

No.

## PLANNING COMMITTEE

Minutes of a meeting held on 15<sup>th</sup> June, 2017.

Present: Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors J.C. Bird, L. Burnett, Mrs. C.A. Cave, Mrs. P. Drake, N.P. Hodges, Dr. I.J. Johnson, P.G. King, M. Lloyd, Mrs. R. Nugent-Finn, A.C. Parker, R.A. Penrose, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson and E. Williams.

Also present: Councillor G. John.

### MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 27<sup>th</sup> April, 2017 be approved as a correct record.

### DECLARATIONS OF INTEREST –

Councillor Mrs. C.A. Cave	Agenda Item No. 11 – Planning Application No. 2016/00946/FUL – the nature of the interest was the Member's spouse was an employee of the applicant.
Councillor Dr. I.J. Johnson	Agenda Item No. 11 – Planning Application Nos. 2016/00946/FUL, 2016/01092/FUL and 2016/00082/FUL – the nature of the interest was that the Member was a member of Barry Town Council's Planning Committee who had been consulted on the applications and that he had no interest in these matters.
Councillor V.P. Driscoll	Agenda Item No. 11 – Planning Application Nos. 2016/00946/FUL – the Member's spouse owned a property in the vicinity of the application site.
Councillor A.C. Parker	Agenda Item No. 11 – Planning Application No. 2017/00086/FUL – the nature of the interest was that the Member had been employed as the architect for the original development proposal.

\* Note that Councillors Cave, Driscoll and Parker vacated the room whilst the relevant applications pertaining to them were under consideration by the Committee.

PUBLIC RIGHTS OF WAY SUB-COMMITTEE (MD) –

The Committee was required to confirm the reappointment of the above Sub-Committee at its first meeting in each Municipal year.

It was noted that the Sub-Committee (comprising five Members) was included in the “Political Balance” table which was used at the Annual Meeting on 24<sup>th</sup> May, 2017 in terms of the appointment of Committees generally. Consequently, one of the adjustments made by the Plaid Cymru Group was not to take up their place on the Sub-Committee and as a result, the membership of the Sub-Committee would comprise three Members of the Conservative Group, one Labour Group Member and one Llantwit First Independent Group Member.

It was further noted that prior to the above Annual Meeting, the respective Group Leaders provided the following names of Members to be appointed to the Sub-Committee:

- Conservative Group - Councillors Ben Gray, Andrew Parker and Bob Penrose
- Labour Group - Councillor Margaret Wilkinson
- Llantwit First Independent Group - Councillor Edward Williams.

For the benefit of the Committee’s information the Terms of Reference of the Sub-Committee were as follows:

- (1) To consider and determine under delegated powers applications for Footpath Orders made under Sections 25, 26, 118 and 119 of the Highways Act 1980 and Orders made under Sections 53(3)(b), 53(3)(c) and 54 of the Wildlife and Countryside Act 1981 in respect of modifications of the Definitive Map.
- (2) To consider and determine under delegated powers applications for Footpath and Bridleway Orders affected by development under Section 257 of the Town and Country Planning Act 1990 where opposition which has been raised as a result of pre-order consultation remains unresolved.

Having considered the matter, it was

RESOLVED –

- (1) T H A T the Public Rights of Way Sub-Committee, comprising five Members, be reappointed.
- (2) T H A T the membership and Terms of Reference of the Sub-Committee for the Municipal year 2017/18 be as set out in paragraphs 4 and 5 of the report.

Reason for decisions

- (1&2) To facilitate decision making.

No.

SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the sites indicated below on 27<sup>th</sup> April, 2017 be noted:

Apologies for the all Site Visits [(a) to (c)] were received from Councillors Mrs. M.E.J. Birch, L. Burnett, Mrs. P. Drake, E. Hacker, H.C. Hamilton, Mrs. V.M. Hartrey, A Parker and Mrs. M.R. Wilkinson.

Apologies for Sites (a) and (b) only were received from Councillor H.J.W. James.

Apologies for Sites (b) and (c) only were received from Councillor J. Drysdale.

Apologies for Site (c) only were received from Councillor J.C. Bird.

(a) Cottrell Lodge, St. Nicholas	Councillor F.T. Johnson (Chairman); Councillors J.C. Bird, J. Drysdale, R.A. Penrose and A.G. Powell.  Also present: Councillor K.P. Mahoney
(b) Meadowlands Estate, Drope Road, The Drope	Councillor F.T. Johnson (Chairman); Councillors J.C. Bird, R.A. Penrose and A.G. Powell.  Also present: Councillor K.P. Mahoney
(c) Cosmeston Medieval Village, Cosmeston Country Park, Lavernock Road, Penarth	Councillor F.T. Johnson (Chairman); Councillors H.J.W. James, R.A. Penrose and A.G. Powell  Also present: Councillors K.P. Mahoney and A.C. Williams

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 approved Building Regulation Applications as listed in the report be noted.

(2) T H A T the refused Building Regulation Applications as listed in the report be noted.

(3) T H A T the servicing of Notices under Building (Approved Inspectors Etc.) Regulations 2000, as listed in the report be noted.

No.

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 as determined under  
the above 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

2011/00579/1/N MA	A	Highlight Cottages, Highlight Farm, Highlight Lane, Barry	Non material amendment - Conversion of a farm outbuilding to holiday accommodation.
2012/00609/1/N MA	A	Plot adjacent to 14, Fitzhamon Avenue, Llantwit Major	Non-Material Amendment - To remove Conditions 9, 10 and 11 (Code for Sustainable Homes).
2013/00884/2/N MA	A	Land West of Port Road, Wenvoe	Non-material Amendment- Seeking an extension of time to Condition 2 for a one year period. Residential development for up to 140 dwellings with associated access, estate roads and public open space at Land to the West of Port Road, Wenvoe.

No.

2015/00249/1/N MA	A	Land to the East of St. Nicholas, St. Nicholas	Non material amendment - Development of 100 houses and associated open space, vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville at land to the East of St. Nicholas.
2015/00506/1/N MA	A	1, Cae Rex, Llanblethian, Cowbridge	Non-Material Amendment- Revised proposed spot levels varied from original scheme plans. Single storey extensions to rear and side, engineering works to garden levels, dormers to front and rear and retention of retaining wall.
2015/00601/3/N MA	A	Land to the West of Port Road, Wenvoe	Non material amendment - Reserved Matters for part of site (relating to Outline consent 2013/00884/OUT) for a site total of 132 dwellings and associated landscaping and works at Land to the West of Port Road, Wenvoe.
2015/00662/2/N MA	A	Land to the East of Mink Hollow, St. Nicholas	Non material amendment - Variation of Conditions 24 and 25 - Proposed residential development for 17 dwellings and associated highway and ancillary works.
2015/00744/1/N MA	A	Bassett Road, Sully	Non-Material Amendment - inclusion of a basement storey and alterations to ground floor plan. Planning permission 2015/00744/FUL: Two detached houses.

No.

2015/00859/2/N MA	A	Corntown Farm, Corntown	Non material amendment - Construction and operation of a solar photovoltaic farm including site access, internal service roads, perimeter fencing, inverter and transformer stations, below ground cabling, CCTV, substations, internal access road and landscaping / biodiversity enhancements.
2015/01503/2/N MA	A	4, Victoria Avenue, Penarth	Non material amendment-Relocation of rooflights to rear elevation. Two and single storey extension.
2016/00181/1/N MA	A	Secret Garden, Ty Mawr, Llanbethery	Non-Material Amendment-Variation of Condition 6 of planning application 2016/00181/FUL for the erection of a detached single storey dwelling, to allow internal south facing garden wall to be demolished and rebuilt in accordance with the revised drawing.
2016/00312/1/N MA	A	5, Fferm Goch, Llangan	Non-material Amendment - Demolition of single storey utility room and pantry. Erection of two storey rear extension. Erection of single storey front extension.

No.

