

## PLANNING COMMITTEE

Minutes of a meeting held on 3<sup>rd</sup> November, 2016.

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

List of Public Speakers:

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
Mr. I. Barlow	2015/00843/FUL – BP Sports Field off South Road, Sully	A representative of a Town or Community Council
Mr. K. Jones	2015/00843/FUL – BP Sports Field off South Road, Sully	Objector or their representative
Mrs. J. Davies	2015/00843/FUL – BP Sports Field off South Road, Sully	Applicant or their representative
Mr. M. Stafford	2015/00843/FUL – BP Sports Field off South Road, Sully	Applicant or their representative
Mrs. G. Payne	2016/00645/FUL – Ty Broc Parc Farm, Parc Farm Lane, St. Donats	Objector or their representative
Mr. S. Hopkins	2016/00645/FUL – Ty Broc Parc Farm, Parc Farm Lane, St. Donats	Objector or their representative
Mr. A. Bates	2016/00645/FUL – Ty Broc Parc Farm, Parc Farm Lane, St. Donats	Applicant or their representative

Also present: Councillors G. John and K.P. Mahoney.

Councillor John spoke on the following application, in his capacity as a Vale of Glamorgan Member for the Llantwit Major Ward.

2016/00645/FUL – Ty Broc Parc Farm, Parc Farm Lane, St. Donats

Councillor Mahoney spoke on the following application, in his capacity as a Vale of Glamorgan Member for the Sully Ward.

2015/00843/FUL – BP Sports Field off South Road, Sully

## 493 ANNOUNCEMENT –

Prior to the 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.”

## 494 APOLOGIES FOR ABSENCE –

These were received from Councillors J.C. Bird, E. Hacker, Mrs. A.J. Preston and A.G. Powell.

## 495 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 6<sup>th</sup> October, 2016 be approved as a correct record.

## 496 DECLARATIONS OF INTEREST –

Councillor F.T. Johnson	<p>Application No. 2015/00843/FUL – Sully Sports and Social Club, South Road, Sully – The nature of the interest was that Councillor Johnson was the Secretary and a Member of Sully Sports Club.</p> <p>Councillor Johnson vacated the room whilst this application was under consideration.</p>
Councillor Ms. R. Birch	<p>Application No. 2016/00987/FUL – 9 Grove Place, Penarth – the nature of the interest was that Councillor Birch was the Applicant.</p> <p>Councillor Birch vacated the room whilst this application was under consideration.</p>
Councillor A. Parker	<p>Application No. 2016/00027/FUL – Green Valley Farm, Treerhyngyll – the nature of the interest was that Councillor Parker was the architect for this application.</p> <p>Councillor Parker vacated the room whilst this application was under consideration.</p>

Councillor G. Roberts	Application No. 2015/00843/FUL – Sully Sports and Social Club, South Road, Sully – The nature of the interest was that a family member was involved with the development.  Councillor Roberts vacated the room whilst this application was under consideration.
Councillor M.R. Wilson	Application No. 2016/00987/FUL – 9 Grove Place, Penarth – the nature of the interest was that Councillor Wilson was the Applicant.  Councillor Wilson vacated the room whilst this application was under consideration.

## 497 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 6<sup>th</sup> October, 2016 be noted:

Apologies were received for Site Visits (a) and (b) from Councillors Ms. R. Birch, Ms. B.E. Brooks, L. Burnett, Mrs. P. Drake, Mrs. V.M. Hartrey, H.J.W. James, A. Parker, A.G. Powell, Mrs. A.J. Preston, G. Roberts, Mrs. M.R. Wilkinson and M.R. Wilson.

Apologies were received for Site Visits (c) and (d) from Councillors Ms. B.E. Brooks, Ms. R. Birch, L. Burnett, Mrs. P. Drake, E. Hacker, Mrs. V.M. Hartrey, H.J.W. James, A. Parker, A.G. Powell, Mrs. A.J. Preston, G. Roberts, Mrs. M.R. Wilkinson and M.R. Wilson.

(a) Meadowvale Nursery,  
Cowbridge Road, Llantwit Major

Councillor F.T. Johnson (Chairman);  
Councillors H.C. Hamilton, E. Hacker and  
R.A. Penrose.

(b) Land Adjacent to the Old  
Dairy Site, Durrell Street, Llantwit  
Major

Councillor F.T. Johnson (Chairman);  
Councillors H.C. Hamilton, E. Hacker and  
R.A. Penrose.

**Also present:** Councillor G. John.

(c) Land to the East of  
St. Nicholas

Councillor F.T. Johnson (Chairman);  
Councillors J.C. Bird, H.C. Hamilton and  
R.A. Penrose.

(d) Land to the East of Mink  
Hollow, St. Nicholas

Councillor F.T. Johnson (Chairman); Councillors  
J.C. Bird, H.C. Hamilton and R.A. Penrose.

498 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING 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.

499 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED – T H A T the report on the following applications determined under delegated powers be noted:

**Decision Codes**

A - Approved	O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C - Unclear if permitted (PN)	B - No observations (OBS)
EB EIA (Scoping) Further information required	E Split Decision
EN EIA (Screening) Not Required	G - Approved the further information following "F" above (PN)
F - Prior approval required (PN)	N - Non Permittal (OBS - objections)
H - Allowed : Agricultural Condition Imposed : Appeals	NMA – Non Material Amendments
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2014/00744/1/N MA	A	The Rectory, Llandough, Cowbridge	Non Material Amendment - reduction from 3 doors to 2 doors to front elevation. Reposition of door onto side elevation and moving of log store to other elevation. Proposed three car garage and log store.
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2015/00335/2/N MA	A	Land at St. Johns Well, St. Athan	Non Material Amendment - Amendment to alignment of footpath adjacent to plot 59. Erection of 100 no. 2, 3 and 4 bedroom houses and associated works.
2015/00419/FUL	A	Dow Corning, Cardiff Road, Barry	Retrospective installation of a permanent contractor village, comprising u/ground electrical, water and foul drainage services to supply 40 no. steel cabins (18 no. double stacked; 4 no. single storey). Cabin purchase and installation to be phased over the next 3 years. (Note: Cabins will not be permanently occupied, apart from 4 weeks every June during the planned site shutdown maintenance period, to supply facilities to transient contractors).
2015/01263/2/N MA	A	84, Plymouth Road, Penarth	Non Material Amendment Construction of a two storey side extension (including integral garage) to replace the existing utility area, garage and carport. A canopy style porch area with tiled roof will be constructed over the existing front entrance door. The existing single storey workshop will be removed.
2015/01503/1/N MA	A	4, Victoria Avenue, Penarth	Two and single storey extension.
2016/00297/OUT	A	The Firs, 29, Romilly Park Road, Barry	Subdivide plot for 29, Romilly Park Road to create a second plot for a second house, accessed from Old Village Road.

