

PLANNING COMMITTEE

Minutes of a meeting held on 28th July, 2016.

Present: Councillor F.T. Johnson (Chairman); Mrs. M.R. Wilkinson (Vice-Chairman); Councillors Ms. R. Birch, J.C. Bird, Ms. B.E. Brooks, L. Burnett, Mrs. P. Drake, J. Drysdale, 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.

List of Public Speakers:

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mrs. L. Williams	2015/01070/RES Land North of the railway line (west), Porthkerry Road, Rhoose	Applicant or their representative
Mr. D. Evans	2016/00415/FUL Land adjacent to 21, Sycamore Close, Dinas Powys	Objector or their representative

262 ANNOUNCEMENTS –

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.”

263 APOLOGIES FOR ABSENCE –

These were received from Councillors C.P. Franks and E. Hacker

264 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 7th July, 2016 be approved as a correct record.

265 DECLARATIONS OF INTEREST –

No declarations were received.

266 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 7th July, 2016 be noted:

Apologies were received from Councillors E. Hacker, H.C. Hamilton, Mrs. V.M. Hartrey, Mrs. M.R. Wilkinson and A.G. Powell.

(a) Overway, 12 Park Road,
Penarth

Councillor F.T. Johnson (Chairman),
Councillors J.C. Bird, J. Drysdale,
H.J.W. James, A. Parker,
R.A. Penrose, G. Roberts and
A.C. Williams.
Also present: Councillor Mrs. M. Kelly
Owen

(b) Eston Barn, Lon Cwrt Ynyston,
Leckwith

Councillor F.T. Johnson (Chairman),
Councillors J.C. Bird, J. Drysdale,
H.J.W. James, A. Parker,
R.A. Penrose and G. Roberts.

267 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.

268 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
 J - Determined by NAFW
 L - Approved AND refused (LAW)
 P - Permittal (OBS - no objections)
 R - Refused

NMA – Non Material Amendments
 Q - Referred to Secretary of State for Wales (HAZ)
 S - Special observations (OBS)
 U - Undetermined
 RE - Refused (Enforcement Unit Attention)
 V - Variation of condition(s) approved

2010/01166/2/N MA	R	2, The Verlands, Cowbridge	Non Material Amendment - Pitched roof cover-change from timber/composite cladding to zinc roof and east facing elevations - introduce part rendered panel to complement existing garage glazed aspect. Planning permission ref. 2010/01166/FUL: New dwelling.
2012/01206/1/N MA	A	Ty Gwyn, 21-23, Stanwell Road, Penarth	Non Material Amendment - Revised location of air purification system, together with noise mitigation remedial measures including a replacement fan, ductwork lagging and attenuator. Planning permission reference 2012/01206/FUL: Installation of extract ventilation and galvanised ductwork to the rear of the building (NMA).
2014/00582/1/N MA	A	7, Fulmar Close, Lavernock Park, Penarth	Non-Material Amendment- Amend dormer cladding from concrete tiles to marley cedar weatherboard and install new window into front elevation. Proposed porch and rear dormer to property.

2015/00874/OUT	R	Former Peterston Rail Station Site, Station Terrace, Peterston Super Ely	Construction of twelve one, two and three bedroom affordable semi-detached and terraced houses and parking.
2015/01119/FUL	R	Land at Tudor Lodge, Bonvilston	Construction of agricultural barn/storage facility.
2015/01353/FUL	A	The Club House, Brynhill Golf Club, Port Road East, Barry	Erection of a new halfway house building.
2015/01440/1/N MA	A	The Cottage, 10A, Paget Place, Penarth	Non Material Amendment - Construction of a single storey extension to the rear of an existing double storey residential property.
2015/01457/1/N MA	A	Monkton House, Holmesdale Place, Penarth	Non-Material Amendment - Amendment to the rear dormer window as installed. Due to site details and the presence of structural steels the original arrangement as approved was adjusted to suit. This applies to the rear elevation only, where timber boarding is of a marginally larger area than that shown on the approved elevation. Planning permission ref. 2015/01457/FUL: Front, side and rear dormer extensions together with roof lights.
2016/00107/FUL	A	Units 2A/2B, Brooklands Terrace, Culverhouse Cross	Proposed alterations to units 2A/2B, including new service pod, and alterations to roof, elevations, car parking and external areas in order to accommodate requirements of new user - Aldi store food retailer.

