Llantwit Major Acer Pseudoplatanus - Fell
and replant.

158 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:

No.

2016/00112/FUL Received on 26 April 2016

(p30)

Mr. Jeff Taylor Eston Barn, Lon Cwrt Ynyston, Leckwith, Cardiff, CF11 8DR
Kevin H. Jones, Office 22, Sandfields Business Centre, Purcell Avenue,
Sandfields, Port Talbot, SA12 7PT

Eston Barn, Lon Cwrt Ynyston, Leckwith

2 no. wooden framed balconies to rear of property

APPROVED subject to the following condition(s):

1. Within 6 weeks of this permission, the pergola above balcony 1, the canopy above balcony 2, and the wooden screen to the side of balcony 2, shall be removed and the development shall be so maintain thereafter.

Reason:

To simplify the balcony structures, reduce their visual impact and ensure they do not unacceptably detract from the character of the extended barn, and to ensure compliance with Policies ENV 4 (Special landscape areas), ENV 8 (Small scale rural conversions) and ENV27 (Design of new developments) of the Unitary Development Plan.

2. Notwithstanding the submitted plans, if the applicant wishes to install a replacement privacy screen to balcony 2, details shall be submitted to and approved in writing by the Local Planning Authority, prior to installation on site and the screen shall thereafter be erected in accordance with the approved details.

Reason:

In the interests of visual amenity and in accordance with Policies ENV 4 (Special landscape areas), ENV 8 (Small scale rural conversions) and ENV27 (Design of new developments) of the Unitary Development Plan.

3. Within 6 weeks of this permission, details of a means of enclosure to be erected on the site boundary between the barn conversion property and the existing boundary wall along the northern boundary of the site, immediately beneath 'Balcony 2', which shall comprise a stone wall to match the existing enclosure, shall be submitted in writing for approval by the Local Planning Authority. The means of enclosure shall thereafter be provided on site within 6 months of the date of approval of the details and so maintain thereafter.

Reason:

In the interests of visual amenity and in accordance with Policies ENV 4 (Special landscape areas), ENV 8 (Small scale rural conversions) and ENV27 (Design of new developments) of the Unitary Development Plan.

Reason for Decision

The decision to grant planning permission was taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires 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 ENV 1 (Development in the countryside), ENV 4 (Special landscape areas), ENV 8 (Small scale rural conversions), ENV 27 (Design of New developments), and HOUS 7 (Replacement and extension of dwellings in the countryside), of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the Council's Supplementary Planning Guidance on Amenity Standards, it is considered that the balconies are of a suitable design and scale to preserve the character of the property and the surrounding area in this countryside and special landscape area location, as well as preserving the amenity and privacy of neighbouring properties, and is therefore considered to be acceptable.

ENFORCEMENT ACTION

RESOLVED -

(1) T H A T in the event that the owner fails to comply with the requirements of this consent, the Director of Legal, Public Protection and Housing Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

- (i) The removal of the pergola from 'balcony 1', the canopy above 'balcony 2' and the wooden screen to the side of 'balcony 2'.

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

Reason for decision

To simplify the balcony structures, reduce their visual impact and ensure they do not unacceptably detract from the character of the extended barn, and to ensure compliance with Policies ENV4 (Special Landscape areas), ENV8 (Small Sale Rural Conversions) and ENV27 (Design of New Developments) of the Unitary Development Plan.

2016/00176/FUL Received on 26 February 2016

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Mr Stephen Jones & Mrs Rebecca Evans, 65, Stanwell Road, Penarth, Vale of Glamorgan, CF64 3LR

Ms. Carolyn Merrifield, Studio 114, Creative Quarter, Morgan Arcade, Cardiff, CF10 1AF

No.

Overway, 12, Park Road, Penarth

Detached two storey house with integral garage

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:-

- Location Plan, Dwg. No. A(P)00, received 18 February 2016;
- Site Plan, Dwg. No. A(P)-01 rev B, amended plans received 26 May 2016;
- Ground Floor Plan, Dwg. No. A(P)-02 rev B, amended plans received 26 May 2016;
- First Floor Plan, Dwg. No. A(P)-03 rev B, amended plans received 26 May 2016;
- 3D view, Dwg. No. A(P)-04 rev B, amended plans received 26 May 2016;
- Perspectives, Dwg. No. A(P)-05 rev B, amended plans received 26 May 2016;
- Elevations, Dwg. No. A(P)-06 rev B amended plans received 26 May 2016;
- Site Sections, Dwg. No. A(P)-07, amended plans received 26 May 2016;
- Site Access, Dwg. No. A(P)-08, amended plans received 26 May 2016;
- Design and Access Statement received 26 February 2016;
- Design and Access Addendum, received 1 June 2016; and
- Heritage Statement, received 20 April 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. Before their use on site a full schedule of external finishes (including samples and a panel on-site of the brickwork), for the house, boundary treatment and hard surfacing of on-site car parking and turning facilities, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed details.

