

**PLANNING COMMITTEE**

Minutes of a meeting held on 27<sup>th</sup> July, 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. Kemp.

List of Public Speakers:

<b>Name of Speaker</b>	<b>Planning Application No. and Location</b>	<b>Reason for Speaking</b>
Miss. Louise Godfrey	2017/00473/FUL – 30 Porthkerry Road, Rhoose	Objector or their representative

Councillor Kemp spoke on the following application, in his capacity as a Vale of Glamorgan Member for the Rhoose Ward, 2017/00473/FUL – 30 Porthkerry Road, Rhoose.

212 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 6<sup>th</sup> July, 2017 be approved as a correct record.

213 DECLARATIONS OF INTEREST -

Councillor A. Parker declared an interest in Agenda Item 9, Application No. 2017/00473/FUL, 30 Porthkerry Road, Rhoose. The nature of the interest was that Councillor Parker was the architect for this application and vacated the room whilst this item was being considered.

214 SITE INSPECTIONS (MD) -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 6<sup>th</sup> July, 2017 be noted:

Apologies for all the Site Visits [(a) and (b)] were received from Councillors J.C. Bird, L. Burnett, N.P. Hodges, P.G. King, Mrs. R. Nugent-Finn and Mrs. M.R. Wilkinson.

An apology for Site (a) only was received from Councillor L.O. Rowlands.

An apology for Site (b) only was received from Councillor Ms. J. Aviet.

No.

- (a) Land to the East of Holm View Leisure Centre, Skomer Road, Barry  
Councillor B.T. Gray (Chairman); Councillor V. Driscoll (Vice-Chairman); Councillors Mrs. P. Drake, Dr. I.J. Johnson, A.C. Parker, R.A. Penrose, N.C. Thomas and E. Williams.  
Also present: Councillor Ms. J. Aviet
- (b) Land to the Rear of Baobab, Highlight Lane (site fronting Buckingham Place).  
Councillor B.T. Gray (Chairman); Councillor V. Driscoll (Vice-Chairman); Councillors Mrs. P. Drake, Dr. I.J. Johnson, A.C. Parker, R.A. Penrose, L.O. Rowlands, N.C. Thomas and E. Williams.

215 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 serving of Notices under Building (Approved Inspectors Etc) Regulations 2000, as listed in the report be noted.

216 PLANNING APPLICATIONS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) -

RESOLVED - T H A T the reports 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 AND 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

No.

2012/01048/1/N MA	A	40, Commercial Road, Barry	Non material amendment - Rear annex to be omitted completely, width of property to be 5.3m wide and 9.44m depth. Ground floor windows on front elevation to be reduced in height. Ground footprint area of proposed building will be 2.5sq m less than originally proposed, giving occupants more amenity space, we note that the requirement for code 3 has been rescinded. Planning ref. 2012/01048/FUL: Erection of one two storey three bed house replacing 3 bed house formerly existing on the site
2014/01244/1/N MA	A	Site adjacent to Plymouth House, West Street, Llantwit Major	New dwelling at land adjacent to Plymouth House, West Street, Llantwit Major
2014/01505/2/N MA	A	Land at North West Cowbridge	Non material amendment - Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths / cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development - AMENDED SCHEME - increase in the maximum number of units that could be accommodated on the site from 390 to 475

No.

2015/00386/1/N MA	A	Stepping Stones, Windmill Lane, Llantwit Major	Non material amendment - Single residential dwelling adjacent to Stepping Stones, Windmill Lane, Llantwit Major. Planning permission ref 2015/00386/FUL: Erection of a single residential dwelling
2016/00741/1/N MA	A	Hilston, St. Andrews Road, Dinas Powys	Non material amendment - Proposed rear conservatory and rear porch. Proposed kitchen modifications
2016/01020/1/N MA	A	6, Knowbury Avenue, Penarth	Non Material Amendment - Change to roof covering and change from sliding patio doors to French doors. Single storey rear extension
2016/01062/1/N MA	A	Morfa Farm, Morfa Lane, Llantwit Major	Non material amendment - Variation of Condition 2 of Planning Permission 2015/00782/FUL - Installation and operation of a solar farm and associated infrastructure
2016/01381/FUL	A	Coach House, 1, The Ferns, Northcliffe Drive, Penarth	Conversion of former coach house to dwelling including raising roof height
2016/01437/FUL	A	62, Heol y Frenhines, Dinas Powys	Four bedroom detached house
2016/01497/FUL	A	4, Woodlands Close, Cowbridge	Construction of two storey side/rear extension and associated external alterations
2017/00062/FUL	R	Mill Barn, Mill Road, Boverton, Llantwit Major	Change of use and extension of existing barn to create residential dwelling at Mill Barns, Mill Road, Llantwit Major

No.