2016/00317/FUL	A	Ham Cottage, 2, Ham Mews, Llantwit Major	Proposed conversion and alterations of existing outbuilding to form granny annex, ancillary to existing dwelling house.
2016/00544/FUL	A	The Yard, 28a, Station Road, Penarth	To retain an existing use as a tyre fitting centre.
2016/00565/LBC	A	Cherry Tree Cottage, Boverton Park Drive, Boverton	Installation of single glazed picture window in lounge with double glazed French doors of wooden construction and replacement of single remaining single glazed window.
2016/00567/PNA	A	Hensol Woodlands	Creation of new track to allow harvesting and creating two loading bays for timber lorries at existing access points into woodland.
2016/00660/RES	A	Plot at rear of 12, Laburnum Way, Penarth	Approval of the layout, scale, appearance and landscaping. Surface Water not to be connected into public sewer. Approval of materials used to construct driveway, turning and parking area.
2016/00661/RES	A	Plot 2, Craig Yr Eos Avenue, Ogmere By Sea	Construction of 3/4 bedroom detached dwelling with integral garage.

2016/00667/FUL	A	WRU Centre of Excellence, Near the Vale Hotel, Hensol Castle Park, Hensol	A two storey annex building with a mono pitch sloping roof, sloping back towards existing WRU Training Building known as The Barn, it will occupy a position to the side of the indoor pitch which is currently unoccupied. The purpose of this new extension is to house new sports therapy treatment rooms and related storage.
2016/00672/1/N MA	R	The Old Orchard, 7, Merevale, Dinas Powys	Non Material Amendment - Timber Fascia - Change to aluminium to match the proposed doors and brick work finish - Change to render finish - Change of use from indoor swimming pool and gym to 2 bedroom annex accommodation.
2016/00673/FUL	A	Barn 2, Llancadle Farm, Access road to Kenson Cottage, Llancadle	Conversion of barn to dwelling house.
2016/00696/LAW	A	Cross Street Motors, Cross Street, Barry	Proposed use as B2 vehicle body repair and spray centre and vehicle mechanical repair and service garage comprising office, spray booth, toilet and vehicle repair ramps at ground floor level with restroom canteen and storage at first floor.

2016/00728/FUL	R	27, High Street, Cowbridge	Works to existing building, including external and internal alterations to the ground and first floor, including: removal of external and internal walls; provision of two storey side extension to increase retail floorspace; replacement of front windows and introduction of additional rooflights.
2016/00746/FUL	A	The Old Hilary Filling Station, Welsh St. Donats, Cowbridge	Use of land for sale of Christmas trees and associated items for one month a year from 25 November to 25 December each year.
2016/00747/FUL	A	54, Rhodfa Sweldon, Barry	Conversion of existing garage into a habitable room.
2016/00751/LBC	R	27, High Street, Cowbridge	Works to existing building, including external and internal alterations to the ground and first floor, including: removal of external and internal walls; provision of two storey side extension to increase retail floorspace; replacement of front windows and introduction of additional rooflights.
2016/00760/FUL	A	3, Cwrt Ty Mawr, Penarth	Extend width of the four main front windows from 900mm to 1,800mm. Height to remain the same.



2016/00779/FUL	A	Home Farm, Land west of Drope Road, St Georges Super Ely	Variation of Condition 6 to extend the construction hours for piling activity on planning permission 2015/00852/FUL for the installation of small scale 3MW ground mounted photovoltaic solar arrays and associated works.
2016/00788/FUL	A	Little Green, Westra, Dinas Powys	Extension to the existing cattery building to provide reception and staff room areas and remodelled pens.
2016/00792/FUL	A	New House, The Herberts, St. Athan Road, St. Mary Church	First floor side extension.
2016/00808/FUL	A	Britannia House, Penny Lane, Cowbridge	Alteration to boundary wall on river frontage.
2016/00812/FUL	A	Sheriton, Cross Common Road, Dinas Powys	Proposed Orangery on front elevation with raised patio area.
2016/00816/FUL	A	Land to East of Ewenny Garden Centre, Wick Road, Ewenny	Retention of incorporation of existing nursery land to existing garden centre to provide additional customer car parking, staff car park and storage yard.
2016/00846/FUL	A	Tudor Lodge, Bonvilston	Construction of agricultural barn/storage facility.
2016/00847/FUL	A	8, Caynham Avenue, Penarth	2 storey side extension and single storey rear extension. Existing driveway widened and widened hardstanding.
2016/00852/FUL	A	Pen y Bryn Barn, Llanmaes	Proposed stable block.

2016/00856/FUL	A	56, Porthkerry Road, Rhose	Single storey extension over existing patio area, extended patio and internal alterations. First floor attic conversion creating two bedrooms and two shower rooms.
2016/00868/FUL	A	2, Caynham Avenue, Penarth	Extension to existing 3 bedroom detached house.
2016/00870/FUL	A	Shorkot Farm House, Leckwith	Proposed double garage to farmhouse and conversion and extension of existing garage to form granny annexe.
2016/00875/FUL	A	139, Plassey Street, Penarth	Erection of a ground floor, single storey, rear side infill and extension in connection with rear garden alterations to suit. Erection of a pitched roof to existing garage, installation of 2 no. rooflights and timber cladding.
2016/00876/LAW	A	139, Plassey Street, Penarth	Erection of a rear roof dormer with and 2x rooflights to the front slope.
2016/00883/FUL	A	Tomen y Chwarel, 12, Beech Park, Colwinston	Addition of unheated glazed extension area to existing front door, using existing walls of the original garage and bedrooms. Pitched glazed roof, dwarf wall and steps to the front.
2016/00884/FUL	A	Aldworth, Pen Y Turnpike Road, Dinas Powys	Two storey rear and side extension.
2016/00892/FUL	A	Flat 3, 3, Marine Parade, Penarth	Replacement of existing dormer window. Replacement and alterations to existing gable window in order to use the bay below as a terrace.

2016/00893/FUL	A	30, Barons Close, Llantwit Major	Proposed demolition of existing garage and single storey side annexe and construction of two storey side extension.
2016/00895/FUL	A	2, Robinswood Crescent, Penarth	Double storey extension to the side and single storey extension to the rear, including material alterations to the façade.
2016/00897/FUL	A	Llanerch Vineyard, Hensol, Pontyclun	Removal of Condition 3 - Change restricted hours shown to 24:00-12:00 hours.
2016/00898/LBC	A	United World College of the Atlantic, East Drive, St. Donats	Fence to outdoor pool to comply with HSE guidance notes.
2016/00904/LAW	A	8, Augusta Crescent, Penarth	Proposed rear extension to house.
2016/00905/FUL	A	9, St. Johns Place, Rhose	Conservatory extension to side elevation.
2016/00906/FUL	A	39, Sullivan Close, Penarth	Single storey side and rear extension to create open plan kitchen/dining area, also benefiting from external store. Extended canopy over new front entrance porch.
2016/00908/LBC	A	Wenvoe Castle Golf Club, Off Port Road, Wenvoe	Works required to prevent collapse of stonework to entrance to the clubhouse, adjacent arched and wing walls to steps. Take down defective stonework. Rebuild using same stone.
2016/00910/FUL	A	The Co-operative Food, 1, Colcot Road, Barry	New refrigeration plant and attenuated AC condensers, new timber fencing, new car park layout and redecorations to the building.