2016/00329/1/N MA	A	10, Church Street, Llantwit Major	2016/00329/FUL to change of use of the ground floor retail premises to residential in order to form a single dwelling house. Non Material Amendment application relates to Condition 4 to amend the wording to allow for details of stonework to be approved retrospectively.
2016/00525/FUL	R	Upper Langcross Farm, Gower Road, Leckwith	Agricultural workers dwelling.
2016/00529/FUL	A	Upper Langcross Farm, Leckwith	The proposed development is for a livestock shed.
2016/00530/FUL	A	Upper Langcross Farm, Leckwith	The proposed development is for a livestock shed.
2016/00570/FUL	A	Site at Boverton Road, Boverton	Proposed detached bungalow retaining field access and public footpath.
2016/00639/FUL	R	Kia Ora, 2, Cold Knap Way, Barry	Proposed demolition of substandard bungalow and construction of 2 No. 4 bedroom dwellings.
2016/00715/1/N MA	A	2, Brig y Don Hill, Ogmore By Sea	Non-material Amendment - Amendment to Condition 4 of Planning Permission 2016/00715/FUL to allow for non-obscured glazing above 1.8m from the internal floor level and provision of an additional roof light to the front elevation. Proposed loft extension and single storey side extension.

No.

2016/00890/1/N MA	A	Super Hangar, Aerospace Business Park, St. Athan	Non-material Amendment - Minor alterations to configuration of internal layouts and elevations. Minor alterations to external works proposals. Phase 1 building operations, comprising the conversion and alteration of the northern part of the existing support building to provide upgraded reception areas, offices, meeting rooms, kitchen, staff cafeteria and exhibition area together with changes to external circulation and parking, and landscaping.
2016/00997/1/N MA	A	4, Ffordd Sealand, Waterfront, Barry	Non-material Amendment- Changing from face brick work to exterior, to a coloured render coat system in light grey. Single extension to back of house, no change of use.
2016/01164/1/N MA	A	1, Four Acre, Llantwit Major	Non material amendment - Two storey side extension.
2016/01223/FUL	A	32, Fairfield Rise, Llantwit Major	Retention and completion of single storey rear extension to accommodate new kitchen/ dining room and ancillary works including raised patio, driveway and fencing.
2016/01250/FUL	A	Tudor Lodge, Bonvilston	Construction of a retaining boundary wall.
2016/01267/1/N MA	A	Land off Station Terrace, East Aberthaw	Reposition of house plot 2, Planning permission re 2016/01267/FUL Proposed development of the site for 2 new build, detached houses.



No.

2016/01268/FUL	A	Tudor Lodge, Bonvilston	Retention of building as erected.
2016/01290/1/N MA	A	Arno Quay, Barry Waterfront, Barry	Non material amendment Development of the site known as Arno Quay for residential development and associated infrastructure works, parking, and landscape at Arno Quay, Barry Waterfront, Barry.
2016/01311/1/N MA	A	72, Clos yr Wylan, Barry	Non-Material Amendment - Removal of existing ground floor window and repositioning along the same gable wall and same level. Existing opening to be infilled to match existing render finish. Planning permission ref: 2016/01311/FUL: Removal of 2 windows on front elevation (rhs) including central pier including blockwork below to dpc and insertion of 4 panel bi-fold door(s) to width of 3.6m x 2.1m height in white upvc with clear glazing to match existing building finishes. Insertion of 2 additional windows to South East Elevation to dimensions of 1.2 x 1.2 with 550 wide central pier and cill height of 900mm ADPC. Windows to be white UPVC with clear glass to match existing.
2016/01423/FUL	A	45, Althorp Drive, Penarth	Proposed demolition of garage and replacement with single storey flat roof store room and office.

No.

2016/01444/FUL	A	Garden attached to 1, Treharne Road, Barry	Proposed demolition of existing outbuilding and garage and erection of 2 no. new cottages.
2016/01457/FUL	A	40, Millbrook Road, Dinas Powys	Construction of new two storey side and rear extensions.
2016/01462/FUL	A	Ridgebrook, Colwinston	Conversion of garage into Granny Annexe.
2016/01464/LBC	O	Llansannor Court. Llansannor	Remove roof structure to garage. Demolish two brick walls to garage. Leave and repair existing stone walls to existing walled garden, currently part of the garage.
2016/01467/FUL	A	33, Station Road, Penarth	Proposed conversion and loft conversion to existing property to form 2 self-contained dwellings.
2016/01479/OUT	R	Land to the West of Cherry Acre, Llangan	Residential development (2 no. detached dormer bungalows).
2016/01533/FUL	A	Maltsters Cottage, Factory Road, Llanblethian, Cowbridge	New hipped roof to rear annexe, addition of one roof light on the rear roof slope, new porch/wc extension to side with double gates.
2017/00015/FUL	A	Ashleigh. Llangan	Alterations and 1st floor extension to house and demolition of existing studio/garage and construction of new annexe.

No.

2017/00019/FUL	A	1, The Old Yard, Bromfield Place, Penarth	Single storey extension across the back of the property to replace existing glass conservatory with brick and render. approximately 5m wide (the width of the existing back wall) and 3.2m out (0.2m further than existing conservatory).
2017/00024/FUL	A	Tudor Lodge, A48, Bonvilston	Retention of building.
2017/00042/RG3	A	Docks Office, Subway Road, Barry	Excavation of existing embankment to install new retaining wall and concrete base for the provision of a new containerised biomass boiler and associated works. 1,800mm high steel palisade fence with lockable gates, all painted dark green.
2017/00049/FUL	A	26, Wordsworth Avenue, Penarth	Two storey rear extension hip to gable roof extension single storey side and rear extension and alterations works.
2017/00050/FUL	A	21, Birch Grove, Barry	The demolition of an existing lean to extension with the replacement of a new lean to extension with 4 no. roof lights.
2017/00061/FUL	R	10A, Pembroke Terrace, Penarth	Retention of rear fire escape platform and staircase.
2017/00064/FUL	A	Morfa Farm, Morfa Lane, Llantwit Major	Change of use of existing annex with living accommodation to use as a holiday let.

No.

2017/00074/FUL	A	The Railway Hotel, Plymouth Road, Penarth	Taking down and rebuilding of stone boundary wall and associated piers.
2017/00076/FUL	A	4, Oakfield Road, Barry	Proposed ground floor utility and sitting room and first floor bedroom and en suite extension.
2017/00084/FUL	A	Barns at West Aberthaw Farm, Aberthaw	Change of Use to C2. Site to be used for residential care of children and adults with additional needs related to ASD, to include 5 self-contained residential units and shared residential unit.
2017/00087/FUL	A	27, High Street, Cowbridge	Works to existing building to include: extension to cover existing external area and removal of section of North wall internally.
2017/00090/FUL	A	18, Speedwell Drive, Rhoose	Removal and replacement of garage to front of property.
2017/00091/FUL	A	10, Knowbury Avenue, Penarth	Variation of condition 6 of previous application 2016/01247/FUL for Proposed entrance porch and two storey side and rear extension. New raised deck to rear. Proposed timber boarding to existing front gable and replacement windows.
2017/00092/FUL	A	1, Heol y Dryw, Rhoose	Conservatory extension to rear elevation.

No.

2017/00097/FUL	A	22, Mill Road, Dinas Powys	Extensions, adaptations and minor extensions at ground floor to create new kitchen / family room.
2017/00098/FUL	A	Ivy Cottage, 31, Station Road, Dinas Powys	Demolition of existing single storey extensions and the construction of a proposed 2 storey and single storey extension.
2017/00100/FUL	A	21, Britten Road, Penarth	Proposed erection of rear dormer extension.
2017/00103/FUL	A	Longlands Quarry, Corntown Road, Corntown	Removal of condition 25 on 2005/00472/FUL.
2017/00106/PND	A	U.W.C. Atlantic College, St. Donats Castle, Llantwit Major	Re-provision of estate maintenance yard following its demolition to allow the building of new sports hall.
2017/00107/FUL	A	Ty Chwarel, Castleton Road, St. Athan	Proposed ménage.
2017/00108/FUL	A	20, Whittan Close, Rhoose	Two storey extension to side of property.
2017/00110/LBC	A	27, High Street, Cowbridge	Works to existing building to include: extension to cover existing external area and removal of section of North wall internally.
2017/00111/FUL	A	Chantry House, Church Lane, Llantwit Major	Renovation to the existing Grade 2 listed cottage and adjacent stone outbuilding within its curtilage. Extension of the existing dwelling to provide single story living and sleeping accommodation and associated landscaping.

