

PLANNING COMMITTEE

Minutes of a meeting held on 8th September, 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, C.P. Franks, E. Hacker, 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 |
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| Mr. L. Blight | 2016/00219/FUL - United Reformed Church, Windsor Road, Barry | Objector or their representative |
| Mr. J. Hurley | 2016/00219/FUL - United Reformed Church, Windsor Road, Barry | Applicant or their representative |
| Mr. P. Jones | 2016/00649/FUL - 8 Francis Road, Barry | Objector or their representative |
| Mr. O. Griffiths | 2016/00778/FUL - Land at Former Bus Depot Site, Chapel Terrace, Twyn yr Odyn, Wenvoe | Applicant or their representative |

299 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.”

300 APOLOGY FOR ABSENCE –

This was received from Councillor H.C. Hamilton.

301 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 28th July, 2016 be approved as a correct record.

302 DECLARATIONS OF INTEREST –

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| Councillor N.P. Hodges | Application No. 2016/00219/FUL - United Reformed Church, Windsor Road, Barry - The nature of the interest was that Councillor Hodges was a local resident to the application site. Councillor Hodges vacated the room whilst this application was under consideration |
| Councillor A.G. Powell | Application No. 2016/00219/FUL - United Reformed Church, Windsor Road, Barry - The nature of the interest was that a solicitor, currently representing Councillor Powell on a legal issue, was an interested party in the application. Councillor Powell vacated the room whilst this application was under consideration. |
| Councillor Mrs. A.J. Preston | Application No. 2015/01157/FUL - Land at Wick Road, St. Brides Major - This application was listed within Agenda Item No. 7, Appeals, as an appeal received by the Local Authority and Councillor Preston was the owner of the land. Councillor Preston did not withdraw. |

303 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 28th July, 2016 be noted:

Apologies for site inspection (a) were received from Councillors J.C. Bird, Mrs. P. Drake, J. Drysdale, E. Hacker and A.G. Powell.

Apologies for site inspection (b) were received from Councillors J.C. Bird, Mrs. P. Drake, J. Drysdale, E. Hacker, Mrs. V.M. Hartrey and A.G. Powell.

(a) Land adjacent to
21 Sycamore Close, Dinas Powys

Councillor F.T. Johnson (Chairman),
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);
Councillors H.C. Hamilton, Mrs. V. M. Hartrey,
A. Parker and R.A. Penrose.
Also present: Councillor C.J. Williams

(b) Land North of the Railway Line (West), Porthkerry Road, Rhoose

Councillor F.T. Johnson (Chairman),
Councillor Mrs. M.R. Wilkinson (Vice-Chairman);
Councillors H.C. Hamilton, H.J.W. James,
A. Parker and R.A. Penrose.
Also present: Councillor C.J. Williams

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

RESOLVED –

- (1) T H A T the Building Applications as listed in the report be noted.
- (2) T H A T the service of Notices under Building (Approved Inspectors Etc.) Regulations 2000 as listed in the report be noted.
- (3) T H A T Officers intentions to implement Section 32 of the Building Act 1984 in respect of the Building Regulation Applications listed in the report be noted.

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

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| 2014/00869/1/ NMA | A | Barns at West Aberthaw Farm, Aberthaw | Conversion of redundant barns to provide four residential units. |
| 2014/00956/1/ NMA | A | Site to rear of Tesco Store, (now Mariners Court), Mariners Way, Rhoose | Non-Material Amendment- To retain planting and landscaping scheme and boundary treatments as built and in lieu of planting and landscaping scheme and boundary treatments required under planning conditions 8 and 11, and retention of as-built landscaping scheme to ensure compliance with condition 12. Proposed development of six flats and two houses, with associated parking and amenity space. |
| 2014/01000/1/ NMA | R | Agricultural land to the west of the Llwynhelig Farm and to the North of Cowbridge By-pass, Cowbridge | Non Material Amendment change of track alignment at one location - planning permission 2014/1000/FUL - construction of a new highway junction and track (ingress only). |
| 2014/01424/1/ NMA | A | Land off Heol Fain, Wick | Non-material amendment - change of wording on conditions 4, 5, 7, 15, 17, 20 and 24. Change of use of agricultural land to residential development (C3) including the development of 124 residential dwellings, public open space, landscaping, highway improvements and associated engineering works. |
| 2014/01493/FUL | A | Plot 1 and Plot 2, River Walk, Cowbridge | Erection of two detached dwellings. |

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| 2015/00016/2/ NMA | A | Land to the South of Craig yr Eos, Ogmores by Sea | Non-material Amendment - Revised footpath location. Residential development for 20 dwellings. |
| 2015/00690/1/ NMA | A | 16, Cae Rex, Llanblethian | Non Material Amendment - Change from dormer at front to 4 velux windows. Proposed single storey extension, proposed dormer together with various internal alterations to the existing property, also a proposed attached garage to the side. |
| 2015/00828/FUL | A | Garden Cottage, The Rookery, Court Drive, Llansannor | Proposed detached double garage. |
| 2015/00829/FUL | A | Building at 52, Glebe Street, Penarth | Conversion of existing workshop to the rear yard of 52, Glebe Street into one dwelling unit, four person, three bedroom unit. |
| 2015/00973/1/ NMA | A | The Grange, Trepit Road, Wick | Non-material Amendment - Item 8 - foul surface water, Item 9 - licence attached, Item 11 - stone elevation to left of building and Item 12 - as original application: 1800mm feather edged boarding to perimeter. Conversion of barn and outbuildings into granny annex. |
| 2015/00977/FUL | R | Spring Cottage, Pen y Turnpike Road, Dinas Powys | New dwelling unit in grounds to side of existing property. |
| 2015/01014/1/ NMA | A | Bethel Baptist Church, Burton Terrace, East Aberthaw | Non Material Amendment - disclosure of condition 7. Proposed conversion of a redundant Baptist chapel into a single residential dwelling. |