No.

Reason:

In the interests of visual amenity and the character and appearance of the Penarth Conservation Area in accordance with Policies ENV20-Development in Conservation Areas, ENV27-Design of New Development and HOUS8-Residential Development Criteria of the Unitary Development Plan.

4. Notwithstanding the submitted plans no works to alter the existing or provide additional entrances to the site from the highway shall commence until further details of the proposed new access and alterations to the existing access, and their associated vehicular crossovers, along with full details of the new gates and any other alterations to the existing front boundary, are submitted to and approved in writing with the Local Planning Authority. The details shall provide for a maximum width of access of 4m; an arboricultural report on the adjacent street tree and measures for its protection; and the precise siting of the adjacent telegraph pole which shall be relocated at the developer's expense should it be deemed to interfere with highway visibility. The development shall be implemented thereafter in accordance with the approved details.

Reason:

In the interests of highway safety, visual amenity and the character and appearance of the Penarth Conservation Area in accordance with Policies ENV11-Protection of Landscape Features, ENV20-Development in Conservation Areas, ENV27-Design of New Development and HOUS8-Residential Development Criteria of the Unitary Development Plan.

5. The proposed on-site car parking/turning areas for the dwelling hereby permitted, as indicated on Dwg. No. A(P)-01 rev B, Site Plan, amended plan received 26 May 2016, shall be fully implemented before the first beneficial occupation of the dwelling. The parking/turning areas shall thereafter be retained and maintained at all times for the parking and manoeuvring of motor vehicles associated with the use of the house hereby permitted.

Reason:

To ensure an adequate level of car parking to serve the development in the interests of highway safety in accordance with Policies TRAN10-Parking and ENV27-Design of New Developments of the Unitary Development Plan.

6. Notwithstanding the submitted plans before the first beneficial occupation of the dwelling hereby permitted further details of the proposed landscaping of the site shall be submitted to and agreed in writing with the Local Planning Authority. The proposed landscaping scheme shall include provision for replacement tree planting with full details of the siting, species and specimen size, and 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 first occupation of the dwelling or the

No.

completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of visual amenity and the character and appearance of the Penarth Conservation Area in accordance with Policies ENV11-Protection of Landscape Features, ENV20-Development in Conservation Areas and ENV27-Design of New Developments of the Unitary Development Plan.

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

Reason:

In the interests of visual amenity and the character and appearance of the Penarth Conservation Area in accordance with Policies ENV20-Development in Conservation Areas, ENV27-Design of New Development and HOUS8-Residential Development Criteria of the Unitary Development Plan.

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

Reason:

To control the scale of development in the interests of visual amenity and the character and appearance of the Penarth Conservation Area in accordance with Policies ENV20-Development in Conservation Areas, ENV27-Design of New Development and HOUS8-Residential Development Criteria of the Unitary Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, or any Order revoking or re-enacting that Order, no windows other than those expressly authorised by this permission shall be inserted in either side elevation of the dwelling hereby permitted without the prior written consent of the Local Planning Authority.

No.

Reason:

To safeguard the privacy of neighbouring occupiers in accordance with Policies HOUS8-Residential Development Criteria and ENV27-Design of New Developments of the Unitary Development Plan.

10. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that surface and 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.

Reason for decision

The decision to grant planning permission was taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires 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, ENV17-Protection of Built and Historic Environment, ENV20-Development in Conservation Areas, ENV27-Design of New Developments, ENV28-Access for Disabled People, HOUS2-Additional Residential Development, HOUS8-Residential Development Criteria, HOUS11-Residential Privacy and Space, TRAN10-Parking, Strategic Policies 1 and 2-The Environment, 3-Housing and 8-Transportation of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance, including Amenity Standards, Trees and Development, Penarth Conservation Area, and the Penarth Conservation Area Appraisal and Management Plan; and national guidance contained in Planning Policy Wales, TAN12-Design and Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas, it is considered that this revised proposal represents an acceptable form of residential redevelopment of the site that would not detract from the visual amenity of the area and would preserve the character and appearance of this part of the Penarth Conservation Area. The proposal will also not cause any significant harm to the neighbouring and general residential amenities of the area, or highway safety.