2016/00913/RG3	A	28, Tordoff Way, 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.
2016/00915/RG3	A	25, Tordoff Way, 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.
2016/00916/RG3	A	31, Tordoff Way, 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.
2016/00918/RG3	A	5, 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.

2016/00919/RG3	A	11, 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.
2016/00920/RG3	A	12, 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.
2016/00921/RG3	A	7, Elm 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.
2016/00922/FUL	A	Braeside, Gwern Y Steeple, Peterston Super Ely	Remove existing render to the side of the house, extend roof by 300mm to achieve an adequate overhang, cover with white UPVC cladding.
2016/00928/RG3	A	Cemetery Road, Barry	Construction of small community building.

2016/00943/FUL	A	5, Clive Crescent, Penarth	Replace five windows, four at basement level and one at ground floor level. Two are at the rear and three are on the side, with double glazed uPVC in a style consistent with the original windows of the property.
2016/00947/FUL	A	112, Cornerswell Road, Penarth	Proposed single storey rear extension, including extension of existing two storey element at rear and material alterations.
2016/00949/FUL	A	Hazelwood, St Andrews Road, Dinas Powys	Proposed two storey side extension to provide carer's residential annexe.
2016/00952/FUL	A	5, Paget Place, Penarth	Construction of garage.
2016/00954/FUL	A	Maitor, Slon Lane, Ogmore by Sea	First floor extension and single storey rear extension with balcony above and alterations.
2016/00955/FUL	A	6, Craig Yr Eos Avenue, Ogmore by Sea	Loft extension.
2016/00959/FUL	R	14, Clinton Road, Penarth	Demolition of existing single dwelling due to partial collapse to be replaced with a new single dwelling.
2016/00962/FUL	A	10, Bryn y Gloyn, Rhose	Attic conversion with front and rear dormer, balconies added to ground and first floors.
2016/00963/FUL	A	West Lodge, Crossways, Cowbridge	Renewal of planning permission 2011/00723/FUL for a two storey side extension.

2016/00967/FUL	A	36, Marine Drive, Ogmore by Sea	Existing single garage to be demolished and replaced by building with cavity walls to be used as a domestic study.
2016/00968/LAW	A	14, Tewdrig Close, Llantwit Major	An area of the existing garage to the side of the property to be rebuilt to form a single storey WC room extension.
2016/00969/FUL	A	Ground Floor, 20, Cornerswell Road, Penarth	Installation of a new shop front and change of use from A1 to D1.
2016/00970/FUL	A	The People Business Wales Ltd, 2, Beryl Road, Barry	Proposed change of use from offices to two residential flats.
2016/00972/ADV	A	Port Road, Opposite Quarry Road, Wenvoe	One double advertising unit fully integrated into bus shelter.
2016/00973/ADV	A	Port Road, adjacent Quarry Road, Wenvoe	One double advertising unit fully integrated into bus shelter.
2016/00979/FUL	A	Sutton Mawr Solar Farm, Barry	Variation of Condition 2 of planning application 2013/00617/FUL for the installation of ground mounted photovoltaic (PV) solar arrays to extend the operational period of the facility from 25 to 30 years.
2016/00980/FUL	A	Land at the Lawns, Cwrt Yr Ala Road, Michaelston le Pit	An agricultural building for the housing of cattle.
2016/00981/ADV	A	Greggs the Bakers, 25, High Street, Cowbridge	One new fascia sign, one new hanging sign and two internal window graphics.
2016/00982/FUL	A	39, Lavernock Road, Penarth	Proposed single storey rear extension and loft conversion with rear dormer extension.

2016/00983/FUL	A	26, Clos y Fulfran, Barry	Replace existing front window on ground floor with French doors, original width and height to be maintained. Cut out below the existing window to grade. New doors to match existing windows and doors. Door will be 1700mm wide x 2100mm height.
2016/00990/FUL	A	2, Eastgate, Cowbridge	Change of use from restaurant (A3) to office (B1).
2016/00992/FUL	A	Plot 75, Sutton Chase, Off Somerset View, Ogmore By Sea	Proposed alteration of approved dwelling to include rear conservatory extension.
2016/00995/FUL	A	32, Somerset View, Ogmore By Sea	Proposed balcony over garage roof.
2016/00996/FUL	A	9A, Barons Close, Llantwit Major	Erection of timber shed within curtilage of dwelling.
2016/00997/FUL	A	4, Ffordd Sealand, Waterfront, Barry	Single extension to back of house, no change of use.
2016/00998/FUL	A	Meadows End, Llangan	Change of use from agricultural land to garden. Erection and siting of a timber garden shed.
2016/01002/ADV	A	McDonalds Restaurant, Ty Verlon Industrial Estate, Barry	Fascia sign.
2016/01003/FUL	A	Bryn Hawddgar, Junction Ruthin to Junction Moonhill Via St. Mary Hill, St. Mary Hill	Demolition of existing dwelling and retention and completion of new dwelling.



2016/01006/FUL	A	1, Kymin Terrace, Penarth	Strip existing roof coverings to front of property only. To include: felt, batons, slates and ridge tiles (velux window to remain in place). Lay new felt, batons, slates, ventilated ridge system and ridge tiles. Roof coverings to rear elevation of property to remain as currently.
2016/01007/FUL	A	14, Church Hill Close, Llanblethian, Cowbridge	Erect a proprietary greenhouse behind the garage.
2016/01008/ADV	A	57, High Street, Cowbridge	1 X Non illuminated acrylic letters; 1 X Non illuminated suspended logo; 1 X Non illuminated wall mounted aluminium panel.
2016/01009/LAW	A	8, Dryden Road, Penarth	Proposed hip to gable loft conversion with flat roof dormer.
2016/01012/FUL	A	5, Uphill Close, Sully	Demolition of existing conservatory and construction of new sun room.
2016/01017/ADV	A	Co Operative Group Ltd., The Precinct, Boverton Road, Llantwit Major	3 X Internally illuminated logos - Signs A, B and C; 1 X Non illuminated acrylic letters - Sign J; 1 X Internally illuminated projector 0 Sign D; 7 X Non illuminated wall mounted aluminium panels - Signs E, F1, F2, G1, G2, H and I.
2016/01019/FUL	A	Plot 19, St. Cannas Green, Llangan	Proposed alteration of approved dwelling to include rear conservatory extension.
2016/01020/FUL	A	6, Knowbury Avenue, Penarth	Single storey rear extension.