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| 2015/01077/1/ NMA | A | ATC 372 (Barry) Squadron, Gladstone Road, Barry | Non-Material Amendment - Amendments to Conditions requiring submission of materials or information prior to start of development to allow submission post-start of works. Planning permission ref. 2015/01077/FUL: Proposed demolition of second existing prefabricated huts and construction of new single storey joint cadets centre accommodation. Erection of secure perimeter fencing. Erection of new flagpole. Removal of trees and installation of amenity lighting. |
| 2015/01224/RES | A | Site known as South Quay (Parkside), Barry Waterfront, Barry | Development of site known as South Quay (Parkside) for residential development and associated infrastructure works, parking, servicing and landscape (76 dwellings). |
| 2015/01481/RES | A | Site known as AF2, Barry Waterfront, Barry | Development of site known as AF2 for residential development and associated infrastructure works, parking, servicing and landscape. |
| 2016/00084/1/ NMA | A | Huckleberry, Sutton Lane, Ogmore By Sea | Non Material Amendment - Insert round windows to gables above doorways at first floor level on west and south elevations. |

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| 2016/00165/OBS | B | Goitre Fach Farm, Llantrisant Road, St Fagans | Outline planning application (all matters reserved apart from strategic vehicular, cycle and pedestrian access into the site) for the demolition of existing buildings and residential development of up to 300 dwellings on site. |
| 2016/00233/FUL | A | 138, Westbourne Road, Penarth | Create dormer loft conversion to include 2 bedrooms and Jack and Jill bathroom. Create a single storey extension to the rear of the property to create a new kitchen/dining room. |
| 2016/00245/1/ NMA | A | Pennant Farm, Lane - Moulton Village to Pennant Farm, Llancarfan | Non-Material Amendment- Alteration to the siting and size of the ménage and variation of Condition 3. Planning Permission ref. 2015/00245/FUL: Construction of ménage for the purposes of exercising horses. |
| 2016/00255/FUL | A | Waterfront Retail Park, Heol Ceiniog, Barry | Erection of 2 no. drive thru restaurants (Use Class A3), landscaping and associated works. |
| 2016/00261/FUL | A | Slon Lane, Ogmere by Sea | Community Village Hall / Cafe / multi purpose space / Crèche. |
| 2016/00266/FUL | A | Hunters Lodge, 8, Newbarn Holdings, St. Athan Road, Flemingston | Alterations and extension to existing dwellings including removal of existing unsightly outbuildings and garage. |
| 2016/00304/LBC | A | United World College of the Atlantic, East Drive, St. Donats | Investigatory works. |

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| 2016/00327/FUL | A | Ty Wyth Newydd, Lane – Junction Ty With Newydd Stables to Cross House, Tredodridge | The proposal is for a ménage with post and rail fencing (proposed floodlighting removed in amended application). |
| 2016/00343/FUL | A | Ty Twyn, Mill Road, Dinas Powys | Erection of a side dormer, replacement of front dormer and replacement of front boundary supporting wall after partial collapse. |
| 2016/00349/FUL | A | 25, St. Peter's Road, Penarth | Two storey rear extension, new entrance porch and associated works. |
| 2016/00359/FUL | A | Pant Quarry, St. Brides Major | Removal or variation of condition 8 - working hours of the quarry. Application 2009/00935/ENV. |
| 2016/00405/FUL | A | Land to the east of Treerhyngyll, Trehyngyll | Turnout Paddock and ménage on existing equestrian land. |
| 2016/00410/FUL | A | 232, Holton Road, Barry | Variation of condition 4 of Planning Application 2015/00984/FUL. New aluminium shop front, fascia and shop sign. |
| 2016/00412/FUL | A | 10, Westgate, Cowbridge | Single storey extension to rear and annexe for office and additional bedroom and garage. |
| 2016/00421/FUL | A | 23, Channel View, Ogmore By Sea | Addition of stainless steel chimney to outside of property to exhaust fumes from wood burning stove. Chimney height not to exceed 600mm from ridge height of roof. Chimney will be sited on the right hand side of the house when viewed from the road. |

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| 2016/00427/FUL | A | Avalon, Ewenny Road, St. Brides Major | Proposed alteration and extensions. |
| 2016/00445/FUL | A | 26, Primrose Close, Cowbridge | Extension to rear to provide lounge, dining area, bedroom and store. |
| 2016/00448/FUL | A | 3, Byron Place, Penarth | Proposed two storey extension to form new kitchen/dining area to ground floor and master bedroom with en suite facilities to first floor. |
| 2016/00454/OUT | R | Wenvoe Manor, Port Road East, Wenvoe | Outline permission for 2 detached dwellings in front garden of Wenvoe Manor. |
| 2016/00480/FUL | A | Pantwilkin Stables, Unnamed Private Road From A48 to Pantwilkin Stables, Aberthin | Reorganisation of stabling through erection of stable for 53 horses and associated works. |
| 2016/00493/FUL | A | 2, Little West Bungalows, Southerndown | Installation of new septic tank. |
| 2016/00502/FUL | A | Barry Waterfront Car Park Service Road, Barry | Retention of Service Road to Barry Island Public Car Park. |
| 2016/00504/LBC | A | Yr Hen Felin Wynt, Windmill Close, Wick | Removal of external and internal concrete render on windmill tower. Re-pointing of stone work with buff coloured lime render, internally and externally. |
| 2016/00515/FUL | A | Pengarreg, The Fields, Southerndown | Erect a balcony to the first floor on the side elevation. |
| 2016/00517/FUL | R | Land adjacent to Pond Villa, Llanmaes | Development of one dwelling house. |

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| 2016/00527/LBC | A | 16, Cory Crescent, Peterston Super Ely | <p>The following works are required due to the ingress of (non-rising) damp in several rooms of the property. 1) Remove existing, partially dis-bonded render from front elevation, taking care to retain existing swag. Reapply new render, restore swag and pebble dash to match existing. 2) Dismantle existing chimney on front elevation and rebuild, where possible using existing bricks or similar, with the addition of a new lead tray. 3) New Rosemary tiles in 'brindle mix' to match, as close as possible, existing roof on adjacent #18 and extension (completed in 2001). Fit new battens on felt. Replace rotten timbers, as required. 4) Replace any damaged cast iron rainwater goods with similar. 5) Replace existing garage roof with the addition of counter-battens and sarking board, where necessary on shallow angled section.</p> |
| 2016/00531/FUL | R | Olive Lodge Guest House, 2, Port Road East, Barry | <p>Demolition of the existing guest house and the erection of 1 no. detached dwelling and 2 no. semi-detached town houses with associated parking, landscaping and waste facilities.</p> |
| 2016/00535/FUL | A | 42, Westbourne Road, Penarth | <p>Single storey rear extension, rear roof extension and alteration works.</p> |