No.

2017/00115/FUL	A	The Vines, Llanbethery	Variation of Condition 1-Standard 5 Year Time Limit. Erection of 2 storey rear extension following demolition of existing rear extension.
2017/00116/FUL	A	12, Morningside Walk, Barry	Proposed rear extension.
2017/00117/FUL	A	1a, Regent Street, Barry	Conversion of part ground floor and upper floor into four self-contained flats with shopfront alterations and external alteration.
2017/00119/FUL	A	Meadow View, 23, Pwll y Min Crescent, Peterston Super Ely	Conversion from existing the bedroom detached house to five bedroom detached house.
2017/00121/FUL	A	21, Clevedon Avenue, Sully	New roof design to existing porch. New balcony to garden elevation.
2017/00122/FUL	A	24, Archer Road, Penarth	Demolition of existing flat roof garage and build new one.
2017/00123/LAW	A	24, The Verlands, Cowbridge	Small rear single storey extension to form a dining area opening to existing terrace.
2017/00124/FUL	A	Friendship, Higher End, St. Athan	Two storey side extension and internal alterations.
2017/00132/FUL	R	44, Amherst Crescent, Barry	Decking to front of property.
2017/00133/FUL	A	3, Petrel Close, Penarth	Single storey rear extension.
2017/00134/LAW	A	56, Windsor Road, Penarth	Use of existing car showroom as retail Use Class A1.

No.

2017/00137/FUL	A	133, Plassey Street, Penarth	Proposed roof extension and single storey rear extension.
2017/00138/FUL	A	5, Old Port Road, Wenvoe	Flat roof dormer to rear of property with a rear single storey extension and out houses.
2017/00139/FUL	A	Aldworth, Pen Y Turnpike Road, Dinas Powys	Rear single storey extension and alterations to garage.
2017/00143/FUL	A	Fonmon Castle, Fonmon	Seasonal change of use of part of curtilage (April to October inclusive) to permit erection of marquee in connection with wedding receptions / social events.
2017/00144/ADV	A	Unit 2, Culverhouse Cross Retail Park, Culverhouse Cross	This application seeks advertisement consent for the erection of six signs at the approved store (Planning Permission 2016/00107/FUL) of which five would be illuminated and one non-illuminated.
2017/00145/FUL	A	46, Westward Rise, Barry	Demolish existing garage. Construct new single storey lean to extension to rear of property.
2017/00146/FUL	A	2, Knowbury Avenue, Penarth	Construct new double garage and single storey extension to side of existing house.
2017/00156/FUL	A	The Glen, Sully Road, Penarth	New detached garage.
2017/00160/FUL	A	Hunters Gate, 2, Ash Park, Ystradowen	Proposed garden room to rear of property.

No.

2017/00161/FUL	A	40, Westward Rise, Barry	To construct to rear and side of dwelling new sun lounge and utility room extension with internal alterations.
2017/00167/FUL	A	50, Port Road East, Barry	Extension above existing flat roof, rear of house.
2017/00168/FUL	A	43, The Verlands, Cowbridge	Proposed first floor side extension over existing double garage.
2017/00170/FUL	A	Crossways House, Crossways, Cowbridge	Erection of a private covered swimming pool with associated facilities.
2017/00171/FUL	A	15, Birch Grove, Barry	Proposed double storey side extension. Taking up front lawn to extend parking area.
2017/00175/FUL	A	19, Boverton Brook, Boverton, Llantwit Major	Outbuilding to rear garden.
2017/00177/FUL	A	62, Celtic Way, Rhoose	First floor side extension.
2017/00181/FUL	A	Bijou Play Centre, 48a, Eastgate, Cowbridge	Vary Conditions 3 and 6 of 2011/00348/FUL.
2017/00184/LAW	A	19, Nailsea Court, Sully	Loft conversion with HIP to gable and rear dormer.
2017/00186/FUL	R	3, Broad Street, Barry	Alteration of condition 2008/00859/FUL to allow late night opening on Friday and Saturday - from 2am to 3:30am.
2017/00187/FUL	A	The Old Village Shop, Carreg Wen, Bonvilston	Proposed retention of A1 and A3 use village shop and café.



No.

2017/00189/LBC	A	Chantry House, Burial Lane, Llantwit Major	Renovation to the existing Grade 2 listed cottage and adjacent stone outbuilding within its curtilage. Extension of the existing dwelling to provide single story living and sleeping accommodation and associated landscaping.
2017/00190/LBC	A	West Aberthaw Farm, West Aberthaw	Change of Use to C2. Site to be used for residential care of children and adults with additional needs related to ASD, to include 5 self-contained residential units and shared residential unit.
2017/00192/FUL	A	12, Heol Gwerthyd, Pencoedtre Village, Barry	Erection of garden decking to the rear of the property.
2017/00193/FUL	A	90, Brookfield Avenue, Barry	Construction and maintenance of temporary link road between Brookfield Avenue and Priory Gardens, Barry.
2017/00194/FUL	A	1, Cwrt Pencoedtre, Barry	Outbuilding.
2017/00195/FUL	A	5, Plas Gwernen, Barry	To expand the first floor to the same footprint as the ground floor. This will make a 4 bedroom with en suite and family bathroom on the first floor, no change to the ground floor.
2017/00196/FUL	A	La Cucina, 51, Holton Road, Barry	Shop front and facade refurbishment and alterations.
2017/00197/LBC	A	24, Archer Road, Penarth	Demolition of existing flat roof garage and build new one.

No.

2017/00198/FUL	A	66, Wordsworth Avenue, Penarth	Single storey extension to side and rear.
2017/00199/ADV	A	HSBC, 61, High Street, Cowbridge	1 no. fascia sign, 1 no. projecting roundel.
2017/00201/FUL	A	33, Millfield Drive, Cowbridge	Two storey extension to the side of house and single storey extension to rear of house.
2017/00202/RG3	A	Romilly Primary School, Romilly Road, Barry	Works to include the construction of a permanent teaching block comprising four class spaces with relevant facilities, demolition of two timber demountable units, hard landscaping to create a new external recreation space and associated ground.
2017/00203/FUL	A	Rosedew Farm, Beach Road, Llantwit Major	Installation of a 17.5m column mast accommodating three no. antennas and two no. dishes together with two no. cabinets within a fenced compound at Acorn Farming (east of toilet block).
2017/00204/FUL	A	129, St. Davids Crescent, Penarth	Single storey rear extension to create open plan kitchen, living, dining. Dormer loft conversion to create a double bedroom with en suite.
2017/00205/FUL	A	The Cider Barn, Crossways, Cowbridge	Concrete hardstanding outside agricultural building.

No.

2017/00206/FUL	A	110, Stanwell Road, Penarth	Demolition of existing rear single storey flat roof extension and erection of new single storey flat roof extension.
2017/00211/FUL	A	25, Uplands Crescent, Llandough	Two storey side extension.
2017/00213/LAW	A	6, St. Quentins Close, Llanblethian, Cowbridge	Single storey extension to the rear.
2017/00215/FUL	A	White Cottage, Graig Penllyn	Extension of annex/former garage (retrospective permission).
2017/00216/FUL	A	Land to the rear of The Three Golden Cups Public House, Southerndown	Variation of Condition 2 of consent 2014/00446/FUL to allow the siting of up to 10 campervans within a designated area.
2017/00217/ADV	A	HSBC, 1, Herbert Terrace, Penarth	Replacement of the existing HSBC signage with HSBC UK equivalents. To comply with the current nationwide rebranding programme.
2017/00218/RG3	A	Holton Primary School, Holton Road, Barry	Application for construction of a waterproof umbrella canopy to provide shade and shelter, within the grounds of Holton Primary School.
2017/00219/FUL	A	78, Millfield Drive, Cowbridge	Retention of first floor side facing window.
2017/00221/FUL	A	18, Porfa Ballas, Rhoose	Erection of a galvanised steel bow top fence to contain the garden.