2016/01021/FUL	A	Cnapan, 41, Broadway, Cowbridge	Replace dying hedge with timber fence.
2016/01022/FUL	A	3, The Glades, Penarth	Retaining gabion cages to rear garden boundary. Amendments to fenestration and finishes including colour of powder coated windows, cedar cladding to bay window and gables, addition of roof lanterns to rear extension, amended position of retaining walls and additional excavation of terrace at front of property up to boundary with adjacent property.
2016/01027/FUL	A	11, Ludlow Street, Penarth	Proposed Loft conversion to form bedroom with en suite.
2016/01028/FUL	A	98, Brookfield Avenue, Barry	Demolish existing garage, utility and kitchen roof at ground floor level. Construct new first floor accommodation, over existing garage, utility and kitchen, on same footprint.
2016/01029/FUL	A	40, South Road, Sully	Alterations to existing dwelling to include front facing dormer window to bathroom and adaption to rear flat roof to provide balcony.
2016/01049/ADV	R	Land off A48, Redlands Farm, Bonvilston	V stack sign made up 3mm aluminium composite panels on top of steel supports.
2016/01051/FUL	A	1, The Breach, A48, Bonvilston	Erection of a garage to a dwelling house.

2016/01052/CAC	A	37, Stanwell Road, Penarth	Demolition of a section of front wall in order to widen the access to the driveway. Wall measurements: Height = 89cm, Width = 78cm, Depth = 35.5cm.
2016/01054/FUL	A	24, Nailsea Court, Sully	Balcony hand railing to first floor flat roof.
2016/01064/FUL	A	37, Stanwell Road, Penarth	Replacement windows - Article 4 property.
2016/01069/FUL	A	6, John Batchelor Way, Penarth	Proposed new balcony and window/door unit to front elevation (first floor).
2016/01071/FUL	A	First and second floor flat, 16, Chandlers Way, Penarth	First floor balcony to the front of the property.
2016/01087/PND	F	56A, Windsor Road, Penarth	Demolition of former petrol station, car showroom, repair centre and associated offices, at junction of Windsor Road and Railway Terrace.
2016/01119/RG3	A	Land at The Butts, Cowbridge	For Sale Board (Temporary).

#### 500 APPEALS (HRP) –

#### RESOLVED –

- (1) T H A T the Enforcement appeals received 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.

## 501 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

2016/00761/TPO	A	Memorial Garden (adjc Wenvoe Arms) and community council owned Burial Ground at St. Mary's Church, Wenvoe	Fell two Cypress (Memorial Garden) Fell Sycamore and Beech in burial ground (St. Mary's Church)
2016/00937/TPO	A	Rear of 7, Cowslip Drive, Penarth	Cut back trees to the rear of the property
2016/00989/TCA	A	Woodlands, 5, Heol Ty Mawr, Pendoylan	T1 - Ash - Fell to Ground level and treat stump; T2 - Sycamore - Remove 2 or 3 of the lowest secondary branches over lawn; T3 - Silver Birch - Fell to ground level and treat stump; G4 - Cherry Stems - Fell and treat; G5 - 2 x Cherry - Reduce and shape as hard as is reasonable approx 2-3m off the top and neighbours side
2016/00994/TPO	A	Lower Gladstone Gardens, Barry	Various works to trees in Tree Preservation Order No. 1, 1981

2016/01034/TCA	A	3, The Mount, Dinas Powys	Reduce southern extended crowns by up to 3m. Reduce the height of wind exposed sections extending above the main crown area by up to 3m. Carry out minor foliage tip thinning by up to 10%. Ensure all the tree crowns are left with an even density.
2016/01041/TPO	A	Land to East of the Bower House (East Winds), Pen-y-Lan Village	Remove the lower limbs of G1+G2 of TPO No 8-2007
2016/01068/TPO	A	Land at Brynglas, St. Andrews Road, Dinas Powys	Fell a Lime tree - TPO No. 14, 1973
2016/01125/TPO	A	Land off Port Road, Culverhouse Cross	Removal of 5 Silver Birch - Tree Preservation Order No. 7, 2012

## 502 ENFORCEMENT ACTION (HRP) –

The Committee received a report which advised that a complaint had been received by the Local Planning Authority on 25<sup>th</sup> November, 2015, regarding untidy land and buildings at 32 Archer Road, Penarth. Following this, a fence exceeding 1m in height had been erected around the boundary of the site.

The site was located within the Penarth Conservation Area and fronted onto Archer Road in the south, the main property on the site consisted of six flats. The site was abutted by Victoria Lane and Westbourne Road to the west and east respectively. The case referred to an area of land to the west of the site which had previously contained a garage.

Building Control Officers had been in contact with the owners of the property regarding an unsafe garage and unsafe boundary wall.

In terms of details of the breach, the report advised that following a site inspection on 10<sup>th</sup> February, 2016, it was identified that the offender had erected a 2m high close boarded timber fence, including a gate, around the site. The fence was greater than 1m in height and was adjacent to a highway and hence did not benefit from Permitted Development Rights. Therefore, planning permission was required and as no permission had been granted, the fence was unauthorised and in breach of planning control.

RESOLVED –

(1) T H A T the Head of Legal Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) to require:

- (i) reduce the height of the enclosure to 1m in height;
- (ii) remove any resultant waste from the above operation.

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

Reason for decisions

In view of the scale, design and the materials used in construction of the enclosure in this location, the development was considered unacceptable in terms of its impact on the character and appearance of the street scheme. The means of enclosure was also considered unacceptable development which failed to preserve or enhance the character and appearance of the Penarth Conservation Area. As such, the development was considered to conflict with Policy ENV20 – Development in Conservation Areas and Policy ENV27 – Design of New Developments, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, as well as the Council's Supplementary Planning Guidance on Council's Penarth Conservation Area Appraisal and Management Plan.

503 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:

**2015/00843/FUL** Received on 20 July 2015

(P. 41)

St. Modwen & Sully Sports and Social Club, C/o Agent

Mr. Pete Stockall, Bilfinger GVA, St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

**Sully Sports and Social Club, South Road, Sully**

Hybrid application proposing development of Sully Sports and Social Club, including demolition of existing clubhouse and buildings and construction of new clubhouse, three grassed pitches, one all-weather pitch, floodlights, new bowling green and pavilion, local retail gym building, touring caravan site and building, car parking and associated engineering, access and landscaping works (full detail) and proposals for construction of up to 200 dwellings, with associated parking, engineering, access, play space and landscaping works (outline detail)

**REFUSED** (Written Representations)

1. The proposed residential development was outside the defined settlement boundary of Sully and was not considered an appropriate form of "rounding off" and there was no overriding justification or material consideration to outweigh the "in principle" policy presumption against such development. Moreover the development would be highly visible from South Road and the Public Right of Way No. 4 Sully (part of the All Wales Coastal Path). As such the development would be contrary to Policies ENV1 – Development in the Open Countryside, and HOUS3 – Dwellings in the Countryside of the adopted Vale of Glamorgan Development Plan 1996–2011 and Planning Policy Wales (Edition 8, 2016).
2. By virtue of the parameters for development, the density and indicative site layout, the proposed development of 200 No. houses within the undeveloped coastal zone would fail to respect the coastal setting and open nature of the existing site and its setting against the existing settlement of Sully, where a need for a coastal location for such development could not be demonstrated. Moreover the development would be highly visible from South Road, Sully and the Public Right of Way No. 4 Sully (part of the All Wales Coastal Path). As such the development would be contrary to Policy ENV6 – East Vale Coast of the adopted Vale of Glamorgan Development Plan 1996–2011 and Chapter 5 of Planning Policy Wales (Edition 8, 2016).
3. By virtue of the parameters for development, the density and indicative site layout, the proposed development of 200 No. houses would result in an unacceptable and unjustified extension of the settlement of Sully eastwards, which would prejudice the open and undeveloped nature of the land and adversely affect the rural setting of Sully, contrary to the Local Development Plan background evidence contained within the Green Wedge Background Paper, and the advice contained within Chapter 4 of Planning Policy Wales (Edition 8, 2016).