2017/00080/FUL	A	34, Plassey Street, Penarth	Change a general store into a laundrette
2017/00104/FUL	A	90, Wordsworth Avenue, Penarth	Alteration of condition 4 of 2016/00047/FUL
2017/00126/FUL	A	Land to the north and east of Tudor Lodge, A48 Bonvilston, Bonvilston	Resurfacing of section of existing track
2017/00163/FUL	A	6, Hensol Villas, Hensol	Porch extension
2017/00173/FUL	A	2, Hazledene Close, Barry	Two storey side extension with single storey extension across the rear of the dwelling
2017/00182/FUL	A	2, Fern Drive, Barry	Conversion of existing garage at side of property to sitting room, with single storey extension to rear of the garage containing wc/ shower/ utility room
2017/00231/FUL	A	1, Kymin Terrace, Penarth	Repair of existing chimney and roof parapet at front of property. Chimney to be rebuilt to original design to match other properties in Kymin Terrace
2017/00257/FUL	A	4, Liscum Way, Barry	Two storey side and rear extension, and front and side single storey extension including garage conversion
2017/00265/LBC	A	Cartref, Dimlands Road, St. Donats	Removal of internal load bearing wall
2017/00285/FUL	A	(Glenmore Estates Ltd) Unit 1b, Palmers Vale Business Centre, Barry	Change of use to D2 to provide a Gymnastics Club on the site.
2017/00294/FUL	A	Flat 3, Gordano House, 44, Plymouth Road, Penarth	replacement windows for 1st floor flat in converted house in conservation area

No.

2017/00304/FUL	A	5, Penyrheol Terrace, Llysworney	Change existing window into a bay window at front of house
2017/00310/FUL	A	16, Laburnum Way, Dinas Powys	Single storey rear extension
2017/00314/FUL	A	Romilly Park Road, Barry	Proposed construction of detached dwelling (revision to approval 2014/00071/FUL)
2017/00317/FUL	A	1, Grants Field, The Downs	Removal of existing garage. Proposed 2 storey extension to form family room to ground floor and additional bedroom to first floor and single storey front
2017/00340/OUT	R	Dunraven View, South Terrace, Southerndown	Erection of two storey three bedroom detached dwelling with garage
2017/00341/FUL	A	Flat at 172, Holton Road, Barry	Change of use of upper floors from self-contained flat into 4 bedroom HMO
2017/00347/FUL	A	36, Coed Mawr, Barry	Proposed ground and first floor gable end extension
2017/00353/FUL	A	The Royal British Legion, Station Approach, Penarth	Alteration to shop front (in part) and canopy
2017/00357/FUL	A	14, Laburnum Way, Dinas Powys	To construct pitched roofs to existing flat roof to living room and garages to match existing, to make alterations to windows/ door to living room to form to rear of dwelling new raised veranda with glazed balustrading
2017/00359/FUL	A	Hafod Wen, 27, Cae Rex, Llanblethian, Cowbridge	To demolish an existing rear sunroom and construct a new extended single storey sunroom

No.