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| 2016/00537/FUL | A | Flush Cottage, Flanders Road, Llantwit Major | Proposed two storey extension to accommodate kitchen and bedroom. |
| 2016/00539/FUL | A | 48, Longmeadow Drive, Dinas Powys | Single storey side and rear extension with demolition of garage. |
| 2016/00562/FUL | A | 15, Purdey Close, Barry | Construction of proposed garage. |
| 2016/00563/FUL | A | Sea Roads, 5, Cliff Parade, Penarth | Internal alterations to existing house, demolition of existing high level garage, construction of new single and two storey extensions and detached garage block. Formation of new vehicle and pedestrian access openings through existing boundary wall, and construction of new driveway. |
| 2016/00564/FUL | A | The Gables, Corntown Road, Corntown | Demolition of existing rear conservatory. New rear extension with habitable attic space linked with detached garage/utility room single storey building. |
| 2016/00566/FUL | A | 8, Mountjoy Place, Penarth | Proposed first floor extension over existing side extension. |
| 2016/00574/FUL | A | St. Andrews Stables, St. Andrews Road, St. Andrews | Retention of two additional stables. |
| 2016/00575/FUL | A | Beechwood College, Beechwood House, Hayes Road, Sully | Single storey extension to Beechwood House, creating a new main entrance with new reception and meeting/visitor rooms. |

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| 2016/00577/FUL | A | 11, Crossfield Road, Barry | Demolition of existing coal shed, add 4m single storey extension to rear of property. |
| 2016/00578/FUL | A | 18, Brecon Street, Boverton, Llantwit Major | Proposed rear extension to replace existing rear conservatory. |
| 2016/00586/FUL | A | Glendale, Corntown Road, Ewenny | Proposed alterations and extensions to existing three bed bungalow to create four bed dwelling. |
| 2016/00588/FUL | A | Il Padrino, 178, Holton Road, Barry | New shop front, upper windows and stone/brick repairs. |
| 2016/00589/FUL | A | 12, Brig Y Don Hill, Ogmore by Sea | Boundary fence and summer house. |
| 2016/00591/ADV | A | Lidl UK Gmbh, Cennin Pedr, Barry | Replacement of existing flag pole with 6m high totem sign. |
| 2016/00596/FUL | A | Mardy Cottage, Bridge Road, Llanblethian | Construction of part two storey part single storey side extension and two storey rear extension. |
| 2016/00597/FUL | A | 1, Pant y Coed, Llanbethery | Extension to existing dwelling. |
| 2016/00598/ADV | A | Sea Lawns Hotel, Slon Lane, Ogmore by Sea | Main site signage. |
| 2016/00599/FUL | A | Plot 30, St. James Gardens, St. Brides Road, Wick | Proposed alteration of approved dwelling to include rear conservatory extension. |

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| 2016/00600/LBC | A | Sea Roads, 5, Cliff Parade, Penarth | Internal alterations to existing house, demolition of existing high level garage, construction of new single and two storey extensions and detached garage block. Formation of new vehicle and pedestrian access openings through existing boundary wall, and construction of new driveway. |
| 2016/00602/FUL | A | Richmond House, Stalling Down, Cowbridge | Conversion of existing garage to day room and construction of new garage. |
| 2016/00604/FUL | A | 29, St. Brides Road, Wick | Two storey extension to rear and side. |
| 2016/00608/FUL | A | 16, Friars Road, Barry | Lean to entrance porch to upper floor entrance/fire escape. |
| 2016/00611/RG3 | A | Colcot Junior and Infant School, Florence Avenue, Barry | Proposed internal alterations with a glazed link and entrance canopy. Construction of new car park, tarmac play area and installation of access ramps. |
| 2016/00613/FUL | R | 58, Celtic Way, Rhoose | 2 Storey side extension. |
| 2016/00614/FUL | A | Broughton House, Chapel Road, Broughton | Amendment to planning permission 2015/00464/FUL to reduce the ridge height by 0.5m. |
| 2016/00616/FUL | A | Selaw, Treoes | Extension to existing open porch to create an enclosed cloakroom. |
| 2016/00621/FUL | A | 33, The Verlands, Cowbridge | First floor extension above existing garage to enlarge existing bedroom with en suite. |

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| 2016/00624/FUL | A | Ravenstone, 7, Twchwyn Garth, Llangan | Change of use from agricultural land to garden. |
| 2016/00625/FUL | A | 37, Amherst Crescent, Barry | Enclosed entrance porch and side extension for new utility, toilet and playroom. |
| 2016/00626/FUL | A | 22, Gelyn y Cler, Barry | Proposed single storey rear extension. |
| 2016/00628/FUL | A | Cressage House, 7, St. Andrews Road, Wenvoe | Demolish existing outbuildings and replace them with new outbuildings. Extend the main property at the rear. |
| 2016/00629/FUL | A | Awbery House, Buttrills Walk. Barry | Erection of an FM broadcast radio antenna and steelwork. Aerial to be moved from existing site on Holm View Leisure Centre to Awbery House. |
| 2016/00631/FUL | A | Great House, Bridge Road, Llanblethian, Cowbridge | Conversion of existing garage and external alterations together with a replacement greenhouse. |
| 2016/00632/FUL | A | 9, Francis Road, Barry | Single storey rear extension and loft conversion. |
| 2016/00633/FUL | A | 92, Millfield Drive, Cowbridge | Two storey side and single storey rear extension and attic conversion. |
| 2016/00641/LBC | A | 20, High Street, Cowbridge | The installation of 2 no. brackets on external wall associated with a moveable newsbox. |
| 2016/00642/FUL | A | Southfield, 68. Cog Road, Sully | Detached double car garage. |
| 2016/00646/FUL | A | Stables, Twchwyn, Llangan | Erection of two stable structures to house toilet/washroom and office in connection with new stables/arena. |