**2014/00933/FUL** Received on 14 August 2014

(p. 146)

Hafod Housing Association Ltd, c/o Agent.

Mr. Jon Hurley, WYG Planning and Environment, 5th Floor Longcross Court,  
47, Newport Road, Cardiff, CF24 0AD

### **Land at Pentre Meyrick**

Development of 13 affordable homes, access arrangements and associated works, including off-site highway improvements

**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:

- Provide and maintain in perpetuity 100% of the total 13 No. units as affordable housing;
- Use of the Council's local letting's policy to identify future occupiers; and
- Meet the administrative cost of preparing and monitoring the Section 106 agreement, being £850 in this case.

APPROVED subject to the following condition(s):

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

Reason:

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

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

- Location Plan, received 5 August 2014;
- Site Plan, Dwg. No. (PA)1001D, received 5 August 2014;
- Road Details, Dwg. No. (PA)1003, additional plans received 3 September 2015;
- House Details, Dwg. No. (PA)1004B, received 5 August 2014;
- Bungalow Details, Dwg. No. (PA)1005C, received 5 August 2014;
- External Works, Dwg. No. (PA)1006C, received 5 August 2014;
- Highway Works, Dwg. No. (PA)1007B, amended plans received 13 October 2016;
- Existing Arrangement, Dwg. No. 0836 001 A, additional drawings received 1 March 2016;
- Proposed A48 Puffin Crossing, Dwg. No. 0836 004 D, additional drawings received 5 July 2016;
- Traffic count information received 1 March 2016;
- Site Views, received 6 August 2014;
- Planning Statement, received 5 August 2014;
- Design and Access Statement, received 5 August 2014;
- Ecological Assessment by David Clements Ecology Ltd, received 5 August 2014;
- Public Transport Trip Generation Assessment, by Acstro, received 2 June 2015;
- Agricultural Considerations, received 5 August 2014; and
- Statement of Community Involvement, received 5 August 2014.

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. No development shall take place until the associated off-site highway works, which include, a Puffin crossing of the A48, the widening of the existing and the provision of new pedestrian footways along the adjacent highway, and additional street lighting facilities, have been implemented in full, in general accordance with Dwg. No. (PA)1007B, Highway Works, received on 13 October 2016, and subject to the agreement of the full engineering details with the Local Planning Authority.

Reason:

To ensure adequate pedestrian access to the site in the interest of highway safety and sustainability in accordance with policies ENV27 – Design of New Developments, HOUS13 – Exception Sites for Affordable Housing in the Vale and Strategic Policy 7 – Transportation Network Improvement of the Unitary Development Plan, and national guidance contained in Planning Policy Wales and TAN18 – Transport.

4. Before the commencement of any works on site, full engineering details of the internal site layout, including the improvements to the means of access from the adopted highway, as shown on Dwg. No. (PA)1003, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be implemented thereafter in accordance with the agreed details before the first beneficial occupation of any one of the dwellings hereby permitted.

Reason:

In the interests of highway safety in accordance with policies ENV27 – Design of New Developments, HOUS13 – Exception Sites for Affordable Housing in the Rural Vale and TRAN10 – Parking of the Unitary Development Plan.

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

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside in accordance with policies ENV27 – Design of New Developments and HOUS13 – Exception Sites for Affordable Housing in the Rural Vale of the Unitary Development Plan.

6. Before their installation on site full details of the garden sheds as indicated on the Site Plan, Dwg. No. (PA)1001D, received 5 August 2014, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved details.

Reason:

Full details have not been provided and in the interests of visual amenity and the character and appearance of this rural location in accordance with policies ENV27 – Design of New Developments and HOUS13 – Exception Sites for Affordable Housing in the Rural Vale of the Unitary Development Plan.

7. Notwithstanding the submitted plans, before its installation on site, further details of the means of enclosure, shall be submitted to and agreed in writing with the Local Planning Authority. The submitted details shall pay particular regard to the provision of a new native hedgerow along the northern boundary of the site, and the maintenance and enhancement of the existing hedgerows.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside, along with the biodiversity of the area, in accordance with policies ENV27 – Design of New Developments and HOUS13 – Exception Sites for Affordable Housing in the Rural Vale of the Unitary Development Plan, plus the Supplementary Planning Guidance on Biodiversity and Development.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995, (or any Orders revoking or re-enacting those Orders with or without modification), no gates, fences, walls or other means of enclosure (other than those approved as part of Condition 7) shall be erected, constructed or placed on the outer boundary of the application site without the prior written consent of the Local Planning Authority.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside, along with the biodiversity of the area, in accordance with policies ENV27 – Design of New Developments and HOUS13 – Exception Sites for Affordable Housing in the Rural Vale of the Unitary Development Plan, plus the Supplementary Planning Guidance on Biodiversity and Development.

9. Notwithstanding the submitted plans further details of the proposed landscaping of the site, which shall pay particular regard to appropriate screening on the boundaries of the site, specifically to the north and east to the adopted highway, shall be submitted to the Local Planning Authority prior to first beneficial occupation of the development.

Reason:

In the interests of visual amenity and the character and appearance of the surrounding countryside, along with the biodiversity of the area, in accordance

with policies ENV27 – Design of New Developments and HOUS13 – Exception Sites for Affordable Housing in the Rural Vale of the Unitary Development Plan, plus the Supplementary Planning Guidance on Biodiversity and Development.

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

Reason:

To ensure satisfactory maintenance of the landscaped area in the interests of visual amenity and the character and appearance of the surrounding countryside, along with the biodiversity of the area, in accordance with policies ENV27 – Design of New Developments and HOUS13 – Exception Sites for Affordable Housing in the Rural Vale of the Unitary Development Plan, plus the Supplementary Planning Guidance on Biodiversity and Development.

11. The development hereby permitted shall be implemented in accordance with the recommendations contained in the Ecological Assessment prepared by David Clements Ecology Ltd., dated August 2012 and received 5 August 2014, including the following requirements to be carried out before beneficial occupation of each dwelling and retained thereafter:-
- the northern boundary to be formed of a new native species hedgerow;
  - provision be made for bird / bat roosting sites (suitable access or boxes) on at least 4 No. of the units hereby permitted;
  - limit new lighting along boundaries to allow light-sensitive species of bat to continue to use the site; and
  - all landscape and boundary planting is comprised of locally occurring native species.