2017/00365/RES	A	Abbey Road, Ewenny	Access, appearance, landscaping, layout and scale
2017/00367/LAW	A	87, Boverton Road, Llantwit Major	Single storey rear extension
2017/00369/FUL	A	Meyrick House, St Nicholas	Demolition of Meyrick House and Replacement with Two Houses including Altered Access and Car Parking.
2017/00372/FUL	R	16, Victoria Road, Penarth	Dismantle section of front boundary wall, to provide vehicle access, rebuild front pillar
2017/00375/FUL	A	Woodview, Garn Farm, Wenvoe	Variation of existing agricultural occupancy condition
2017/00376/FUL	A	3, St. Michaels Close, St. Athan	First floor dormer extensions to side elevations
2017/00378/FUL	R	26, Coed Mawr, Barry	Two storey side extension
2017/00379/FUL	A	147, Redlands Road, Penarth	Single storey extension to the rear of the property. To Include internal alteration
2017/00382/FUL	A	21, Pendoylan Close, Barry	Front two storey extension
2017/00383/FUL	A	67, Dudley Place, Barry	Proposed loft conversion with dormer to rear
2017/00384/LAW	A	69, Harding Close, Boverton, Llantwit Major	Single storey rear extension
2017/00391/FUL	A	Glen View, Croft John, Penmark	Proposed two storey extension to the side and the rear of the property

No.

2017/00396/FUL	R	75, Cardiff Road, Dinas Powys	Demolition of existing building. Construction of retail unit with 2 self-contained flats above. New access parking and refuse facilities
2017/00401/LAW	A	53, Ludlow Street, Penarth	Proposed Loft conversion with dormer to rear
2017/00407/FUL	A	The Royal India, 213, Cardiff Road, Dinas Powys	Ground floor alterations and additional first floor apartment
2017/00416/FUL	A	25, Salop Street, Penarth	Loft conversion with rear roof extension
2017/00418/FUL	A	24, Albert Road, Penarth	Conversion of existing single storey garage into ancillary accommodation plus associated works
2017/00419/FUL	A	17, St. Andrews Road, Barry	Double extension to rear of property
2017/00421/FUL	A	Westbury, 24, Friars Road, Barry	To take down existing lean to outbuilding and dilapidated garage - to construct new single storey extension to rear of dwelling - to construct new garage and garden store to rear of garden - to provide new staircase access and associated works to access existing second floor room, including new Velux windows
2017/00425/LAW	A	129, St. Davids Crescent, Penarth	Single storey extension to permitted development
2017/00433/LAW	A	21, Rhodfa Felin, Barry	Side and rear single storey extensions



No.

2017/00434/FUL	A	Trevaughan, Trerhyngyll	Construction of single storey garage, front entrance porch and veranda to existing property
2017/00436/FUL	A	Y Parwg, Eglwys Brewis Road, Llanmaes/Llantwit Major	Rear two storey extension
2017/00438/FUL	A	17, Highfield Close, Dinas Powys	Additional storey above existing single storey side extension
2017/00442/FUL	A	54, Cosmeston Drive, Penarth	Proposed front extension and conversion of existing garage to habitable space
2017/00447/FUL	A	The Moorings, Highlight Lane, Barry	New levelled flat roof above existing flat roof area to front of house to form a balcony area. Existing flat roofed porch to be replaced with pitched roof entrance porch
2017/00448/FUL	A	13, Oakfield Road, Barry	Ground floor rear extension & conversion of garage with rear extension
2017/00449/FUL	A	29, Aeron Close, Barry	Edwardian conservatory to side of dwelling
2017/00451/FUL	A	28, Highwalls Road, Dinas Powys	Proposed garage and conversion to form kitchen/diner and internal alterations
2017/00452/FUL	A	14 ,Penarth Portway, Penarth CF64 1SQ	Conversion from garage to living accommodation
2017/00455/FUL	R	Side garden of Glen View, 99, Penlan Road, Llandough	Construction of new detached house in garden of residential property
2017/00456/FUL	A	12, Fonmon Road, Rhoose	Proposed bay window to existing front elevation to replace existing window

No.

2017/00458/FUL	A	G. and M. Antoniou General Grocer, 24 Park Crescent, Barry	Change of use of part of retail unit from retail to residential
2017/00459/FUL	A	4, Halton Close, Penarth	loft conversion complete with dormers to roof, single storey rear extension
2017/00462/FUL	A	13, Westbourne Road, Penarth	Demolition of external shed structure and the replacement with a single storey extension to the rear and side of property
2017/00464/FUL	A	Augusta Cottage, 4, Raisdale Road, Penarth	Demolition of existing rear extension and front porch and construction of new front and rear extensions, rear balcony and exterior alteration works
2017/00465/FUL	A	Pendennis, 39, Cog Road, Sully	Single storey rear and two storey side extension
2017/00467/ADV	A	The Royal India, 213, Cardiff Road, Dinas Powys	3no illuminated fascia signs and renew illuminated swing sign
2017/00470/FUL	A	4, Sir Ivor Place, Dinas Powys	Construction of a two storey extension adjoining the existing dwelling to provide a lounge at ground floor level and a bedroom at first floor level all in materials to match those of the existing building
2017/00477/FUL	A	19, Liscum Way, Barry	Single storey wrap around extension containing a porch and garage

No.