No.

2017/00222/LBC	A	HSBC, 61, High Street, Cowbridge	Replace external signage like or like including fascia sign, projecting sign, branch nameplate and branch opening hour signs.
2017/00223/FUL	A	110, Redlands Road, Penarth,	Flat roof dormer extension. Rear single storey kitchen / day room extension. Entrance porch and garage to replace existing.
2017/00224/FUL	A	Trevellian, Ham Lane South, Llantwit Major	Removal of existing shed. Proposed single storey extension to form granny annexe.
2017/00225/LAW	A	Little Hamston, Dyffryn	Extension to the rear of the house which falls under permitted development.
2017/00226/FUL	A	68, Dochdwy Road, Llandough	Extended porch with new wet room and cloak room. New pitched roof over porch and adjacent garage.
2017/00227/FUL	A	Twmbarlwm, Grove Road, Llandow	Renewal of application 2012/00114/FUL.
2017/00232/FUL	A	Downs Filling Station, Stalling Down	The retention of an ATM installed in a new purpose built steel secure room with steel floor plate to the left of the shop front as viewed from the outside.
2017/00233/FUL	A	1, Woodbine Cottages, Peterston Super Ely	Demolition of existing rear single storey extension and rebuilding of new single storey extension.
2017/00234/FUL	A	178, Colcot Road, Barry	Two storey side extension / single storey to front.

No.

2017/00235/FUL	A	1, Plas Taliesin, Penarth	Proposed ground floor extension with balcony over and alteration works to front and rear elevations.
2017/00236/PNO	A	Cadoxton Railway Station	Proposed construction of an access for all footbridge incorporating lifts.
2017/00238/FUL	A	79, Cornerswell Road, Penarth	Single storey rear extension and part raised patio area. Alterations to existing outbuilding including covered area and wall to lane raised in height complete with new larger door access to lane.
2017/00239/FUL	A	40, Stanwell Road, Penarth	Replacement windows.
2017/00240/FUL	A	2, Caynham Avenue, Penarth	Single storey rear extension, two storey side extension and central entrance bay, integral single storey replacement garage.
2017/00245/FUL	A	12, Westward Rise, Barry	Single storey extension and side porch.
2017/00246/FUL	A	6, Fonmon Road, Rhoose	Proposed rear extension.
2017/00247/FUL	A	125, Wordsworth Avenue, Penarth	Single storey side / rear extension. Existing garage removed.
2017/00248/FUL	A	5, Grange Avenue, Wenvoe	Demolition of existing flat roof extension and the proposed rear extension.
2017/00249/FUL	A	15, Celtic Way, Rhoose	Single storey rear extension.

No.

2017/00250/FUL	A	218, Holton Road, Barry	The retention of an ATM installed through existing glazing to the right hand side of the shop front. Replacing part of the existing glazing with white laminate composite security panel incorporating the ATM fascia with a black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround (286.478cd/m).
2017/00252/FUL	A	The Granary, Llangan	Demolition of existing outbuilding and its replacement with a similar outbuilding to be used as an office / occasional guest bedroom and associated works.
2017/00254/FUL	A	Nant y Coed, Peterston Super Ely	Ground floor rear extension, two storey side extension and loft conversion with raised eaves and ridge and side dormer.
2017/00259/ADV	A	Downs Filling Station, Stalling Down, Cowbridge	Retention of ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround.
2017/00261/FUL	A	Ty Frandy, Curnix Farm, Cuckoo Mill Lane, Moulton	Proposed agricultural barn to house turkeys / chickens, feed, hay/straw and equipment.

No.

2017/00263/FUL	A	33, Westbourne Road, Penarth	Single storey extension to side / rear. Demolition of existing garage to be replaced by a new double garage with playroom.
2017/00266/FUL	A	22, Hastings Avenue, Penarth	Proposed single storey rear extension.
2017/00268/ADV	A	218, Holton Road, Barry	The retention of an ATM installed through existing glazing to the right hand side of the shop front. Replacing part of the existing glazing with white laminate composite security panel incorporating the ATM fascia with a black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround (286.478cd/m).
2017/00270/FUL	A	70, St. Davids Crescent, Penarth	Two storey rear and ground floor side extensions.
2017/00271/FUL	A	Tudor Lodge, A48 Bonvilston, Bonvilston	Double storey rear extension to provide new kitchen/dining space at ground floor and new master bedroom at first floor.
2017/00272/FUL	A	42B, Salop Place, Penarth	Retrospective application for small rear extension to increase kitchen area.
2017/00275/FUL	A	Eryl Surgery, Station Road, Llantwit Major	New window on existing elevation and new rooflight on corridor flat roof bridging the two surgery buildings.

No.

2017/00276/FUL	A	6, Regency Close, Llantwit Major	Porch.
2017/00277/FUL	R	1, Bungalow, Waycock Road, Barry	New single storey front extension comprising: living room, kitchen and a double garage.
2017/00280/FUL	A	Foxglove Cottage, 1, Castle Mews, Llanblethian, Cowbridge	Single storey orangery to rear of property and associated works.
2017/00281/FUL	A	Corntown Country Inn, Corntown	Alterations to existing public house, including the erection of an external staircase, a UPVC roof turret, new opening, the replacement of an existing timber shed and extension to the bottle store.
2017/00283/FUL	A	35, Victoria Road, Barry	Conversion of attic space to provide 2 new bedrooms (to include 2 dormers). Convert existing outhouse lean-to into internal shower room / wc.
2017/00286/FUL	A	14, Manor Park, Llantwit Major	Single storey pitched roof side extension.
2017/00287/FUL	A	8, Church Place South, Penarth	First floor side extension and alterations.
2017/00295/FUL	A	7A, Broadway, Cowbridge	To convert the garage in to another sitting room. An internal door is to be created from the kitchen creating the entrance in to the garage. The garage door is to be replaced and have windows fitted.
2017/00296/FUL	A	9, Grange Close, Wenvoe	Proposed single storey garden structure.



No.

2017/00298/ADV	A	Downs PFS, Stalling Down, Cowbridge	2 No. illuminated shop fascia signs. 1 No. illuminated totem sign. 3 No. illuminated canopy fascia signs.
2017/00321/LAW	A	8, Rutland Close, Highlight Park, Barry	Convert existing garage for use as dining room and partition to create utility room / wc.
2017/00325/FUL	A	Elmlea, Abbey Road, Ewenny	Retention of dormers with glazed balconies and rendering of property.

APPEALS (HRP) –

RESOLVED –

- (1) T H A T the planning appeals received as listed in the report be noted.
- (2) T H A T the planning appeals decisions as detailed in Section (c) of the report be noted.
- (3) T H A T the statistics in Section (c) of the report be noted.
- (4) T H A T the statistics relating to Appeals for the period 1<sup>st</sup> April, 2017 to March 2018 as detailed within the report be noted.

TREES (HRP) –

- (i) Delegated Powers –

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

**Decision Codes**

A - Approved  
E Split Decision  
R - Refused

No.

2016/01436/TPO	A	Land at The Bay Caravan Park, St. Marys Well Bay Road, Swanbridge	Removal of 1 Holm Oak and reduction and shaping a further Holm Oak in TPO no. 06 1952 and/or TPO No. 06, 2006.
2017/00127/TPO	A	St. Bleddian Church, Church Road, Llanblethian, Cowbridge	Various works to trees within TPO No. 07 1973.
2017/00147/TPO	R	2, Merevale, Dinas Powys	Remove Sycamore tree in rear garden - TPO No. 14 1973.
2017/00148/TPO	R	3, Merevale, Dinas Powys	Reduce Chestnut by 20% on rear boundary - TPO No 14 1973.
2017/00149/TPO	A	2, Stanwell Road, Penarth	Slight reduction to one Yew - TPO No. 11 2004.
2017/00150/TPO	A	To north of A48, St. Nicholas	Fell Ash x 3 and Sycamore x 1 - TPO 05 1972.
2017/00166/TCA	A	St. Bleddian Church, Church Road, Llanblethian, Cowbridge	Various works to trees within Llanbleddian Conservation Area.
2017/00200/TCA	A	Gadlys Farmhouse, Llanmaes	Fell a Sycamore, thin a Poplar by 33% and lift crown by 33% in Llanmaes Conservation Area.