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| 2016/00647/FUL | A | 47, Cae Canol, Penarth | Single storey rear extension to provide larger kitchen/family space. |
| 2016/00651/LAW | A | 6, Salmons Wood, Graig Penllyn | Extension to garden area. |
| 2016/00652/FUL | A | 15, Paget Terrace, Penarth | Proposed external works to form terraces, proposed enlarged window to front elevation, demolition of rear single-storey lean-to and Sun Room to form single-storey extension with roof terrace. |
| 2016/00653/FUL | A | 30, Hastings Avenue, Penarth | Single storey rear extension to replace existing extension. new hip to gable loft conversion complete with dormer window to rear. |
| 2016/00654/ADV | A | 46 and 48, Holton Road, Barry | Shop front signage. |
| 2016/00656/FUL | A | 130, Redlands Road, Penarth | Rear single storey extension to private house. |
| 2016/00657/FUL | A | 66, Ham Lane South, Llantwit Major | Single storey side extension to accommodate shower and utility rooms. Flat garage roof to be converted to a hipped roof forming canopy leading to front door. |
| 2016/00662/FUL | R | Land at 142, Fontygary Road, Rhoose | Proposed extension to existing building and conversion to new dwelling. |
| 2016/00663/FUL | A | 12, Mill Road, Dinas Powys | New vehicular crossover and parking to front. |

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| 2016/00666/FUL | A | 25, Llanmaes Road, Llantwit Major | Proposed single storey extension to front of dwelling. Proposed single and two storey extension to rear of dwelling. Provision of additional parking to front of property. |
| 2016/00668/FUL | A | 4, Robin Hill, Dinas Powys | Proposed adaptations and new pitched roof. |
| 2016/00670/PNQ | A | Lithalun Quarry, Ewenny | Proposed Replacement Ready Mixed Concrete Plant. |
| 2016/00672/FUL | A | The Old Orchard, 7, Merevale, Dinas Powys | Change of use from indoor swimming pool and gym to 2 bedroom annex accommodation. |
| 2016/00674/LAW | R | 32, Somerset View, Ogmore By Sea | Proposed sun balcony on the existing attached garage roof. |
| 2016/00675/FUL | A | 48, Port Road East, Barry | Removal of section of existing roof and construction of loft conversion with dormer. |
| 2016/00676/FUL | A | 7, Masefield Road, Penarth | Two storey rear extension to create granny flat and provide 3 car parking spaces. |
| 2016/00677/FUL | A | 6, Westbourne Road, Penarth | Replacement of 9 no. windows to the front elevation and 1 no. window on the side elevation with new white UPVC double glazed sash windows to match no. 8 Westbourne Road. |
| 2016/00678/FUL | A | 12, John Street, Penarth | Small extension to rear of property, Velux windows to loft conversion for storage only. |

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| 2016/00680/FUL | R | Gigman Barn, Jct St. Athan Road to Jct Tre Aubrey Via Gigman Bridge, St. Mary Church | Single storey lightweight glazed flat roof extension. |
| 2016/00683/FUL | A | 15, Heol Broadland, Barry | Convert integral garage to a living room. |
| 2016/00687/FUL | A | Selwyn House, Welsh St. Donats | To provide single storey rear extension to improve living/kitchen facilities together with two storey side extension provide new master bedroom and en suite at first floor. |
| 2016/00688/FUL | A | Ravenstone, 7, Twchwyn Garth, Llangan | Alter openings and finishes to front elevation; New windows to side elevation; New single storey rear extension; New rear extension to first floor over existing ground floor. |
| 2016/00689/FUL | R | Rockleigh, 34, Craig yr Eos Road, Ogmore by Sea | 1) Single storey rear extension to front with balcony terrace above 2) Extensions to existing dormers on the front and rear (including rooflight to the front) 3) Single storey rear extension. |
| 2016/00691/LAW | A | 67, Salop Street, Penarth | Works to involve the demolition of an existing dilapidated conservatory to the rear of the property, to be replaced with a single storey extension of the same footprint. |
| 2016/00697/FUL | A | Oreston, 122, South Road, Sully | Demolition of single storey garage and construction of rear, 2 storey extension. |
| 2016/00703/FUL | A | 84, St. David's Crescent, Penarth | Single storey extension to rear of property. |

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| 2016/00704/FUL | A | 11, Waun Ganol, Penarth | Single storey conservatory addition to rear elevation. |
| 2016/00706/FUL | A | 14, Llandaff Close, Penarth | Hip to gable conversion, including rear dormer and single storey extension. |
| 2016/00707/FUL | A | 15, Archer Road, Penarth | Single storey timber conservatory to replace existing. |
| 2016/00708/FUL | A | Brynderwen, Llanharry | Single storey rear extension to existing rear extension. |
| 2016/00710/FUL | A | Tudor Lodge, A48, Bonvilston | Adding a 1st floor extension to existing ground floor recreation room. |
| 2016/00711/FUL | A | 7, Balmoral Quays, Bridgeman Road, Penarth | Installation of sliding glass doors to the existing balcony area to make it a habitable space. |
| 2016/00713/FUL | A | Llys Alaw - Degar Lane, Llansannor | To demolish existing barn and outhouse. To replace the flat roof dormers with pitch roof. To construct new master bedroom and en suite above existing kitchen with balcony. To clad the existing building including dormers in external insulation and finished in render colour white. Upgrade all windows, fascias, soffits and rainwater goods. Construct new double garage with gable end and pitch roof to match house. |
| 2016/00715/FUL | A | 2, Brig y Don Hill, Ogmoresby-Sea | Proposed loft extension and single storey side extension. |