2016/00195/FUL	A	224, Holton Road, Barry	Change of use of commercial ground floor unit to two residential flats.
2016/00196/FUL	A	244, Holton Road, Barry	Change of use of ground floor to two flats.
2016/00237/FUL	A	224, Holton Road, Barry	Proposed alterations to front elevation. Remove existing shop front and install new residential facade at ground floor level.
2016/00251/FUL	A	244, Holton Road, Barry	Proposed alterations to front elevation, remove existing shop-front and install new residential facade at ground level.
2016/00289/FUL	A	17, Archer Road, Penarth	Proposed two and single storey rear extension and alteration works.
2016/00323/FUL	A	Pen Y Bryn, Llanmaes	Installation of narrow gauge railway for private use including a change of use of part of the site from existing meadowland.
2016/00324/OUT	A	Sea Lawns Hotel, Slon Lane, Ogmore By Sea	Variation of conditions 5-Parking, Access and Turning, 13-Landscaping, 14-Means of enclosure, 16-Proposed Levels of 2013/00881/OUT - Construction of 7 No. apartments, including car parking and landscaping at Sealawns Hotel, Slon Lane, Ogmore By Sea.
2016/00328/RES	A	Sea Lawns Hotel, Slon Lane, Ogmore By Sea	Appearance.

2016/00329/FUL	A	10, Church Street, Llantwit Major	The change of use of the ground floor retail premises to residential in order to form a single dwelling house.
2016/00350/FUL	A	Coed Marsarnen Road, Colwinston	The erection of a motor control centre cabinet, dosing kit cabinet and relocation of an existing dosing tank within the operational boundary of Colwinston Sewerage Pumping Station.
2016/00370/1/N MA	R	54, Cornerswell Road, Penarth	Non Material Amendment - Amendment to profile of rear window. Planning permission ref. 2016/00370/FUL: Loft conversion comprising split level dormer to provide additional habitable space and WC with incorporation of roof-lights to front elevation. Proposal includes removal of existing chimney stack to rear of property to facilitate dormer.
2016/00371/FUL	A	New House, The Herberts, St. Athan Road, St. Mary Church	First floor side extension.
2016/00436/ADV	A	Currys/PC World, Unit 1 and 3 Brooklands Retail Park, Port Road, Culverhouse Cross	Re-skin existing sign and new signage.
2016/00444/FUL	A	Melrose, 25, Archer Road, Penarth	Taking down a standalone rear chimney.
2016/00447/FUL	A	51, Vere Street, Barry	Material change of use from A1 to D2 & A1.

2016/00451/FUL	A	11, Nantlais, Corntown	Two storey extension with ground floor study and second living room with two additional bedrooms and bathrooms.
2016/00456/FUL	A	42, The Wheate Close, Rhoose	Double storey side extension amended to flat roof construction.
2016/00474/FUL	A	71, Conybeare Road, Sully	New flat roofed side extension providing utility and wet rooms.
2016/00475/FUL	A	Zeon Chemicals Europe Ltd., Sully Moors Road, Sully	Demolition of all superstructures, including buildings, plant and other on-site structures, together with grubbing up all hardstandings, groundslabs, foundations, drainage and associated below-ground structures to a depth of 2 metres.
2016/00476/FUL	A	Land south of Green Down, Nr. Llancarfan	Tractor/shed workshop alongside existing stables.
2016/00481/FUL	R	Former Admiral Public House, Vere Street, Barry	First floor extension over former boxing club to provide two new flats.
2016/00486/FUL	A	58, Andrew Road, Cogan, Penarth	To raise height of existing outbuilding, pitched roof to flat roof, fibre glass roof and join to house, to be used as utility space.
2016/00488/FUL	A	Brookfield, Twchwyn Garth, Llangan	Two storey side and rear extension.
2016/00489/FUL	R	Unit 2, Sea View, St. Athan	Variation of condition 1 of 2010/00957/FUL relating to description of windows and doors i.e. from timber as noted on approved drawings to woodgrain UPVC.