No.

2017/00208/TCA	A	Westbury, Factory Road, Llanblethian, Cowbridge	First Ash tree, far North West of property, proposed works - Felling. Tree has cancerous growth with a divided stem and offset weight over the adjacent property. This is potentially hazardous. Second Ash tree, far North of property, proposed works – Felling. Tree is on an elevated bank with a cavity at 4 metres and is suppressing the growth of a native Beech species. Again it is potentially hazardous. Felling would be with the aim to preserve the native Beech.
2017/00228/TCA	A	10, Marine Parade, Penarth	Repollard 5 Sycamores and 1 Horse Chestnut.
2017/00244/TPO	A	Parc Cottage, Park Road, Dinas Powys	Repollard Norway Maple to previous points. TPO 1954 No. 2 (part felled).
2017/00251/TCA	A	The Grange Lane, Llancarfan	Re-pollard Willow in front garden - Take back to original pollard points. Re-pollard Willow in rear garden - Take back to original pollard points.
2017/00253/TCA	A	Castleby House, Main Road, Peterston Super Ely	Cut down and remove 2 x Leylandii trees.
2017/00269/TPO	R	7, The Mount, Dinas Powys	Fell Sycamore and replace with Acer Griseum from TPO No. 12 1995.
2017/00274/TPO	A	6, Glaslyn Close, Barry	Crown Reduction on Ash Tree TPO No. 03 1984.

No.

2017/00349/TCA	A	Benacre, Cowbridge Road, St. Nicholas	Fell and grind out 3 Lawson Cypress Trees and 1 Cherry. Reduce and shape Beech and reduce and shape Sycamore.
2017/00358/TCA	A	Unit 1b, 15, Marine Parade, Penarth	Pinetree fell and replace with Magnolia.
2017/00370/TCA	A	Tree outside Green Close, Ffordd Yr Eglwys, Peterston Super Ely	Re pollard tree on the verge outside Green Close, Ffordd yr Eglwys, Peterston Super Ely.
2017/00504/TCA	A	Old Hall, Cowbridge	Reduce down to 6m and reduce end loading of vulnerable limbs to Lawsons Cypress.

ENFORCEMENT ACTION (HRP) –

(i) Land and Buildings at Treasure Island and Fun Fair – Paget Road, Barry Island –

The breach of planning control related to the erection of an extension to the arcade building fronting onto Paget Road, Barry. The development had also involved the partial demolition of the perimeter wall that was formerly comprised of the site entrance.

The Committee was informed that the extension occupied a footprint of approximately 540m<sup>2</sup> and was of an irregular shape but measured approximately 20m in width by 27m in depth. It had been constructed of a steel frame with corrugated shutters to the front elevation with an advertisement hoarding above. The frame had been recycled from a previous structure on the site, which was dismantled and moved to its current location.

In addition to the above, in recent months there had been several developments within the site area which included the renovation of the exterior of the existing arcade, the erection of new stalls and rides within the park, demolition of boundary walls, resurfacing and the replacement of a caravan within the site. It was also noted that the advertisements displayed on the exterior of the arcade building also required advertisement consent. All of these matters were subject to ongoing investigation by Council officers.

The Committee was informed of the action pursued to date, details of which were set out in paragraphs 7 to 10 of the report.

No.

The reasons for serving an Enforcement Notice had been established from the initial officer's investigations that an unauthorised extension had been erected on the site and in this regard, the main issues to consider by the Committee related to the following areas:

- The principle of the unauthorised development
- Design and visual impact
- Impact on neighbouring amenity; and
- Drainage, parking and highway matters.

Paragraphs 28 to 46 of the report dealt with the matters detailed in the above bullet points.

Officers had subsequently concluded that the unauthorised extension to the arcade building was considered to be of a poor design and quality that harmed the visual amenities of the street scene and the wider Barry Marine Conservation Area. Consequently, it was considered expedient therefore to pursue action requiring the removal of the building and the restoration of the perimeter wall.

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) The removal of the unauthorised arcade building extension, including the frame, foundations and all associated materials from the land in their entirety and restore the land and perimeter wall to their former condition prior to the commencement of the unauthorised works.

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

#### Reasons for decisions

(1) The extension to the arcade building is of a poor quality design and construction. The extension also has an industrial appearance and character that, together with the finishes and materials, creates an unattractive frontage that relates poorly to the street scene and the wider Barry Marine Conservation Area. In this regard the unauthorised development is visually harmful and contrary to Policies 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 Policies MD2 – Design of New Developments and MD9 – Historic Environment of the Deposit Vale of Glamorgan Council Local Development Plan 2011 – 2026. It is also contrary to the national advice and guidance contained within Planning Policy Wales (2016) and Technical Advice Note 12 – Design and Technical Advice Note 24 – The Historic Environment.

No.

(2) The extension appears to have been constructed over an existing gravity drain serving this area of the site, ostensibly requiring that excess water drain on to the public highway. In providing a new extension it is considered that the surface water should not connect to the public sewerage system and otherwise should be served by an acceptable scheme of drainage. There can be no assurance that the unauthorised structure is adequately drained and as such the development is considered to be contrary to Policy ENV27 – Design of New Developments of the Vale of Glamorgan Unitary Development Plan 1996-2011, as well as Policies MD2 – Design of New Developments and MD8 – Environmental Protection of the Deposit Vale of Glamorgan Council Local Development Plan 2011 – 2026.

(3) It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

(ii) Land and Buildings at Cog Moors, Cardiff Road, Dinas Powys –

The Council had received a complaint on 19<sup>th</sup> July, 2016 regarding the siting of a caravan at the above location.

The Committee was informed that the site was a parcel of land at Sully Moors, to the south east of the A4055 Cardiff Road and measured approximately 16.9 hectares and lies in the open countryside, but was not a designated Special Landscape Area. In addition the site fell within the C2 flood zone, defined as an extreme flooding area, under TAN 15 (Development and Flood Risk). Committee noted that the land was being used for the keeping of horses and that there was a hay barn structure on the land associated with the use.

Following a site inspection by Council officers (from the public highway only) it was observed that a touring caravan had been sited on the land to the rear of the hay barn and was highly visible from the A4055 Cardiff Road, in both directions.

Planning permission was required for any material change in the use of the land with land at Cog Moor, having an established use for the keeping of horses. The storage of a touring caravan could not be considered as incidental to the established lawful use of the land. The land was neither within residential curtilage nor in agricultural use and therefore the storage of the caravan could not be justified as being incidental to a domestic or agricultural use. Consequently, the use of the land for the storage of the caravan was considered to be an unauthorised change of use from the keeping of horses, to a mixed use, involving the keeping of horses and the storage of a caravan, and was therefore a breach of planning control.

Details of actions pursued to date by Council officers were set out in paragraph 5 to 10 of the report.

For the benefit of the Committee, details of the reasons for serving an Enforcement Notice were set out in paragraph 28 to 36 of the report.

No.

Taking account of the reasons for the serving of an Enforcement Notice, officers had concluded that the unauthorised use of the land for the storage of a caravan was considered to be an inappropriate use in this countryside location which had an adverse impact on the character and appearance of the countryside setting, contrary to UDP Policies ENV1, ENV10, and ENV27; LDP Policies MD2 and MD3; and PPW. Therefore, in view of the issues identified in the report, it was considered expedient to pursue action and serve an Enforcement Notice in respect of breach of planning control identified at the site.

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) The cessation of the use of the Land for the storage of a caravan.

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

#### Reasons for decisions

(1) The use of the Land for the purposes of the storage of a caravan is considered to be inappropriate in this countryside location and is considered to result in harm to the character and appearance of the countryside setting of the Land. As such, the use is considered to be contrary to Policies ENV1 – Development in the Countryside, ENV10 – Conservation of the Countryside and ENV27 – Design of New Developments, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011; Policies MD1 – Location of New Development and MD2 – Design of New Development, of the Vale of Glamorgan Local Development Plan; and national planning guidance in the form of Planning Policy Wales (Edition 9, 2016).