Reason:

In the interests of ecology and biodiversity and to ensure adequate mitigation for protected species in accordance with Policy ENV16 – Protected Species of the Unitary Development Plan, TAN5 – Nature Conservation and Planning, and the Conservation of Habitats and Species Regulations 2010.

12. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully implemented as defined in the approved details.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

13. A scheme for the comprehensive and integrated drainage of the development site, including details of how foul water, surface water and land drainage will be dealt with shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. In particular foul and surface water shall be drained separately from the site, and no surface water or land drainage run-off to connect to the public sewerage system. The approved scheme of drainage shall be implemented and completed in full accordance with the agreed details prior to the first occupation of any dwelling on the site.

Reason:

To ensure the effective drainage of the site and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with policies ENV27-Design of New Developments and ENV29 – Protection of Environmental Quality of the Unitary Development Plan.

#### Reasons for recommendations

The decision to recommend planning permission has 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 regards to Policies ENV1 – Development in the Countryside, ENV2 – Agricultural Land, ENV10 – Conservation of the Countryside, ENV11 – Protection of Landscape Features, ENV16 – Protected Species, ENV18 – Archaeological Field Evaluation, ENV19 – Preservation of Archaeological Remains, ENV27 – Design of New Developments, ENV28 – Access for Disabled People, ENV29 – Protection of Environmental Quality, HOUS2 – Additional Residential Development, HOUS3 – Dwellings in the Countryside, HOUS8 – Residential Development Criteria, HOUS12 – Affordable Housing, HOUS13 – Exception Sites for Affordable Housing in the Rural Vale, TRAN10 – Parking, REC3 – Provision of Open Space within New Residential Developments, REC6 – Children’s Playing Facilities, and Strategic Policies 1 and 2 – The Environment, 3 – Housing, 7 – Transportation Network Improvement and 8 – Transportation of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Supplementary Planning Guidance on Affordable Housing, Sustainable Development, Design in the Landscape, Amenity Standards, Biodiversity and Development, and Planning Obligations; and national guidance contained in Planning Policy Wales, TAN2 – Planning and Affordable Housing, TAN5 – Nature Conservation and Planning, TAN6 – Planning for Sustainable Rural Communities,

TAN12 – Design, TAN16 – Sport, Recreation and Open Space, and TAN18 – Transport; it is considered that the additional proposals for off-site highway works should result in a more sustainable development. In light of this change it is considered that, based on the material considerations outlined within the report, the proposal represents an acceptable form of residential development that justifies a departure from the current development plan as an exception site for affordable housing. In addition it is considered that, subject to appropriate conditions, the proposal should have no significant adverse impact on highway safety, the character and appearance of the area, neighbouring and general amenities, and other issues such as ecology, archaeology and drainage. The revised proposals therefore comply with the relevant national planning policies and supplementary planning guidance.

**2015/00662/FUL** Received on 6 June 2015

(P. 190)

Waterstone Homes Limited,

Geraint John Planning Limited, Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ

### **Land to the east of Mink Hollow, St. Nicholas**

Proposed residential development for 17 dwellings and associated highway and ancillary works

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

- Procure that 40% (7) of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity.
- Pay a contribution of £139,556.54 for the provision or enhancement of education facilities to meet the needs of future occupiers generated at Cowbridge Comprehensive School, St. Nicholas and Ysgol Iolo Morgannwg.
- Pay a contribution of £14,461.90 to provide or enhance children's play space in the vicinity of the site.
- Provide public art on the site to the value of 1% of project costs in accordance with details to be submitted for approval.
- Pay a contribution of £16,804.50 towards the provision or improvement of Community Facilities serving the development.

- Pay a contribution of £34,000 to provide or enhance sustainable transport facilities in the vicinity of the site to be spent on one or more of the following; towards improve cycle routes in the area; upgrading bus stops in the vicinity of the site; contributing towards enhanced bus services; and improving pedestrian links in the area.
- Pay the Council's standard administration fee for negotiating, monitoring and implementing the terms of the Section 106 agreement.

APPROVED subject to the following condition(s):

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

Reason:

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

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

Site location plan dated 17 September 2015  
 Site layout plan 2132/101 Rev H received 20 September 2016  
 Design and Access Statement Revision 2 received 8 September 2016  
 David Clements Ecology Ecological Assessment received 04 November 2015  
 Landscape Character and Visual Impact Assessment (TDA Associates) received 01 June 2016  
 Tree Constraints Plan (TDA associates received 1 June 2016  
 Agricultural Land Classification prepared by Kernon dated June 2015  
 Plans and Elevations House Type A1 plan number 2132-210-01 Rev A received 25 May 2016  
 Plans and Elevations House Type B1 2132-211-01 received 25 May 2016  
 Plans and Elevations House Type C1 2132-212-01 received 25 May 2016  
 Plans and Elevations House Type D1 2132-213-01 received 25 May 2016  
 Plans and Elevations House Type E1 2132-214-01 received 25 May 2016  
 Elevations 1 - Plots 6 to 12 2132-215-02 Rev A received 17 May 2016  
 Elevations 2 - Plots 6 to 12 2132-215-03 Rev A received 25 May 2016  
 Floor Plans Plots 6 to 12 2132-215-01 Rev A received 25 May 2016  
 2132/216/01 - Single Garage  
 Tree Survey Plan (TDA Associates) reference TDA.2127.01 dated June 2015  
 Noise Assessment for Planning Purposes received 15 June 2016  
 2132-650 Revision A - Internal Swept Path - Received 10 October 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 works within the site, full engineering details (including structural calculations) of the site access, proposed internal roads, turning areas, footways/cycleway, including vision splays, street lighting, highway drainage, gradient details, on site parking and any associated highway structures, (including a programme for the delivery and completion of the works) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

4. Notwithstanding the submitted plan, further details of the proposed hard landscaping materials (including the details of the proposed location and design of all traffic calming features and details of no-dig hardstandings in root protection zones and adjacent to hedgerow) shall be submitted to and approved in writing by the Local Planning Authority. The development shall at all times thereafter be carried out and maintained 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.

5. Notwithstanding the details shown on drawing 2132/101 Rev H, prior to the commencement of development, further details of the proposed footpath/cycle link between plots 5 and 6-7 to access the site to the west, indicating an increased width of at least 2 metres and how this shall link to the adjacent site to the north and west shall be submitted to and approved in writing by the Local Planning Authority. The footpath / cycle link shall be provided in accordance with the approved details prior to the beneficial occupation of the dwellings and maintained as such in perpetuity.

Reason:

To ensure suitable permeability through the site, in accordance with policies ENV27 and HOUS8 of the adopted Unitary Development Plan.

6. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority shall be informed in writing at least two weeks prior to the commencement of development on site of the name and address of the said archaeologist and no work shall commence on site until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the

watching brief shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to ensure compliance with Policies ENV18 and ENV19 of the Unitary Development Plan.