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| 2016/00716/PNA | A | Land at St. Donats | Erect 6 bay agricultural shed on edge of arable land. |
| 2016/00718/FUL | A | 24, Beryl Road, Barry | Single storey orangery to rear of domestic dwelling. |
| 2016/00719/FUL | A | 1, Cwrt Ty Mawr, Penarth | Extend width of the four main front windows from 900mm to 1800mm. |
| 2016/00724/FUL | A | 86, Althorp Drive, Penarth | Demolition of existing garage, construction of two storey side extension, new driveway and crossover. |
| 2016/00726/FUL | A | 67, Golwg Y Coed, Barry | Conservatory built onto rear of property. |
| 2016/00731/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) - Application to remove Condition 4 of 2016/00464/FUL. |
| 2016/00732/FUL | A | Land opposite to Nos 5, 6 and 7 River Walk, Cowbridge | Refurbishment and upgrade of existing foul water pumping station and new gabion walls and reconstruction of eroded embankment and alteration works. |
| 2016/00734/FUL | A | 8, Hawthorn Road, Barry | To demolish existing conservatory and garage. Construct new sun lounge and bathroom single storey extension. |
| 2016/00736/FUL | A | 72, Lavernock Road, Penarth | Erection of single storey rear extension. |
| 2016/00737/FUL | A | 15, Summerland Crescent, Llandough | Proposed rear domestic extension single storey. |

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| 2016/00738/FUL | A | 10, Summerland Crescent, Llandough | Single storey rear extension with flat roof complete with UPVC lantern style roof light. First floor pitched roof extension above the existing garage complete with pitched roof. |
| 2016/00740/FUL | A | 37, Wimbourne Close, Llantwit Major | Side extension to dormer bungalow. |
| 2016/00741/FUL | A | Hilston, St. Andrews Road, Dinas Powys | Proposed rear conservatory and rear porch. Proposed kitchen modifications. |
| 2016/00743/FUL | A | Chris Capus, 8-9, Glebe Street, Penarth | Change of use from A1 to A3, for the sale of cold food only and beverages. |
| 2016/00744/OBS | P | Culver Extension Area 526 | Request for scoping opinion-marine aggregate extraction. |
| 2016/00749/FUL | R | Ty Hensol, Hensol Castle Park, Hensol | Construction of a single storey stable block subdivided internally to provide two stables, a workshop, a tack and feed room and dog kennels, |
| 2016/00752/OBS | N | Waterton House, Brocastle Avenue, Waterton Industrial Estate | Remove condition 9 of consent P/09/937/FUL, |
| 2016/00754/FUL | A | 23, Crossfield Road, Barry | Proposed two storey extension to side of property to form, living room, cloak, kitchen/diner and bedroom with en-suite at first floor, |
| 2016/00758/FUL | A | Crossways, 22a Victoria Square, Penarth | Installation of two roof windows to rear elevation, |
| 2016/00764/FUL | A | 5, Meadow Court, St. Brides Major | Single storey rear extension plus external works. |

| | | | |
|----------------|---|---|---|
| 2016/00771/FUL | A | 13, Highbridge Close, Sully | Single storey side extension and new pitched roof to existing flat roof extension. |
| 2016/00777/FUL | A | 57, Craig yr Eos Road, Ogmore by Sea | Alterations and rear extension. |
| 2016/00782/FUL | A | Three Horse Shoes, Peterston Super Ely | A pergola, decking area, ramp and double doors. |
| 2016/00784/LAW | A | 10, Hastings Close, Penarth | Construction of lean to roof over existing porch and new door, extension of existing vehicle hard standing and erection of boundary fence. |
| 2016/00787/FUL | A | 90, Plymouth Road, Penarth | Rear single storey extension. |
| 2016/00790/LAW | A | Bay Tree House, 44, South Road, Sully | Internal alterations to ground floor kitchen, utility, WC and garage. |
| 2016/00791/FUL | A | Pen y Bryn, 13, Cae Rex, Llanblethian, Cowbridge | Removal of first floor and roof and construction of new first floor and roof. |
| 2016/00795/FUL | A | 34, Grove Terrace, Penarth | Replacement of existing timber fence to side of property with similar timber fence. |
| 2016/00800/FUL | A | 29, Adenfield Way, Rhoose | Rear bay extension to lounge. Front entrance canopy. |
| 2016/00802/FUL | A | 45, Plas Taliesin, Penarth | Proposed balcony to front. |
| 2016/00814/OBS | N | Land off Horsefair Road, Waterton Industrial Estate | Private car park area and outside storage compounds comprising the provision of hard surfacing (SUDS) and substantial boundary landscaping. |
| 2016/00817/FUL | A | 10, Cwrt Ty Mawr, Penarth | Living room/kitchen extension. |

| | | | |
|----------------|---|---|---|
| 2016/00820/RG3 | A | 1, Ash Grove, Barry | Demolish Hawksley aluminium bungalow to existing floor slab level. Underpin existing foundation and re-build in brick facing cavity construction with new timber roof structure and covering. Carry out general landscaping repair works to the property. |
| 2016/00826/PNA | F | Lower House Farm, Flanders Road, Llantwit Major | Farm track for allowing large vehicles access to the farm. |
| 2016/00886/OBS | P | Land east of the A48, (Crack Hill), Brocastle, Bridgend | Proposed development of up to 71,441sqm of B1, B2 and B8 employment floorspace, including access, car parking, diversion of public rights of way, site remediation, drainage, landscaping and associated engineer operations. |

306 APPEALS (HRP) -

- (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.

307 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

| | | | |
|----------------|---|--|---|
| 2016/00292/TPO | A | Between Cherryfields and 4, Cae Glas, Ewenny | Fell Beech trees x 16 (numbers 17 to 34 as per plan M. Frazer). |
| 2016/00581/TPO | A | Pwll Y Min Farmhouse, Peterston Super Ely | C1 - Reduce height on limbs growing over driveway and yard area, remove deadwood and check for crown defects C2 - Reduce limb over power cable, removed dead wood and check for defects. |
| 2016/00593/TPO | A | 1, Hawthorn Close, Dinas Powys | Reduce crown by 20%, sever ivy - inspect crown. |
| 2016/00594/TPO | A | 14, Victoria Square, Penarth | Fell and replace Willow in rear garden. |
| 2016/00605/TPO | A | The Kymin, 11, Cog Road, Sully | Cut overhanging branches that extend onto the property of 2 The Halt. |
| 2016/00635/TPO | A | 7, Windyridge, Dinas Powys | Reduce Ash by 30%. |
| 2016/00636/TPO | A | Glan Ynys, Colwinston, Cowbridge | Ash - Remove lower branch and gently lift. Pine - Remove branch growing into Monkey Puzzle tree. |

308 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:

2015/01129/FUL Received on 6 October 2015

(p56)

Harmers Limited, Mr. Andrew Muir,, 39, Lambourne Crescent,, Cardiff Business Park,, Llanishen,, Cardiff., CF14 5GG
Redrow Homes (S.Wales)Ltd., C/o Agent

Land at The Rectory, Wenvoe

Development of 12 dwellings and associated infrastructure

RESOLVED - T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- Procure that four of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity, of which at least three would be social rented properties, and the remaining one would be intermediate properties. Furthermore, a contribution of £50,112 will be required towards affordable housing provision (to ensure 40% overall affordable housing provision for the development).
- Pay a contribution of £37,662.50 for the provision or enhancement of education facilities and school transport
- Pay a contribution of £10,197.84 for the provision or enhancement of public open space in the vicinity of the site.
- Pay a contribution of £24,000 to provide or enhance sustainable transport facilities in the vicinity of the site.
- Pay a contribution of £11,862 to provide or enhance community facilities in the vicinity of the site.