(2) It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

#### PLANNING APPLICATIONS (HRP) –

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

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

No.

**2016/00551/FUL** Received on 17 May 2016

(P. 74)

Mr. Hugh Morris, RWE Generation, Trigonos, Windmill Hill Business Park, Whitehill Way, Swindon, SN5 6PB

Mr. Hugh Morris, RWE Generation, Trigonos, Windmill Hill Business Park, Whitehill Way, Swindon, SN5 6PB

**Aberthaw North Quarry, Castle Road, Aberthaw**

Variations of conditions 1, 2, 6, 7, 12, 13, 14, 15, 17, 18, 19, 21, 24, 26, 27 and 28 of planning permission 2013/00903/FUL to increase the height of the final restoration levels to increase the volume of ash that can be deposited in the former quarry and to vary the associated details to which the conditions refer

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

1. Unless otherwise specified in these conditions, the development hereby approved shall be carried out entirely in accordance with the description of development set out in the Environmental Statement Addendum (Nov 2016) (and all associated figures and appendices) and the following documents:
  - David Jarvis Associates Landscape and Visual Impact Assessment 08.11.16
  - Plan 2421/LV/9 Rev A

Reason:

In the interests of general amenity, to ensure compliance with Policies ENV 27 and WAST 2 of the UDP and for the avoidance of doubt as to the approved plans.

2. No pulverised fuel ash shall be deposited at any level higher than those shown on plans reference 2421/LV/9 Rev A and plan UKP/ATB/1656/B or such variation thereto that may first be approved in writing with the Local Planning Authority.

Reason:

In the interests of visual amenity and to ensure the beneficial restoration of the site so as to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

3. With the exception of any material specifically required for the treatment of the quarry floor or faces to prepare the site for the deposition of ash, or soils for use in the final restoration of the site, no material other than pulverised fuel ash arising from Aberthaw Power Station shall be deposited in the site.



No.

Reason:

For the avoidance of doubt, in the interests of amenity and to comply with the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996 - 2011.

4. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

Reason:

In order to protect groundwater resources and to comply with the objectives of Policy WAST2 (Criteria for assessment of waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996 2011.

5. All vehicles transporting pulverised fuel ash from the Power Station to the quarry shall be enclosed or sheeted.

Reason:

In the interests of highway safety and general amenity and to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan Unitary Development Plan 1996-2011.

6. All vehicles leaving the quarry having deposited pulverised fuel ash shall use the cleaning and wheel wash facilities/procedures set out in the Environmental Statement Addendum (Nov 2016), and these shall be retained in use throughout the duration of tipping operations and the subsequent restoration of the site.

Reason:

In the interests of highway safety and to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996 - 2011.

7. The deposition of ash up to the levels approved under application 2013/00903/FUL shall at all times (during ash deposition and subsequent restoration of the site) be carried out in accordance with the dust mitigation/minimisation measures and procedures contained at Section 7 of the Environmental Statement Addendum (Nov 2016) and the measures set out in the RWE letter of 20<sup>th</sup> April, 2017 (ref JHM/Aberthaw/VOG/200417). Prior to any ash deposition at a height/level that exceeds that approved under

No.

application 2013/00903/FUL, an amended working procedure and working plan shall be submitted to and approved in writing by the Local Planning Authority, and the development shall at all times accord with the approved details.

Reason:

In the interests of general and residential amenity and to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

8. All reversing sirens on mobile plant, machinery or vehicles shall be of the 'white noise' type or other types approved in writing by the Local Planning Authority.

Reason:

In the interests of residential amenity and to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

9. All loaded vehicles carrying pulverised fuel ash for deposition in the quarry and all empty vehicles having deposited ash shall only use the new entrance to the site off Castle Road approved under permission reference 2007/00808/FUL, approved on 10<sup>th</sup> July, 2007, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of highway safety and in order to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

10. All future site preparatory works in the excavated quarry bowl to facilitate the deposition of ash shall not be carried out outside the following hours:

- i. Monday to Friday - 07:30 to 18:00 hours.

- ii. Saturday - 09:00 to 16:00 hours and only following the prior written agreement of the Local Planning Authority.

- iii. Sunday and Bank Holidays - at no time.

For the avoidance of doubt preparatory works include the delivery of materials into the site, which deliveries facilitate those preparatory works.

No.

Reason:

In the interest of residential amenity and to meet objectives of Policy WAST2 (Criteria for Assessing Waste Management Facilities) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

11. Notwithstanding Condition No. 10 of this consent, importation, deposition or consolidation of ash within the quarry (and restoration of filled areas of the quarry including the removal of the existing earth bunds and subsoiling and topsoiling works) beyond a distance of 300 metres from any residential property shall not be carried out outside the following hours on the following days:
- i. Monday to Friday except Bank Holidays - 07:00 to 19:00.
  - ii. Saturday - 07:00 to 17:00 hours.
  - iii. Sunday - 08:00 to 17:00 hours.
  - iv. Bank Holidays - 08:00 to 17:00 hours.

Reason:

In the interests of residential amenity and to meet the objectives of Policy WAST2 (Criteria for Assessing Waste Management Facilities) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

12. Notwithstanding the provisions of Condition No. 10 of this planning permission, the importation, deposition or consolidation of ash in the quarry (and restoration of filled areas of the quarry including the removal of the existing earth bunds and subsoiling and topsoiling works) within 300 metres of any residential property shall not be carried out outside the following hours on the following days:
- i. Monday to Friday - 08:00 to 18:00 hours.
  - ii. Saturday - 08:00 to 16:00 hours.
  - iii. Sunday and Bank Holidays - At no time.

Reason:

In the interests of residential amenity and to meet the objectives of Policy WAST2 (Criteria for Assessing Waste Management Facilities) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

13. Notwithstanding the provisions of Conditions 10, 11 and 12 of this planning permission, prior to any works to raise the height of the existing bunds, a

No.

schedule of the hours of working involved in raising those bunds shall be submitted to and approved in writing by the Local Planning Authority. The works to raise the bunds shall thereafter only take place within the approved hours.

Reason:

In the interests of residential amenity and to meet the objectives of Policy WAST2 (Criteria for Assessing Waste Management Facilities) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

14. The details, measures and requirements contained within The Noise Impact Assessment PJ3448/15416 and Environmental Statement Addendum (Nov 2016) Section 6 shall be fully implemented throughout all periods of ash deposition and subsequent restoration of the site.

Reason:

In the interests of residential amenity and to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

15. The drainage of the site shall be in accordance with Figure 1.8 (the location of the perimeter drain) and drawing 1521/016A (cross sections of the drains) submitted with this application and the drainage detail submitted as part of application 2007/00810/FUL in relation to the connection of the drain to the settlement lagoons.

Reason:

In the interests of the satisfactory drainage of the site and in order to comply with the terms of policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development plan 1996-2011.

16. The operations shall be carried out in accordance with the phasing scheme on Figure 1.6 and Table 1.3 of the Environmental Statement Addendum (Nov 2016) submitted with this application, or such variation thereto that may first be approved in writing with the Local Planning Authority.

Reason:

In the interests of the protection of the ecological interest in the site and to meet the objectives of Policy WAST 2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

No.

17. Access to the site shall be provided at all reasonable times for the Bird Control Co-ordinator of Cardiff International Airport.

Reason:

In the interests of aviation safety and to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

18. The existing one-metre high fence designed to restrict the movement of geese, erected between the high water mark of the lagoons in the quarry and the ash deposition area, shall be retained for the duration of ash deposition operations.

Reason:

In the interests of aviation safety and to meet the objectives of Policy WAST 2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

19. The existing Peregrine Falcon nesting platform at Aberthaw Power Station shall be retained for use throughout the duration of ash deposition operations.

Reason:

To ensure the protection of the ornithological interest in the site.

20. Prior to the undertaking of any future on-site preparatory works, a scheme for the management of those works, which scheme shall include details of siting of equipment, shall be submitted to and agreed in writing by the Local Planning Authority. The site preparatory works shall thereafter be implemented in full accordance with that scheme.