2016/00490/FUL	R	4, Victoria Avenue, Penarth	Demolition of existing single storey brickwork garage. Erection of proposed two storey, pitched roof, brickwork garage.
2016/00491/FUL	A	The Promenade, Paget Road, Barry	1 no. wellington boot advertisement.
2016/00492/LAW	A	20, Hinchsliff Avenue, Barry	Proposed single storey rear extension.
2016/00495/FUL	A	46, Plymouth Road, Barry	Two storey side extension, providing lounge, laundry, bedroom and en-suite.
2016/00496/FUL	A	Rose Cottage, Llanmaes	Proposed ground floor extension to existing kitchen and storm porch and remodelling of existing storage outbuilding.
2016/00497/FUL	A	Crofton, 15, Charteris Close, Penarth	Proposed flat roofed ground floor extension to enlarge kitchen and form dining area.
2016/00498/FUL	R	Land at rear of 11, Whitcliffe Drive, Penarth	Removal of Condition 8 of Planning Permission ref. 2015/01258/FUL - Details of balcony screen.
2016/00501/FUL	A	88, Westward Rise, Barry	Single storey extension to the side and rear including internal alterations.
2016/00505/FUL	A	26, Channel View, Ogmores by Sea	Proposed partial garage conversion to study with external alterations.
2016/00508/FUL	A	2, The Glades, Penarth	First floor extension.
2016/00514/FUL	A	Seagull Cottage, 44, West Farm Road, Ogmores by Sea	Proposed front pitched roof dormer extension, front balcony and alterations to the rear of the property.

2016/00516/FUL	A	Barn B, Doghill Farm, Dyffryn	Extension to the existing barn incorporating a bedroom, bathroom, study and lobby.
2016/00518/FUL	A	Rest Harrow, Cross Common Road, Dinas Powys	Single storey front extension and alterations.
2016/00532/FUL	A	11, Cae Gwyn, Penarth	Single storey rear extension.
2016/00533/ADV	A	1, Paget Road, Barry	Folded aluminium panels powder coated to colour with stencil cut detail to face backed in opal acrylic and vinyl applied internally illuminated via white LED to give face illumination. Built up aluminium logo powder coated to colour with acrylic faces internally illuminated via white LED and fixed to wall via metal bracket.
2016/00540/FUL	A	1, Lidmore Road, Barry	Two storey side extension.
2016/00542/FUL	A	245, Holton Road, Barry	Install a new powder coated aluminium shop front, new fascia, shop sign, new external security shutter with shutter housing behind fascia.
2016/00543/FUL	A	212, Holton Road, Barry	Install new powder coated aluminium shop front, new fascia and shop sign, new external security shutter with shutter housing behind fascia.
2016/00545/ADV	A	The Promenade, Paget Road, Barry	1 no. wellington boot advertisement.

2016/00548/FUL	A	2, Tal Y Bryn, Penarth	Rear glazed conservatory, to be converted into cavity wall construction and tiled roof.
2016/00553/FUL	A	3, Dingle Dell, Penarth	Conversion of integral garage into living room.
2016/00555/FUL	A	Dunloe, 37, Llanmaes Road, Llantwit Major	Proposed demolition of existing conservatory and construction of new single storey rear extension and internal alterations, extension of existing garden store.
2016/00556/FUL	A	1, Sheepcourt Cottages, Bonvilston	Conversion of bed and breakfast accommodation to single residential property.
2016/00557/FUL	A	9, Heol Leubren, Pencoedre Village, Barry	Construction of single storey extension and conversion of double garage to living area.
2016/00560/FUL	A	32, Dyserth Road, Penarth	Roof alterations to create new loft bedroom, demolition of existing rear single storey extensions and construction of new flat roof extension and terrace, alterations to existing redundant garage to create new ancillary utility and WC.
2016/00569/FUL	A	17, Clos Cradog, Penarth	Single storey extension to rear of property.
2016/00573/FUL	A	19, Plas Glen Rosa, Penarth	Conservatory to rear of property.
2016/00576/FUL	A	135, Redlands Road, Penarth	2 storey side and rear extension with associated works plus new garden shed.