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: 13034/R/101 Rev M, 13034/R/105 Rev D, 13034/R/106 Rev F, C21309-0504 Rev P4, 882.01 Rev B and 13034/R/107 Rev A (all received 11 August 2016), 13034.213.201 Rev E and 13034.422.201 Rev B (both received 1 March 2016), 13034. SHA.201.Rev A, 13034.WAR.203, 13034.WAR.201 Rev A, WF_CAMB_DM.2 Rev A, 13034.HAR.201, 13034.HAR.201 Rev A and 13034/SHA.202 (all received 16 February 2016), 13034.GAR.201 Rev A (received 24 September 2015),

WF_OXFD+_DM.1, Plot List and WF_WORC_DM.1 (received 16 August 2016), F-SD0906, 13034.R.102 Rev G (received 23 August 2016);

Reason:

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

3. Notwithstanding the submitted drawings, prior to the commencement of any engineering and drainage works on site, full engineering drawings and drainage design calculations of the proposed vehicular/pedestrian accesses to the site, inclusive of vision splays, junction radii and the internal road layout, including drainage and gradient details, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details which shall be fully completed prior to the occupation of any dwellings. The agreed vision splays shall be kept free of any obstruction including boundary walls, hedgerows or planting at all times thereafter.

Reason:

In the interests of highway safety and in accordance with policies ENV 27 and HOUS 8 of the adopted Unitary Development Plan.

4. Prior to the commencement of any drainage works on site, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details and completed prior to the first occupation of any of the dwellings approved and thereafter so maintained at all times.

Reason:

To ensure a suitable drainage scheme, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

5. None of the dwellings hereby approved shall be occupied until the approved access into the development has been constructed in accordance with the approved plans and the access shall thereafter be so retained to serve the development hereby approved.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

6. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and

turning areas, have been laid out in full accordance with the details shown on plan 13034/R/101 Revision M and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

7. The means of enclosure shall be in full accordance with submitted plans 13034.R.102 Rev G and F-SD0906 Revision A and all means of enclosure shall be implemented in accordance with the approved details prior to first occupation of any of the dwellings hereby approved and thereafter retained at all times.

Reason:

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

8. The landscaping of the development shall be in full accordance with the submitted scheme as shown on drawing 882.01 B.

Reason:

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

9. 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.

10. The scheme providing for the fencing and protection of the trees and hedgerows on the site shall be in accordance with Tree Protection Plan SAAC 16.007 (received 6 September, 2016) and tree protection methods shall also be based on the submitted Arboricultural Method Statement (Steve Ambler and sons Tree Specialists Ltd May 2015 – Amended 5 September 2016), also received 6 September 2016. No development shall be commenced on site

until the approved protection scheme has been implemented and the scheme and methods of tree protection shall be so retained on site for the duration of development works as approved.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

11. All works within the root protection area shall be conducted under the supervision and monitoring of a qualified arboriculturist under the agreed Arboricultural Method Statement.

Reason:

In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies ENV11 and ENV27 of the Unitary Development Plan.

12. No Development shall take place until there has been submitted to, approved in writing by the Local Planning Authority a Construction Environmental Management Plan (CEMP). The CEMP shall include details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated, including details of a system of wheel washing and surface water management. The CEMP will utilise the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

13. Prior to their use in the construction of the development hereby approved, a schedule and 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

14. The finished levels of the development hereby approved, including the finished floor levels of each of the dwellings, shall strictly in accordance with the submitted plan C21309-0504 P4.

Reason:

To safeguard visual and neighbour amenities in accordance with policies ENV 27 and HOUS 8 of the Unitary Development Plan.

15. The development shall be carried out in accordance with the recommendations for mitigation and enhancements within the submitted 'Ecological Appraisal' (including the Method Statement: Site Clearance in respect of Reptiles found at Appendix D of the report), produced by Celtic Ecology, unless the Local Planning Authority agrees in writing to any variation.

Reason:

To safeguard protected species, in accordance with Policy ENV16 of the Unitary Development Plan.

16. All felling or pruning operations to trees associated with the development hereby approved (including any works to the on-site Oak T1) shall be supervised by a licenced bat ecologist. If bats are discovered in the process of such operations works shall cease on the felling/pruning works and a mitigation plan shall be submitted to and approved in writing by the Local Planning Authority. Any further works shall thereafter be in accordance with the agreed mitigation plan.

Reason:

To safeguard protected species, in accordance with Policy ENV16 of the Unitary Development Plan.

17. Prior to commencement of development, including any clearance works, a method statement describing the protection measures and mitigation to safeguard the watercourse/stream from pollution in both wet and dry conditions shall be submitted to and agreed in writing by the Local Planning Authority. The means of protection and mitigation be in the agreed Method Statement shall be strictly followed during all construction works on site.

Reason:

To prevent pollution of the water environment in accordance with policy ENV 29 of the adopted Unitary Development Plan.

18. Prior to the commencement of development, details of the engineering works required to form the highway crossover across the existing watercourse shall be submitted to and agreed in writing by the Local Planning Authority. No part

of the development hereby approved shall be brought into beneficial use until the agreed highway crossover has been constructed and shall thereafter be retained at all times.

Reason:

To avoid any impact to the flow of the watercourse and to safeguard against potential flooding issues, in accordance with policies ENV 29 and ENV 7 of the adopted Unitary Development Plan.