Reason:

In the interests of residential amenity and to meet the objectives of Policy WAST2 (Criteria for Assessing Waste Management Facilities) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

21. The details contained within the restoration scheme (shown on plans : fig 1.4, fig 1.5 and fig 1.6) shall be implemented within 12 months of the completion of each phase of deposition and the appropriate aftercare detailed within the application documents shall be carried out.

No.

Reason:

To ensure the satisfactory restoration of the site and to meet the objectives of Policy WAST2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

22. All soils and soil-forming materials on the site at the date of this permission shall be retained for use in the scheme of agricultural restoration to be approved under Condition No. 21 above.

Reason:

To ensure the satisfactory restoration of the site and to meet the objectives of Policy WAST 2 (Criteria for assessing waste management facilities) of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011.

23. Notwithstanding the provisions of Condition No. 1 of planning permission ref: 79/2300, granted on 18<sup>th</sup> March 1980, any ash deposition on the ash disposal mound at the power station after the date of this permission shall be carried out entirely in accordance with the methods and contours set out in the letter of 19<sup>th</sup> September 2008 under application 2008/01177/FUL and shown on plan ref: UKP/ATB/1434/AP7 revision A received on 22<sup>nd</sup> September 2008 and in particular no ash shall be deposited at a level above 50 metres above Ordnance datum and no further ash shall be deposited on the southern or eastern flanks of the mound as existing at the date of this permission.

Reason:

In the interests of visual and residential amenity and to meet the objectives of Policy WAST2 of the Vale of Glamorgan adopted Unitary Development Plan 1996 - 2011.

24. The earth bunds (existing and raised sections) on the east side of Phase 2 and Phase 3 areas of the quarry, shown on plan reference UKP/ATB/1656/B, shall remain in place during all remaining ash deposition operations within 500 metres of the residential properties at Castle Lodge Cottages and Forge Cottage.

Reason:

In the interests of residential amenity and to meet the objectives of Policies ENV27, ENV29 and WAST2 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

### Reason for decision

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,

No.

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.

It is considered that the development complies with the sustainable development principle and satisfies the Council's well-being objectives in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

Having regard to POLICIES 1 & 2 - THE ENVIRONMENT, 8 – TRANSPORTATION 13 – WASTE MANAGEMENT, ENV6 – EAST VALE COAST, ENV7 – WATER RESOURCES, ENV11 – PROTECTION OF LANDSCAPE FEATURES, ENV27 – DESIGN OF NEW DEVELOPMENTS, ENV29 – PROTECTION OF ENVIRONMENTAL QUALITY, WAST 1 - PROVISION OF WASTE MANAGEMENT FACILITIES and WAST 2 – CRITERIA FOR ASSESSING WASTE MANAGEMENT FACILITIES, Planning Policy Wales 9<sup>th</sup> Edition, Technical Advice Notes 11 – Noise, 12 – Design, 18– Transport, 21 – Waste and 23 – Economic Development, the Council's Supplementary Planning Guidance on Amenity Standards and Design in the Landscape and The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 (the EIA Regs), and having regard to the Environmental Information submitted with the application, as required by Regulation 3 of The EIA Regulations, the proposed development is considered acceptable in terms of the landscape impact, environmental impacts, residential amenity, health, noise, dust, drainage, traffic impacts and ecology.

**2016/00946/FUL** Received on 10 November 2016  
(P. 107)

ALDI Stores Limited, C/o Agent  
Miss Rhiannon Boulton, Turley, 18, Windsor Place, Cardiff, CF10 3BY

### **Unit 6, Ty Verlon Industrial Estate, Barry**

Demolition of existing building and erection of a Class A1 Limited Assortment Discount foodstore (1,593m<sup>2</sup> gross, 1,140m<sup>2</sup> net sales) with associated access, parking, landscaping and ancillary works.

**REFUSED** (Written Representations)

1. The proposed development would result in the loss of a needed and occupied existing employment site, contrary to the policy presumption in favour of the retention of such uses on defined employment sites and would, therefore, adversely impact upon the supply and range employment land/accommodation within the Vale of Glamorgan. The proposal would therefore be contrary to the provisions of Strategic Policy 5, Policies EMP1 'Land for Employment Uses' and EMP4 'Protection of Land for Employment Uses' of the adopted Unitary Development Plan 1996-2011, Policy MD16A (Protection of Existing Employment Sites and Premises) (as amended by

No.

MAC 95) and the background evidence of the emerging Local Development Plan and the guidance contained within national guidance including Technical Advice Note 23: Economic Development and Planning Policy Wales (9th Edition), particularly paragraph 10.4.15

2. By reason of the siting outside of the established town centre or edge of centre locations, and in the absence of information to robustly demonstrate capacity and need for the development, the proposed development would be likely to adversely impact upon the viability and vitality of existing retail centres within the retail hierarchy in the area contrary to Policy 9 and SHOP 12 (new Retail Development Outside District Centres) of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, Policy MG 13 (Edge and Out of Town Retailing Areas) and background evidence of the emerging Local Development Plan, Planning Policy Wales (9th edition) and national guidance including Technical Advice Note 4 Retail and Commercial Development (2016).

### Reason for decision

The decision to refuse 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.

For the reasons set out above, it is considered that the development conflicts with the sustainable development principle and the Council's well-being objectives in accordance under the requirements of the Well Being of Future Generations (Wales) Act 2015.

**2016/01092/FUL** Received on 13 March 2017  
(P. 144)

Mr. Richard Wells c/o Agent

Mr. David Thomas, DTB Design, Temple Court, 13a, Cathedral Road, Cardiff. CF11 9HA

### **18, Bron Awelon, Barry**

Ground and first floor rear extension.

**REFUSED** (Written Representations)

1. By virtue of the size and form and proximity to the side boundary with No.16 Bron Awelon, the extension would result in an un-neighbourly form of development which would be overbearing, result in an unreasonable loss of light and have an adverse shading effect towards the rear garden of No. 16,



No.

thereby unacceptably impacting upon the residential amenities of the occupiers. Therefore the proposal is considered to be contrary to Policy ENV27 of the Vale of Glamorgan adopted Unitary Development Plan 1996-2011 and the Council's Supplementary Planning Guidance on Amenity Standards.

Reason for decision

The decision to recommend refusal of this 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.

It is considered that the recommendation to refuse the application complies with the sustainable development principle and satisfies the Council's well-being objectives in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

**2017/00082/FUL** Received on 22 February 2017

(P. 156)

Mr. Manzoor Ahmed, 256, Holton Road, Barry, Vale of Glamorgan, CF63 4HU  
Dr. Somas Kandiah, SK Designs, 58b, Clearwater Way, Lakeside, Cardiff, CF23 6DJ

**332, Holton Road, Barry**

Single storey rear extension to serve as family prayer area during funerals with body cleansing facility and construction of a dome and a minaret.

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: 204 R3; 201 R3; 202 R3; 203 R3; 205 PROPOSED SITE PLAN.

No.

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 dome and minaret hereby approved shall not be used for emitting or amplifying music or sound.

Reason:

To control the scale and nature of the use in the interests of nearby residential properties, and to ensure compliance with the terms of Policy ENV27 of the Unitary Development Plan.

4. 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

5. The windows facing Hillary Rise on the South elevation of the extension shall be installed as a non-opening window and shall be glazed using obscured glass to a minimum of level 3 of the " Pilkington " scale of obscuration at the time of the construction of the development hereby approved and prior to the first beneficial use and shall thereafter be so maintained at all times.

Reason:

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

6. The family prayer area and body cleansing facility hereby permitted shall not be open to visitors outside the following times - 10am to 5pm on any day.

Reason:

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

7. The parking area shall not be used by worshippers or visitors to the mosque.

No.

Reason:

Given the restricted access and manoeuvring space within the site as a result of the development the use of the access and parking area must be restricted to prevent frequent use by worshippers to the site, in accordance with UDP Policy ENV 27 (Design of New Developments).