7. Notwithstanding the submitted details, prior to the commencement of any drainage works on site, full details of a scheme for foul, surface water and land 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.

8. No works shall take place within the site, other than the formation of the site access and first 20m of the internal road, until the off-site highway works have been constructed and fully completed in full accordance with the details approved under Condition 3.

Reason:

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

9. No part of the development hereby approved shall be brought into beneficial use until such time as the parking areas and internal road layout, including all associated access and turning areas, have been laid out in full accordance with the details shown on plan 2132.101 Rev H and the details required by conditions 3, 4 and 5 of this consent. The parking, internal road, 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 TRAN 10 and ENV27 of the Unitary Development Plan.

10. 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, 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.

11. A scheme providing for the fencing of the trees and hedgerows to be retained and showing details of any excavations, site works, trenches, channels, pipes, services and areas of deposit of soil or waste or areas for storage shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development and any site clearance. No development shall be commenced on site until the approved protection scheme has been implemented and the scheme of tree protection shall be so retained on site for the duration of development works.

Reason:

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

12. A landscaping scheme (including the proposed new hedgerows) shall be submitted to and approved in writing by the Local Planning Authority for the housing development hereby approved, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained. The existing hedgerows that are to be retained shall be maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

13. All planting (including the proposed new hedgerow), 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.

14. 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, surface water management, parking for construction workers and commercial vehicle, site materials storage, bunds and compounds and the hours of operation set out within Condition 19. The CEMP will utilise the Considerate Constructors Scheme ([www.considerateconstructorscheme.org.uk](http://www.considerateconstructorscheme.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 CEMP 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.

15. Prior to the commencement of any works within the site or associated with new access, a Construction Traffic Management Plan setting out the hours of delivery, which shall be outside of the peak hours of 8:00am to 9:30am and 4:00pm to 6:00pm on any working day, shall be submitted to and approved in writing with the Local Planning Authority. All construction works shall fully accord with the agreed CTMP and no other local roads shall be used by construction traffic other than that agreed 'Construction Traffic Access Route'

Reason :

In the interests of maintaining highway efficiency and public safety and to comply with the terms of Policy ENV27 of the Unitary Development Plan.

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

17. Prior to the commencement of development, details of the finished levels of the site and slab levels of all dwellings in relation to existing ground levels shall be submitted to and approved in writing by the Local Planning Authority

and the development shall be carried out in full accordance with the approved details.

Reason:

To ensure that visual amenities are safeguarded, and to ensure the development accords with Policies ENV1, ENV4 and ENV27 of the Unitary Development Plan.

18. The development shall be carried out in accordance with the recommendations for mitigation and enhancements within the submitted 'Land to the east of St. Nicholas, Vale of Glamorgan: Ecological Assessment' dated August 2015, 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.

19. 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.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order with or without modification) the dwellings hereby approved on plots 6-12 shall not be extended or altered in any way without the prior written consent of the Local Planning Authority.

Reason:

In the interests of visual amenities of the area and to enable the Local Planning Authority to control the scale of development and to ensure compliance with Policy ENV27 of the Unitary Development Plan.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and the Town and Country Planning (General Permitted Development) Order 1995, (or any Orders revoking or re-enacting those Orders with or without modification), no gates, fences, walls or other means of enclosure (other than those approved by condition 10 of this consent) 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.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwellings hereby approved on plots 6-16 without the prior written consent of the Local Planning Authority with the exception of outbuildings required to serve affordable units to meet the requirements of The Welsh Housing Quality Standard (WHQS), Development Quality Requirements (DQR) or the Code for Sustainable Homes.

Reason:

In the interests of visual amenities of the area and to enable the Local Planning Authority to control the scale of development and to ensure compliance with Policies ENV4 and ENV27 of the Unitary Development Plan.

23. Prior to the first beneficial occupation of any dwelling hereby approved, full details of the public art to be provided on the site, shall be submitted and approved in writing by the Local Planning Authority. The Public Art shall thereafter be implemented on the site in accordance with the approved details no later than 12 months following the substantial completion of the development.

Reason:

To ensure the delivery of Public Art on the site in accordance with the Council's Public Art SPG.

24. Notwithstanding the details shown on the approved plans and the Noise Assessment for Planning Purposes, further details of the noise mitigation measures within the dwellings plots 1-2 and 16-17 as set out with "Noise Assessment for Planning Purposes" report received 15 June 2016, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the mitigatory measures shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwellings on these plots.

Reasons:

In the interests of the amenities of future occupiers of these dwellings in accordance with policies ENV27 and ENV29 of the Development Plan and the advice contained within Technical Advice Note 1: Noise.

25. Notwithstanding the details shown on drawing 2132/101 Rev H and the Noise Assessment for Planning Purposes, further details of the acoustic barrier (including materials) adjacent to plots 14-16 as set out with "Noise Assessment for Planning Purposes" report received 15 June 2016, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the barrier shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwellings on these plots.

Reason:

In the interests of the amenities of future occupiers of these dwellings in accordance with policies ENV27 and ENV29 of the Development Plan and the advice contained within Technical Advice Note 1: Noise.

### Reasons for recommendations

The decision to recommend planning permission has 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 ENV1 (Development in the Countryside), ENV2 (Agricultural Land), ENV10 (Conservation of the Countryside), ENV11 (Protection of Landscape Features), ENV18 (Archaeological Field Evaluation), ENV19 (Preservation of Archaeological Remains), ENV20 (Development in Conservation Areas), ENV27 (Design of New Developments), ENV28 (Access for Disabled People), ENV29 (Protection of Environmental Quality), HOUS 2 (Additional Residential Development), HOUS3 (Dwellings in the Countryside), HOUS8 (Residential Development Criteria), HOUS12 (Affordable Housing), ENV16 (Protected Species), TRAN9 (Cycling Development), TRAN10 (Parking), REC 3 (Provision of Public Open Space for New Developments), REC 6 (Children's Play Facilities) and REC 12 (Public Rights of Way and Recreational Routes) of the Vale of

Glamorgan Adopted Unitary Development Plan 1996-2011, the Supplementary Planning Guidance 'Amenity Standards' and 'Planning Obligations', Planning Policy Wales (Edition 8, 2016) and Technical Advice Notes 1 – Joint Housing Land Availability Studies, 2 – Planning and Affordable Housing, 5 – Nature Conservation and Planning, 11 – Noise, 12 – Design, 16 – Sport, Recreation and Open Space, 18 – Transport, and 22 – Sustainable Buildings; it is considered that the proposals are acceptable, subject to conditions, by virtue of the appropriate layout, design and scale of the development, with suitable means of access and parking, and no significant impact on neighbours amenities which overall constitutes an acceptable form of residential development. Furthermore, the proposals include acceptable levels of ecological mitigation and the development would not unacceptably impact upon the adjoining St. Nicholas Conservation Area or countryside. The proposals therefore comply with the relevant national planning policies and supplementary planning guidance.