2016/00580/FUL	A	1, Sycamore Close, Dinas Powys	Proposed side extension providing new shower and utility room.
2016/00582/FUL	A	108, Fontygary Road, Rhoose	To adjust existing porch roof and for new first floor veranda and form new first floor access.
2016/00583/FUL	A	3, Heol Tre Forys, Penarth	Single storey extension to rear of property.
2016/00587/FUL	A	3, Oyster Bend, Sully	Refurbishment of existing dwelling, removal of side conservatory and replacement with brick pitched roof structure and addition of rear extension.
2016/00590/FUL	A	13, Murch Crescent, Dinas Powys	Proposed single storey lean to rear kitchen extension plus new porch.
2016/00603/FUL	A	27, Dunraven Street, Barry	Erection of single storey outbuilding to provide secure storage located in rear garden.
2016/00612/FUL	A	7, The Meridian, Penarth Portway, Penarth	To replace the existing UPVC windows with new UPVC windows.
2016/00617/LAW	A	Super Hangar, Aerospace Business Park, St. Athan	Proposed use by Aston Martin Lagonda Limited for a primary use for the manufacture and assembly of motor cars (Class B2), with ancillary uses for storage/distribution. office, reception and exhibition area, staff canteen and parking.

2016/00620/LAW	A	Old Leckwith Bridge, Leckwith Road, Canton	The works involve minor ground raising along the West bank of the River Ely throughout the Leckwith Bridge Industrial Estate, and the construction of two new low flood walls adjacent to Leckwith Old Bridge.
2016/00705/PNA	A	Penllyn Estate Farm, Llwynhelig, Cowbridge	Extension to existing agricultural building.

269 APPEALS (HRP) -

RESOLVED -

- (1) T H A T it be noted there were no appeals received since the last Planning Committee meeting on the 7th July 2016.
- (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.

270 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

2016/00458/TPO	A	Brookside, 34, Mill Road, Dinas Powys	T7 Ash, overall crown reduction; T21 Ash, crown raise to 6m over highway
2016/00500/TPO	R	Land adjacent to 75, Fontygary Road, Rhoose	Fell Copper Beech and fell Common Horse Chestnut.

2016/00547/TPO	A	St. Cadocs Church, Coldbrook Road West, Cadoxton, Barry	Removal of 2 no. Ash from church grounds. (Smaller Ash alongside former 3 Bells Inn has consent from earlier notification).
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271 ENFORCEMENT ACTION (HRP) -

(i) Land and Buildings at Turner House Art Gallery, Plymouth Road, Penarth

Members received a report to update the Committee in relation to matters at the Turner House Art Gallery, Plymouth Road, Penarth. Members were reminded of the report to Committee on 9th June, 2016, regarding this Grade II listed building. The report related to the works that were undertaken to the interior of the building in order to block up the light well between the ground and first floor and the removal of the balustrade surrounding the light well opening.

The light well and balustrade were not part of the original building as constructed, but resulted from alterations undertaken to the building in the 1940's. These alterations were important to the history of the building, being undertaken to facilitate its use as an art gallery. They were undertaken as part of the comprehensive alterations to the building by notable architects, T Alwyn Lloyd and Partners. Accordingly, these features made a significant contribution to the character and appearance of the interior of the building.

In view of the special architectural and historic interest of the light well and balustrade, their preservation was desirable. The report sought authorisation to serve a Listed Building Enforcement Notice to require the reinstatement of the light well and the balustrade, which it was understood had been placed in storage.

Members were minded to recall that the owners of the building, The National Museum of Wales, asked that the decision to authorise the Listed Building Enforcement Notice be deferred in order for the necessary works to resolve this breach of the Listed Building Legislation to be voluntarily and urgently undertaken. Committee agreed to the deferment, but requested an update on the position at the next but one Committee.

The Enforcement Officers received an e-mail from the occupiers of the building, Ffotogallery, on 4th July, 2016, to confirm that the works to reinstate the light well and balustrade had been undertaken. A photograph was attached to the e-mail

The Council's Conservation Officer also visited the site on 7th July, 2016, in order to inspect the works undertaken. He was satisfied with the works and suggested that no further enforcement action be taken regarding this matter.

RESOLVED –

T H A T in the light of the voluntary actions resulting in the reinstatement of the light well and balustrade in the Turner House Gallery, Members noted the planning enforcement file on this matter was closed and that no further action would be pursued on this matter.

Reason for decision

To note the actions taken at Turner House Gallery and that the planning enforcement file on this matter was closed and no further action would be pursued on this matter.