Reason for decision

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.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

Having regard to POLICIES ENV 27 – DESIGN OF NEW DEVELOPMENTS, ENV28 – ACCESS FOR DISABLED PEOPLE, ENV 29- PROTECTION OF ENVIRONMENTAL QUALITY and TRAN 10- PARKING, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, and the advice contained within the Council's Supplementary Planning Guidance on Parking Standards (Interactive Parking Standards Zones Map), Planning Policy Wales 9<sup>th</sup> Edition and Technical Advice Note 12- Design, the development is considered acceptable in terms of its scale, design, impact on neighbours, highway safety and parking.

**2017/00086/FUL** Received on 13 February 2017  
(P. 171)

Mr. Tom Parker, Tresilian Wood, Dimlands Road, St Donats, Vale of Glamorgan.  
CF61 1ZB

Mr. Tom Parker, Tresilian Wood, Dimlands Road, St Donats, Vale of Glamorgan.  
CF61 1ZB

**Tresilian Wood, Dimlands Road, St. Donats**

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.

No.

2. This consent shall relate to the plans

Amended site layout plan received on 7 April 2017  
Bijou lodge elevations and floor plans on 7 April 2017  
Site location plan received on the 13 February 2017  
Shepherds Huts elevations received on the 13 February 2017  
Lodges Elevations received on the 13 February 2017

Reason:

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

3. The Lodges, Cabans and Shepherd Hut accommodation hereby approved shall be used or occupied solely as holiday accommodation only and not as a permanent dwelling falling with Class C3 of the Town and Country Planning Use Classes Order 1987.

Reason:

The proposed Lodges are 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 and ENV27 of the Unitary Development Plan.

4. A register of the names and addresses of all occupiers of the Lodges, Cabans and Shepherd Huts including the dates of occupancy of the accommodation hereby approved shall be kept and 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 - Development in the Countryside of the Unitary Development Plan.

5. The consent hereby granted shall only permit the use of the site for no more than five Lodges, three Cabans and two Shepherd Huts.

Reason:

For the avoidance of doubt and to enable the Local Planning Authority to retain control over the use of the site.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting

No.

that Order, no gates, fences, walls or other means of enclosure shall be erected, constructed or placed on the application site without the prior written consent of the Local Planning Authority, other than those post and rail fences approved in connection with development as submitted with application 2014/01441/FUL.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies ENV27 and TOUR4 of the Unitary Development Plan.

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

Reason:

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

8. Prior to their use in the construction of the buildings hereby approved and notwithstanding the submitted plans, further details of the materials to be used in the construction of the Lodges and Shepherd Huts shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out and maintained 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.

#### Reason for decision

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.

It is considered that the recommendation complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

Having regard to Policies ENV1 – Development in the Countryside, ENV27 - Design of New Developments, ENV29 – Protection of Environmental Quality, TOUR4 -

No.

Caravan, Chalet and Tent Sites of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, TAN 13 - Tourism and Planning Policy Wales, it is considered that the proposed changes to the extend the seasonal use of the Cabans and Shepherd Huts as well as increase in height of the Lodges in connection with the existing tourism use would not unacceptably impact upon the character of the wider area, the residential amenities of neighbouring properties, the safety or free flow of traffic, the quality of the agricultural land or any protected species. It is also considered that the development represents a positive tourism use which would support the local rural economy, in accordance with the aims of the above policies and guidance.

**2017/00242/FUL** Received on 9 March 2017  
(P. 188)

Mr. David and Mrs. Clare Jenkins Windrush, 9, Craig yr Eos Road, Ogmored by Sea, Vale of Glamorgan. CF32 0PG

Mr. John Evans Davies Evans Partnership, Unit 9d, Garth Drive, Brackla Industrial Estate, Bridgend, CF31 2AQ

**Windrush, 9, Craig yr Eos Road, Ogmored by Sea**

Extension to bedroom on ground floor. Extension to accommodate ground floor and first floor bedroom at rear of property

**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 Drawing no. 017:04:03 received on 9 March 2017  
Proposed elevations and floor plans Drawing no. 017:04:02 Rev A received on 20th April 2017  
Levels Plan drawing ref 017:04:04 received on 16 May 2017

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.

No.

3. The external finishes of the development hereby approved shall be in accordance with the details submitted with the application unless otherwise agreed in writing by the Local Planning Authority, prior to their use on site.

Reason:

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

Reason for decision

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.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

Having regard to Policies ENV27 'Design of New Developments', ENV5- Glamorgan Heritage Coast and TRAN10 'Parking' of The Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the approved Supplementary Planning Guidance Amenity Standards, it is considered that the proposed development would not cause any demonstrable harm to the amenities of the neighbouring properties or to the character of the property and wider street scene as well as being acceptable in highway safety and parking.

**2017/00338/FUL** Received on 7 April 2017  
(P. 202)

Mr. G.J. Thomas, Duffryn Bach Farm, Pendoylan, Cowbridge. CF71 7UP  
Prospero Planning, The Gate, Keppoch Street, Roath, Cardiff. CF24 3JW

**Hensol Golf Academy, Pendoylan Road, Clawdd Coch to Jct 34 M4 Miskin**

Creation of adventure golf course; with associated access and car 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.

No.

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:

Drg No. 2732-T-001.6 Received on 26 May 2017

Drg No. 2732-T-002.4 Received on 26 May 2017

Drg No. 2732-T-004.2 Received on 26 May 2017

Drg No. 2732-T-005.2 Received on 26 May 2017

Proposed Materials Schedule Received on 07 April 2017

Transport Statement Received on 07 April 2017

Flood Consequences Assessment Received on 07 April 2017

Planning Statement Received on 07 April 2017

UK Planning Maps Site Layout Plan Received on 07 April 2017

UK Planning Site Location Plan Received on 07 April 2017

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 proposed hedgerow planting shown on plan 2732-T-001.6 and as detailed in the species mix, shall be completed in full accordance with the approved plans during the first planting and seeding seasons following the completion of the development, or the first beneficial use of the site, whichever is sooner, with all new hedgerows being managed and maintained for the duration of the life of development. Any part of that hedgerow which 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.

4. The structures and features above ground level associated with the development hereby approved shall be removed from the site within six months of the cessation of the use of the adventure golf course hereby approved.



No.

Reason:

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

Reason for decision

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, ENV4 – Special Landscape Area, ENV27 – Design of New Developments, EMP2 – New Business and Industrial development, REC7 – Sport and Leisure Facilities, REC8 – Golf Courses and Golf Driving Ranges, REC9 – Golf Related Developments, it is considered that the amended proposals are an acceptable form of development, which subject to conditions, would not visually harm the character or appearance of the countryside or the special landscape area, harm the amenities of nearby occupiers, or adversely impact upon highway safety. The development is therefore considered to comply with the relevant policies and should be approved.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

**2017/00399/FUL** Received on 19 April 2017  
(P. 215)

Mr James Crinion, Greenfields, Llanmaes, Vale of Glamorgan. CF61 2XR  
Mr James Crinion, Greenfields, Llanmaes, Vale of Glamorgan. CF61 2XR

**Greenfields, Llanmaes**

Retention of timber fence to road elevation, replacing boundary shrub hedge and original fence

RESOLVED –

- (1) T H A T planning permission for the retention of the timber fence be refused.
- (2) 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) The removal of the unauthorised timber fence to the front boundary in

No.

its entirety and the restoration of the land to its condition prior to the commencement of the unauthorised works.

(ii) The removal of any waste resulting from the above operation.

(3) In the event of non-compliance with the Notice, authorisation is also sought to take such legal proceedings as may be required.

Reason for decision

REFUSED (Written Representations)

The means of enclosure is an unjustified development that is extremely prominent within the village of Llanmaes. Due to its height, expanse and design, it is considered to be incongruous with the traditional means of enclosures in the area, characterised by low stone walls and vegetation, and fails to complement or enhance the local character of the area causing significant harm to visual amenity. The development is therefore contrary to Policy ENV27, Design of New Developments, of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the Supplementary Planning Guidance on Amenity Standards. The development is also in conflict with the emerging Vale of Glamorgan Local Development Plan 2011-2026, in particular Policy MD2 Design of New Developments.