**2016/00027/FUL** Received on 4 February 2016

(P. 255)

Mr. D. Radcliffe, Green Valley Farm, Trerhyngyll, Vale of Glamorgan, CF71 7TN  
Mr. Andrew Parker, Andrew Parker Associates, The Great Barn, Lillypot, Bonvilston, CF5 6TR

### **Green Valley Farm, Trerhyngyll**

Demolition of agricultural shed. Proposed 3 bedroom detached dwelling

RESOLVED – T H A T, subject to the relevant person(s) first entering into a Section 106 Legal Agreement or undertaking to include the following necessary planning obligations:

- An off-site contribution of £42,200.80 towards affordable housing, representing 40% of providing for a single affordable housing unit.
- Pay the Council's standard administration fee for negotiating, monitoring and implementing the terms of the Section 106 agreement.

**APPROVED subject to the following condition(s):**

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

Reason:

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

2. The development shall be carried out in accordance with the following approved plans and documents: 625/P/20A, 625/P/20A and 625/P/22A, all received 26 October 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. 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 prior to the first beneficial occupation of the dwelling hereby approved.

Reason:

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

4. 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, and the means of enclosure shall be implemented in accordance with the approved details prior to the development being put into beneficial use.

Reason:

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

5. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. 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.

6. Notwithstanding the submitted information and prior to their use in the construction of the development hereby approved, a schedule 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 Policies HOUS 2, HOUS 8 and ENV27 of the Unitary Development Plan

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order), no gates shall be erected at the vehicular entrance to the site without the prior grant of planning permission by the Local Planning Authority.

Reason:

In the interests of highway safety and in accordance with policy ENV 27 of the Unitary Development Plan.

8. Prior to the first beneficial occupation of the dwelling hereby approved, a visibility splay of 2m x 20m to the north and 2m x 20m to the south shall be formed at the vehicular access, with no obstructions (including the existing stone wall) or planting exceeding 0.6m within these visibility splays; and the first 10m of the access road from the highway shall be surfaced in a bound material. The vision splays shall be maintained in perpetuity following the first beneficial use of the dwelling hereby approved.

Reason:

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

9. 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 625/P/20A 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 TRAN 10 and ENV27 of the Unitary Development Plan.

### Reasons for recommendations

The decision to recommend planning permission has 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 ENV27 (Design of New Developments), HOUS2 (Additional Residential Development), HOUS8 (Residential Development Criteria) and TRAN 10 (Parking) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, it is considered that the proposals are acceptable, by reason of their appropriate design, materials and scale, with no detrimental impact to the rural character of the area or the amenities of neighbouring occupiers. The proposals therefore comply with the relevant planning policies and supplementary planning guidance.

**2016/00645/FUL** Received on 14 June 2016

(P. 269)

Mr. B. Cole c/o Agent

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

**Ty Broc Parc Farm, Parc Farm Lane, St Donats**

Conversion of existing barns to 4 holiday lets with associated parking

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: C209/AL(0)21 P5, C209/AL(0)22 P3, Bat Survey Report (TerrAqua);

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 units of accommodation hereby approved shall be used or occupied solely as holiday accommodation and not as permanent dwellinghouses.

Reason:

The site is not suitable for permanent residential accommodation, which would be contrary to the Council's adopted policies and national guidance, and to ensure compliance with Strategic Policy 2 and Policies ENV1, HOUS 3 and ENV27 of the Unitary Development Plan.

4. A register of the names and addresses of all occupiers of the holiday lets hereby approved, including the dates of occupancy of the accommodation hereby approved shall be made available for inspection by the Local Planning Authority within two weeks of the Local Planning Authority making a request in writing to inspect the register.

Reason:

To enable the Local Planning Authority to control the nature of the use in accordance with Policy ENV1 and HOUS 3 of the Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order with or without modification) the holiday let accommodation 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 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 area, including all associated access and turning areas, have been laid out in full accordance with the details shown on C209/AL(0)22 P3. 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 serve the tourism use, and to ensure compliance with the terms of Policies TRAN 10 and ENV27 and Strategic Policy 6 (Tourism) of the Unitary Development Plan.

7. Notwithstanding the submitted details, further details of a scheme for foul and surface water drainage, to include details of any septic tank to be used and its capacity, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site. The approved scheme shall be fully implemented in accordance with the approved details prior to first beneficial occupation of any of the holiday lets hereby approved.

Reason:

To protect the integrity, and 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 details, further details of all new windows, rooflights (which shall be flush fitting), doors, eaves and rainwater goods, including sections to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority, prior to their use in the development. The development shall be constructed in full accordance with the details as agreed and thereafter so maintained at all times.

Reason:

In the interests of local visual amenities and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

9. Prior to their use in the development hereby approved, samples of the new roofing slates, stonework and any other external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall at all times thereafter be constructed and maintained in accordance with the approved samples.

Reason:

In order to protect the character of the barns and to ensure compliance with Policies ENV8 and ENV27 of the Unitary Development Plan.

10. 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 first beneficial occupation of any unit, 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.

11. Information regarding the voluntary one-way system, based on that submitted on the 19 October 2016, shall be distributed to all customers of the holiday lets hereby approved prior to their arrival and shall be operated at all times by customers of the holiday accommodation.

Reason:

To ensure a suitable access arrangement to the site in accordance with the adopted Unitary Development Policy ENV 27.

### Reasons for recommendations

The decision to recommend planning permission has 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, 6, 8, ENV1 – Development in the Countryside; ENV5 – Glamorgan Heritage Coast; ENV8 – Small Scale Rural Conversions; ENV16 – Protected Species; ENV17 – Protection of the Built and historic Environment; ENV27 – Design of New Developments; ENV28 – Access for Disabled People; and TRAN 10 (Parking), of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the SPG ‘Conversion of Rural Buildings’ and the advice within Planning Policy Wales and the above Technical Advice Notes, it is considered that the proposed change of use to holiday lets and associated alterations would be acceptable in principle and in terms of design, residential amenity and highway safety.

**2016/00987/FUL** Received on 15 August 2016  
(P. 296)

Ms. Rhiannon Birch and Mark Wilson, 9 Grove Place, Penarth, CF64 2LB  
Mrs. Susan Rosser 20 Duffryn Road, Cyncoed, Cardiff, CF23 6NP

### **9 Grove Place, Penarth**

To provide a rear single storey extension. To improve kitchen living accommodation

#### 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: 665P04 Proposed Elevations, 665P10 Side Elevation and 665P03 Proposed Ground Floor Plan.

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.

#### Reasons for recommendations

The decision to recommend planning permission has 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 Policy ENV27 'Design of New Developments' of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, approved Supplementary Planning Guidance 'Amenity Standards' and national guidance contained within Planning Policy Wales (Edition 8, 2016), and TAN12 'Design' the proposal is considered to represent an acceptable form of extension to the existing dwelling that will not adversely impact the character of the dwelling, the visual amenity of the surrounding area or the residential amenities of the neighbouring dwellings.