272 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:

2015/01070/RES Received on 17 September 2015
(P. 28)

Taylor Wimpey Plc., C/o Agent.
Savills, 12, Windsor Place, Cardiff, CF10 3BY

Land North of the railway line (West), Porthkerry Road, Rhoose

The development of 120 dwellings and associated access, roads and footpaths, drainage works, landscaping, public open space and other ancillary works (including the demolition of 46 Porthkerry Road and its associated outbuildings

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents:

Location Plan 0508-101 C

Planning Layout Phase 1 - reference 0508-102-1-I

Street Scenes Phase 1 - reference 0508-103-1-D

External Works Layout – reference 0508-104-1-H

External Works Layout – reference 0508-104-7-F (note small changes refer to Phase 2 but included as it provides references to Phase 1 Road)

Vehicular Tracking Layout Phase 1 – reference 0508-105-1-H

Vehicular Tracking Layout-Bus – reference 0508-105-3-D
Vehicular Tracking Layout-Bus – reference 0508-105-4-D
Adoption Plan Phase 1 – reference 0508-107-1-H
Materials Layout Phase 1 – reference 0508-108-1-H
Storey Heights Plan – reference 0608-110-H
Site Sections - reference 0508-116 C
Refuse Vehicle Tracking Layout– reference 0508-1190-1-E
Refuse Vehicle Tracking Layout – reference 0508-119-7-D
Refuse Vehicle Tracking Layout – reference 0508-119-8-E
Refuse Vehicle Tracking Layout – reference 0508-119-14-E
Road Dimensions Plan – reference 0508-118-2-C
Road Dimensions Plan – reference 0508-118-6 B
Forward Visibility Plan – reference 0508-120 B

Above Received 5/7/16

External Works Layout – reference 0508-104-3-E
External Works Layout – reference 0508-104-4-D
External Detailing – reference 0508-106-C
Garages – reference 0808-109 - A
Housetype Booklet - reference 0508 - HTB-Issue 4
Parking Matrix - Issue 5
Block A A3L
Block B A3L
Block C A3L
Detailed planting proposals 1 of 7 – reference 1750 01L
Detailed planting proposals 2 of 7 – reference 1750 02N
Detailed planting proposals 4 of 7 – reference 1750 04O
Detailed planting proposals 5 of 7 – reference 1750 05K
Detailed planting proposals 7 of 7 – reference 1750 07L
LEAP / LAP Detailed proposals – reference 1750 08N
Site entrance Detailed proposals –reference 1750 09N
Refuse Vehicle Tracking Layout - reference 0508-119-4-D
Refuse Vehicle Tracking Layout – reference 0508-119-10-E
Refuse Vehicle Tracking Layout – reference 0508-119-11-D
Refuse Vehicle Tracking Layout – reference 0508-119-15-A
Sub Station Plan 0508-121 – see note below
Site Entrance Screen Wall 15151_212 Rev 2
Road Dimensions Plan – reference 0508-118-1-C
Road Dimensions Plan – reference 0508-118-4 A
Engineering Layout Sheet 1 of 5 010-01 9
Engineering Layout Sheet 2 of 5 010-02 6
Engineering Layout Sheet 3 of 5 010-03 8
Engineering Layout Sheet 4 of 5 010-04 7
Engineering Layout Sheet 5 of 5 010-05 7

Above Received on 24/6/16

Ecological Construction Method Statement & Ecology Management Plan
(August 2015, prepared by EDP, reference EDP2127/06)

Email note on noise dated 1/7/16

Technical Note on condition 35 (14/7/16)

0508 Statement of Compliance-Phase 1-A4L - ISSUE 2 (July 2016)

15151 Rhoose North - Drainage Design and Compliance Statement Rev00 as updated by 15151-SPM-Is Rhoose North - Surface Water Disposal Technical Note Rev 0 (submitted 5/7/16)

Golwg Y Mor, Rhoose, Vale of Glamorgan - Public Art Plan (October 2015)
Environmental noise and train assessment report (reference 7538B)

2. Notwithstanding the submitted plans full details of the slab levels of each dwelling and any associated retaining walls, structures and patio areas, in relation to existing ground levels shall be submitted to and approved in writing by the Council and the agreed slab and external levels shall be constructed in full accordance with the agreed details.