19. No clearance of any vegetation in connection with the development hereby approved shall be undertaken in bird nesting season, being March to August inclusive, unless evidence is submitted by a suitably qualified ecologist demonstrating that there is no evidence of bird nesting within the site.

Reason:

In the interests of local ecology and in accordance with policy ENV 16 of the Unitary Development Plan.

20. No development shall commence until a Construction Traffic Management Plan, to include a construction/haulage traffic route plan, is submitted to and agreed in writing by the Local Planning Authority. This plan shall include confirmation that no deliveries will be made to the site during the peak hours of 8:00am to 9:30am and 4:00pm to 6:00pm on any working day. Construction traffic shall thereafter access and leave the site in full accordance with the agreed plan.

Reason:

To minimize the congestion to the surrounding highway network and conflicts between site traffic and in the interests of Highway / Public Safety and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

21. No construction work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours:

- 0800 – 1800 Mon – Fri
- 0800-1300 Saturday
- Not at all on Sundays and bank holidays

Unless such work –

- (a) is associated with an emergency (relating to health and safety or environmental issues);
- (b) is carried out with the prior written approval of the Local Planning Authority.

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan (CON2).

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 27 (Design of new developments), ENV 11 (Protection of landscape features), ENV 16 (Protected Species), HOUS 2 (Additional residential development), ENV 28 (Access for disabled people), ENV 29 (Protection of Environmental Quality), HOUS 8 (Residential Development Criteria), HOUS 12 (Affordable Housing), ENV 29 (and TRAN 10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, it was considered that the proposals were acceptable, by reason of their appropriate design, materials and scale, suitable access and parking provision, with no detrimental impact to the character of the area trees or ecology on the site, or the amenities of neighbouring occupiers. The proposals therefore complied with the relevant planning policies and supplementary planning guidance.

2016/00219/FUL Received on 7 March 2016
(p91)

Mr. Jon Hurley WYG Planning and Environment,, 5th Floor - Longcross Court,, 47, Newport Road,, Cardiff,, CF24 0AD
DS Properties (Barry) Ltd c/o Agent

United Reformed Church, Windsor Road, Barry

Conversion and minor extension to the existing church and school buildings to create live-work units (C3) office space (Class A2 / B1a) and associated works

DEFERRED for further consideration of on-site parking opportunities.

2016/00355/FUL Received on 24 March 2016
(p156)

Mr. Laurence Forse Harmers Limited, 39, Lambourne Road, Cardiff Business Park,, Llanishen,, Cardiff,, CF14 5GG
Crystal Springs Barry Limited 252, Cowbridge Road East,, Canton,, Cardiff,, CF5 1CZ

Crystal Springs, Coldbrook Road East, Barry

Construction of nursing home - revised design and car parking

RESOLVED - T H A T subject to the interested person(s) first entering into a Section 106 Legal Agreement to include the following necessary planning obligations:

- The Developer shall pay the sum of £57,200 to provide or enhance sustainable transport facilities serving the site, including improving bus shelters, new information boards, improvements to pedestrian facilities linking the site to nearby shops and local services, dropped kerbs, cycle provision in the area.
- The Developer will provide public art on site to a value of at least 1% of the build costs of the development or provide a financial contribution to the same value in lieu of onsite provision for the Council's Public Art Fund.
- The Developer shall pay the sum of £7,200 towards training and development or to provide training for six people.
- The Legal Agreement will include the standard clause requiring the payment of a fee to monitor and implement the Legal Agreement (£2660)

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents: A102D (Proposed Elevations Sheet 1 - Received 18/8/16), A105B (Proposed Elevations Sheet 2 - Received 18/8/16), A104C (Proposed Roof and Site Plan - Received 18/8/16), A100C (Proposed Ground and First Floor Plans - Received 12/8/16), A109 (Bin Store), A101C (Proposed Second and Third Floors - Received 18/8/16), A108C (Detail at Junction of Main Roof with Mansard Roof - Received 12/8/16), Site Block Plan (Received 12/8/16), Design and Access Statement (Received 15/8/16), VD 01 Rev E (Proposed site drainage - Received 19/08/16);

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.

2. The development including any further excavation required hereby approved shall be constructed in full accordance with the Construction Management Scheme (Oxford Homes - Amended January 2014) submitted to support application 2011/00555/FUL, unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure the amenities of nearby occupiers is safeguarded and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

3. The development shall be in full accordance with the 'Remediation Strategy' (Varco Consultants Ltd, February 2014), submitted for approved application 2011/00555/FUL, unless an alternative scheme is otherwise agreed in writing by the Local Planning Authority. If during the works contamination is encountered, which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority and thereafter fully implemented, prior to the first beneficial occupation of the building.

Reason:

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

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

Reason:

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

5. Any further clearance works to which this consent applies shall not take place between 1 March and 31 August, unless it can be demonstrated that nesting birds are absent in a report prepared by a qualified ecologist (immediately prior to development commencing) or a method statement for works is submitted to and approved in writing by the Local Planning Authority and where a method statement is agreed that it is fully implemented.

Reason:

To comply with Unitary Development Plan Policy ENV16 to secure the long-term protection of the species and to demonstrate Local Authority compliance with S40 of the NERC Act 2006.

6. The methods set out in the survey and management plan of the "Japanese Knotweed Survey and Knotweed Management Plan" submitted with application 2011/00555/FUL on 23 February 2012, shall be fully implemented.

Reason:

To ensure compliance with legislation afforded to Japanese Knotweed and its movement and disposal and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

7. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas, including all associated access and turning areas, have been laid out in full accordance with the details shown on A04C and the parking, access and turning areas shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

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

8. Notwithstanding the submitted details, further details of cycle parking to serve the development shall be submitted to and approved in writing by the Local Planning Authority; and the approved scheme of cycle parking shall be laid out in accordance with the approved details and shall thereafter be so retained at all times to serve the development hereby approved.