Reason:

To ensure that the amenities of existing neighbouring properties are safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

3. Notwithstanding the submitted plans, full engineering details of all internal roads within the site, incorporating turning facilities and vision splays, and including sections, street lighting and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any works on the internal roads (with the exception of the S278 highway agreement in relation to the proposed access onto Porthkerry Road and any temporary internal construction routes) and prior to the construction of any dwellings. The development shall be implemented thereafter in accordance with the approved details.

Reason:

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

4. The details submitted in discharge of Condition 3 shall include the following :
 1. provision of a raised table along the shared surface carriageway adjacent to plots 311 and 313.

2. the temporary turning area adjacent to the LAP shall be designed to accommodate a 12m rigid vehicle.
3. the proposed shared cycle/footway located along the western side of the main access into the site from Porthkerry Road shall be provided at a width of 3.2m.

Reason:

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

5. Prior to use of the Public Right of Way and any works to upgrade the route to accommodate provision for cyclists, the extent of the route must either be subject to an appropriate Order or agreement, which shall be in place to provide assurance to the public of such rights. The details of the requisite Order or agreement shall be submitted to and agreed by the Local Planning Authority.

Reason :

To ensure that rights exist for the upgrade of the green lane to accommodate cyclists and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

6. This approval shall not relate to the location of the substation shown on the Substation Location Plan and prior to its erection on site, an amended location for the substation which shall access directly off the public highway (adjacent to Plot 220) and include elevation drawings of the substation and any means of enclosure and hardsurfacing, shall be submitted to the Local Planning Authority for approval. The substation shall thereafter be erected in full accordance with the agreed location in full accordance with the agreed details and specifications.

Reason:

In the interests of highway safety and visual amenities in accordance with Policy ENV27 of the Unitary Development Plan.

7. Notwithstanding the submitted plans and specifications, prior to their use in the construction of the development hereby approved, samples of the proposed materials to be used shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

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

8. Notwithstanding the submitted plans, all means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of development. The submitted means of enclosure shall include a solid wall which shall be specified between the site and the rear gardens of the No's 28 - 36 (evens inclusive) Porthkerry Road.

Reason:

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

9. The agreed means of enclosure approved under (Condition 7) around the perimeter of the site (adjacent to all existing dwellings) shall be erected prior to the commencement of development or any site clearance and preparatory works. All other means of enclosure hereby approved shall be erected prior to the occupation of each respective dwelling. All means of enclosure hereby approved shall thereafter be retained and maintained at all times thereafter in full accordance with the agreed details.

Reason:

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking, amending or re-enacting that Order) no windows other than those approved in each housetype shall be inserted into any elevation without the prior written consent of the Local Planning Authority.

Reason:

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

11. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order, 2013 (or any Order revoking and re-enacting that Order with or without modification) no dormer extensions shall be constructed on any of the dwellings hereby approved 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.

12. 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), other than those approved under the terms of conditions of this planning permission, no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority.

Reason:

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

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order) the garages hereby approved shall not be physically altered or converted to any other domestic purpose without first obtaining the formal consent of the Local Planning Authority.

Reason:

To ensure that adequate onsite parking is retained, on the basis that the Council have already accepted a reduced parking provision, in the interests of highway safety in accordance with Policies TRAN10 - Parking, HOUS8 - Residential Development Criteria and ENV27 - Design of New Developments of the Unitary Development Plan.

14. Notwithstanding the submitted plans, prior to the first beneficial occupation of any dwelling hereby approved, full details of the lighting to be provided on the highways, footpaths and public open space areas within the development, to accord the final approved highways layout shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall thereafter be carried out in full accordance with the approved details and prior to the first beneficial occupation of any part of the site to which the lighting relates.

Reason:

To ensure satisfactory lighting is provided throughout the development in the interest of public safety, security and ecology and to accord with Policy ENV27 of the Unitary Development Plan.

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

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies ENV27 and TRAN10 of the Unitary Development Plan.

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

Reason:

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

17. The development shall be carried out in full accordance with the Landscape proposals identified under plan schedule set out under Condition 1.

Reason:

To ensure the landscaping and tree protection measures are carried out, to ensure compliance with the terms of Policies ENV11 and ENV27 of the Unitary Development Plan.

18. Prior to any demolition/land clearance/preparation, or bringing onto site materials, equipment, vehicles, machinery, Heras steel mesh panels in concrete feet (or appropriate anchorage) must be placed around all trees and hedgerows which have been identified as being retained in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority and at no time must the agreed protected areas within be breached by storage of vehicles, machinery, equipment, waste or soil deposits, materials or be used for mixing of concrete or lighting of fires. At such time as the protective fencing is in situ, the Planning Department must be contacted to arrange a site visit by the Assistant Planner/Tree Officer to inspect and when agreed the fencing must remain in place until substantial completion of the development unless agreed in writing with the Local Planning Authority.

Reason:

In order to safeguard the trees and hedgerows being retained during development and to comply with Policy ENV27 of the Unitary Development Plan.

19. Prior to the commencement of construction of any of the dwellings, a detailed scheme for the provision and maintenance of the Public Open Space (including full details of the LEAP and LAP) shall be submitted to and approved in writing by the Local Planning Authority, to include details of the timing of its provision.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies ENV27 and REC3 of the Unitary Development Plan.

20. No more than 100 of the dwellings hereby approved shall be brought into beneficial use until the children's play areas (LEAP and LAP) shown on the approved planning layout plan and detailed on plans have been constructed on site and are capable of use by the future occupiers of the development.

Reason:

To ensure the recreation facilities are delivered in timely manner to meet the needs of the future occupiers of the development in accordance with Policies REC3 and REC6 of the Unitary Development Plan.

21. The development shall be carried out in full accordance with the Ecological Construction Method Statement and Ecology Management Plan, September 2015, by EDP

Reason:

In order to ensure that Reptiles and habitats are not adversely impacted as a consequence of the development and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

22. Prior to the commencement of development (with the exception of land clearance / preparation, or bring onto site materials, equipment, vehicles and machinery and the works associated with the access onto Porthkerry Road) details of a scheme of further bio diversity enhancements shall be submitted to the Local Planning Authority and approved in writing, in respect of the following :

- management of the hedgerows, trees and of the planting within the attenuation basin
- Provision of 100mm gaps under fences.
- Newt-friendly drainage. Through the use of SUDS or newt-friendly drainage within the scheme.

Reason:

In order to ensure that Reptiles and habitats are not adversely impacted as a consequence of the development and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

23. Any vegetation clearance should be done outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with Policy ENV16 of the Unitary Development Plan.

24. Prior to the beneficial occupation of any of the dwellings hereby approved, a scheme of Public Art as well as a detailed timescale and budget shall be provided in accordance with the details within the submitted Public Art Strategy.

Reason:

To ensure a high quality form of development in accordance with the provisions of Policy ENV27 of the Unitary Development Plan.

25. The drainage schemes shall be in full accordance with the agreed foul water and surface water drainage strategies submitted in support of this application.

Reason:

For the avoidance of doubt and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

26. Prior to the commencement of any works at the site (including any site clearance and preparatory works), a Construction Surface Water Management Plan relating to the preliminary and construction phases of works, including details of the management of surface water run-off, shall be submitted to and approved in writing by the Local Planning Authority. The agreed method statement shall be fully implemented during the construction phase of the development.

Reason:

To protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

27. No development shall commence on site (with the exception of the works access onto Porthkerry Road) until a phasing programme for the surface water drainage scheme associated with this phase of development is submitted to and approved in writing by the Local Planning Authority, and the drainage shall be carried out fully in accordance with the agreed phasing scheme.

Reason:

To ensure the proper drainage of the site and to ensure no pollution of or detriment to the environment and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

28. Unless agreed separately under Condition 27, no dwellings shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

29. A Sustainable Drainage Scheme risk assessment shall be undertaken detailing the appropriate consideration and management of any health and safety issues in relation to the proposed scheme of drainage, which shall be submitted to and approved in writing by the Local Planning Authority prior to beneficial occupation and any agreed recommendations with the risk assessment shall thereafter be carried out in accordance with the agreed details.

Reason :

To ensure the proper drainage of the site and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

30. Notwithstanding the drainage configuration set out on drawing C 010-04 Rev 7, revised plans setting out the position of the sub surface water attenuation tanks and maintenance chambers / manhole covers within the school site shall be submitted to and agreed by the local planning authority. No work shall take place on any part of the drainage system within the school site (as defined on drawing 0508-102-1-I Planning Layout) until such time as the submitted details have been approved in writing by the Local Planning Authority.