Reason:

To ensure the provision on site of cycle parking to serve the development and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

9. Notwithstanding the submitted details, prior to any further development at the site, full details of the finished levels of the development (including parking and amenity areas) in relation to existing and finished ground levels in and adjoining the site 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 amenities or the area are safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

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

Reason:

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

11. A landscaping scheme (to include details of all hard and soft landscaping and the pond) shall be submitted to and approved in writing by the Local Planning Authority which shall include indications of all existing trees and hedgerows on the land and details of any to be retained. This shall be submitted prior to the first planting and seeding season following occupation of the building or completion of the development, whichever is sooner.

Reason:

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

12. 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 building 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.

13. Prior to the installation of any plant and equipment on the building hereby approved, full details shall be submitted to and approved in writing by the Local Planning Authority and the plant and equipment shall be installed and thereafter maintained in accordance with the agreed details.

Reason

To ensure that the amenities of the area are safeguarded and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

14. Notwithstanding the submitted information and prior to any further development of the nursing home hereby approved, full details of a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, road and roof/yard water will be dealt with shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented in accordance with the approved details.

Reason:

To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased and to ensure compliance 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 ENV17 – Protection of Built and Historic Environment; ENV20 - Development in Conservation Areas; ENV25 – Regeneration Of Urban Areas; ENV26 – Contaminated and Unstable Land; ENV27 - Design of New Developments; ENV28 – Access For Disabled People; ENV29 – Protection of Environmental Quality; HOUS10- Nursing Homes; and TRAN10 – Parking, it was considered that the proposed development was acceptable in respect of the principle of development, layout, siting, design and scale, and was considered acceptable having regard to parking, highway safety, amenity space and impact on neighbours and would not unacceptably impact on the wider character of the adjacent Cadoxton Conservation Area or the setting of the nearby Listed Buildings.

2016/00649/FUL Received on 16 June 2016

(p183)

PAH Building Design & Technology 36, Moy Road , Taffs Well, Cardiff, CF15 7PX
Ms. Debbie Davies 8, Francis Road, Barry, Vale of Glamorgan, CF62 9HH

8, Francis Road, Barry

2 Storey side extension with rear dormer and single storey rear extension

APPROVED subject to the following condition(s):

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

Reason:

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

2. The development shall be carried out in accordance with the following approved plans and documents: 309/D/04 D (Proposed Elevations), 309/D/03 C (Proposed Plans) and 309/D/05 B (Site and Block Plan), all received 26 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. The external finishes of the development hereby approved shall match those of the existing building.

Reason:

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

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 27 (Design of new developments) and TRAN 10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, it was considered that the proposals are acceptable, by reason of their appropriate design, materials and scale, with no significant detrimental impact to the character of the area or the amenities of neighbouring occupiers. The proposals therefore complied with the relevant planning policies and supplementary planning guidance.

2016/00778/FUL Received on 24 June 2016
(p210)

Bilfinger GVA Bilfinger GVA, One Kingsway, Cardiff, CF10 3AN
Newydd Housing Association c/o Agent

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

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

REFUSED

Reason for Refusal:

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

2016/00810/RG3 Received on 4 July 2016
(p259)

Mr. Geraint John Geraint John Planning Ltd,, 33, Cathedral Road,, Cardiff,, CF11 9HB

Ms. H. Galsworthy Vale of Glamorgan,, Civic Offices,, Holton Road,, Barry,, Vale of Glamorgan,, CF63 4RU, c/o Agent

Land at Cook Road and Francis Road, Barry

The construction of three bungalows along with associated parking and ancillary works

Deemed planning consent be GRANTED subject to the following condition(s):

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

Reason:

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

2. This consent shall only relate to the following plans: A001, A002 A, A003 B, A004 B, A005 A, A006 A, A007 B, A008 B, A009, A010 D,

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

Reason:

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

3. The dwellings shall be constructed to the levels shown on plans A009 and A010 D, or an alternative set of levels, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of any of the buildings, and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that the visual amenity of the area and residential amenity are safeguarded, and to ensure the development accords with Policy ENV27 of the Unitary Development Plan.

4. All means of enclosure associated with the development hereby approved shall be in accordance with the schedule and details contained on plan A010 D, or an alternative schedule of enclosures, details of which shall be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be implemented in accordance with the approved details prior to first beneficial occupation of the dwelling that those enclosures relate to, and so maintained at all times thereafter.

Reason:

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

5. The landscaping scheme for the site shall be in accordance with the details shown on plan A010 D, or an alternative landscaping scheme, details of which shall be submitted to and approved in writing by the Local Planning Authority, prior to the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Reason:

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

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the 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.

7. Surface water flows from the development shall only communicate with the 225mm surface water sewer.

Reason:

To prevent hydraulic overloading of the Public Sewerage System, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

8. Notwithstanding the submitted plans and prior to their use in the construction of the dwelling hereby approved, further details and samples of the external materials to be used on the dwellings shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained at all times in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

9. None of the dwellings hereby approved shall be brought into beneficial use until such time as the parking area(s) to serve that dwelling have been laid out in full accordance with the layout shown on plan A002 A, and the parking areas shall be so retained at all times thereafter to serve the development hereby approved.

Reason:

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

10. Construction works associated with the development hereby approved shall be limited to between 0800 and 1800 on Mondays to Fridays, 0800 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

Reason:

In the interests of residential amenity and to ensure compliance with Policies ENV 27 and ENV 29 of the UDP.

Reason for decision

The decision to grant planning permission was been 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 1 & 2 - The Environment, 3 – Housing, 8 – Transportation, 11 - Sport & Recreation, ENV 27 – Design of New Developments, ENV 28- Access for Disabled People, ENV 29 – Protection of Environmental Quality, HOUS 2 - Additional Residential Development, HOUS 8 - Residential Development Criteria – Policy HOUS 2 Settlements, REC1- Protection of Existing Recreational Facilities and TRAN 10- Parking, and the advice within Planning Policy Wales 8th Edition, Technical Advice Notes 1 – Joint Housing Land Availability Study (2015), 2 – Planning and Affordable Housing (2006), 12 – Design (2016) and 16 - Sport, Recreation and Open Space (2009), and the Council's Supplementary Planning Guidance on Amenity Standards, Affordable Housing, Barry Development Guidelines, Parking Standards (Interactive Parking Standards Zones Map) and Sustainable Development, the proposed development was considered acceptable in respect of the principle of the development, loss of open space, design and layout, impact on neighbours, parking, amenity space and drainage.