Reason :

To safeguard the future use and development opportunities within the school site and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

31. Foul water and surface water discharges shall be drained separately from the site.

Reason:

To protect the integrity of the public sewerage system and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

32. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment and to ensure compliance with the terms of Policies ENV7 and ENV29 of the Unitary Development Plan.

33. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overload of the public sewerage system and pollution of the environment and to ensure compliance with the terms of Policies ENV7 and ENV29 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 Strategic Policies 1, 2, 3, 8, 11 and 14 and Policies HOUS 1 - Residential Allocations, HOUS 2 - Additional Residential Development, HOUS 8 - Residential Development Criteria – Policy HOUS 2 Settlements, HOUS12 – Affordable Housing, ENV6 - East Vale Coast, ENV7 – Water Resources, ENV11 Protection of Landscape Features, ENV16 – Protected Species, ENV17 – Protection

of the Built and Historic Environment, ENV20 – Development in Conservation Areas, ENV24 - Conservation and Enhancement of Open Space, ENV27 - Design of New Developments, ENV29 - Protection of Environmental Quality, TRAN 9 - Cycling Development, REC 3 - Provision of Open Space within New Residential Developments, REC 6 - Children’s Playing Facilities, REC 7 - Sport And Leisure Facilities and REC 12 - Public Rights of Way and Recreation Routes of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; and the Land To The North Of The Railway Line Rhoose – Approved Development Brief August 2007 Amenity Standards, Design in the Landscape, Model Design Guide for Wales, Planning Obligations, Parking Standards, Public Art, Sustainable Development –A developers Guide, Trees and Development, Biodiversity and Development, Rhoose Conservation Area Appraisal and Management Plan (CAAMP), National guidance contained in Planning Policy Wales 8th Edition and Technical Advice Notes 5-Nature Conservation and Planning, 11-Noise, 12-Design, 15-Development and Flood Risk, 16-Sport, Recreation and Open Space, 18-Transport and Manual for Streets, it is considered that the reserved matters application is acceptable in terms of the appearance, landscaping, layout and scale of the proposed development, its , visual/landscape impact, density, sustainability, access and traffic issues, noise, drainage and flood risk, impact on residential amenity, public safety, ecology and archaeology and provision of affordable housing.

2016/00415/FUL Received on 17 May 2016
(P. 96)

Mrs. Sally Wiltshire 39, Cardiff Road, Dinas Powys, Vale of Glamorgan, CF64 4DH
Mr. David Preece, David Preece Consultancy, 44, Seabank, Penarth, Vale of Glamorgan, CF64 3AR

Land adjacent to 21, Sycamore Close, Dinas Powys

Construction of 3 bed bungalow

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: Layout Plan 1A, Sketch Plan 3 Received on 07 April 2016 and Amended Plans reference 2016/00415/FUL/AMENDED Received on 17 May 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 provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) the dwelling hereby approved shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

To enable the Local Planning Authority to control the scale of development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

6. The dwelling hereby approved shall not be brought into beneficial use until such time as the parking area, to serve the dwelling hereby approved has been laid out in full accordance with the details shown on drawing Layout Plan 1A dated 4 April 2016 and the parking area shall thereafter be so retained at all times to serve the dwelling hereby approved. The approved parking shall be surfaced in a permeable material and thereafter be retained to serve the

dwelling unless otherwise approved in writing by the local planning authority.

Reason:

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

7. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no pollution of or detriment to the environment.

8. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

9. Notwithstanding the submitted plans, and prior to the commencement of development hereby approved, further details (including sections across and through the site) of the finished floor level of the dwelling, in relation to existing and proposed 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:

In the interests of visual amenity, in order to protect the amenities of neighbouring properties and to ensure the development accords with Policies 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 ENV27 (Design of New Developments), HOUS2 (Additional Residential Development), HOUS8 (Residential Development Criteria) 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 Draft Affordable Housing Supplementary Planning Guidance, it is considered that the proposal is acceptable, by reason of the appropriate design, materials and scale, with no detrimental impact to the character of the area or the amenities of neighbouring occupiers. There are no objections on highway safety grounds. The proposals therefore comply with the relevant planning policies and supplementary planning guidance.