2017/00478/ADV	A	Cosmeston Cafe Cosmeston Country Park, Lavernock Road, Penarth	1. Front main sign to be a set of flat cut non illuminated acrylic letters mounted to a wooden shiplap wood backing board using nylon stand of locators; 2. Rear main sign to be a set of flat cut non illuminated acrylic letters mounted to a wooden shiplap wood backing board using nylon stand of locators; 3. 2 x Round pillars below the front main sign to be clad half way around with 3mm rolled non illuminated aluminium panels powder coated into black with face applied vinyl detail; 4. The corner of the building at low level to have mounted to the wall 2 x A1 size (594mm wide x 841mm) black lockable non illuminated poster boxes
2017/00493/FUL	A	Crud Yr Awel, Llandow	Variation of condition 1 of permission 77/1892 - Dated 21/03/1978, relating to the agricultural occupancy restrictions
2017/00495/CAC	A	24, Albert Road, Penarth	Conversion of existing single storey garage into ancillary accommodation plus associated works
2017/00501/FUL	A	1, Powys Drive, Dinas Powys	Proposed two storey side extension, plus internal alterations to remodel the dwelling

No.

2017/00507/FUL	A	22, Bron Awelon, Garden Suburb, Barry	Single storey lean to extension to contain a kitchen and wc. Upgrade integral garage/ store to a sitting room/ coats. Erection of a timber garden shed
2017/00552/FUL	A	48, Clive Place, Penarth	Single storey side and rear extension

217 APPEALS (HRP) -

RESOLVED -

- (1) T H A T it be noted that no planning appeals had been received at the time of the meeting taking place.
- (2) T H A T the enforcement appeals received as detailed in section (b) of the report be noted.
- (3) T H A T the planning appeal decisions as detailed in section (c) of the report relating to the Land to the Rear of Westgate ((West of Eagle Lane), Cowbridge and also in relation to section (d) Land at Hendrewennol Fruit Farm, Heol-y-March, Nr. Welsh St. Donats be noted.
- (4) T H A T the statistics relating to appeals for the period 1st April 2017 to 31st March 2018 as detailed in the report be noted.

218 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			

2017/00320/TPO	A	371, Barry Road, Barry	Removal of a beech tree and horse chestnut from TPO no. 03 2014
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No.

2017/00417/TPO	A	The Cross, Church Road, Llanblethian, Cowbridge	Works to tree covered by TPO number 7 of 1973. Reduction of Ash tree by 2M. Reduction of Conifer by 2ft. Remove lower branches of Sycamore tree
2017/00431/TCA	A	Y Cerigos, Barry	Work to trees in Barry Marine Conservation Area - Reduce shrubs, Fell row of Pine Trees, Reduce 4 conifers
2017/00444/TPO	A	Gweled Y Glyn and Cartref, St. Hilary	Work to trees covered by TPO 1972 no 7 and St Hillary Conservation area. T1 - Coppice Ash; T2 - Remove dead wood to Cherry and T3 - 30% height reduction to Holly
2017/00445/TPO	A	Foxglove Cottage, 1, Castle Mews, Llanblethian, Cowbridge	Work to trees covered by TPO 1994 no 19. Fell 3 Ash and provide 3 replacement trees
2017/00454/TPO	A	The Old Rectory, Llangan	Minimal pruning/reshape Sycamore, crown lift up to 4.5m above ground level Beech and reshape Beech
2017/00510/TCA	A	Pond Cottage, Llysworney	Work to trees in Llysworney Conservation Area. Prune and/or remove 4 Cypress Leylandii trees which have become overgrown and are either blocking access to the drive or are taking light from the property.
2017/00511/TCA	A	Pen y Cae, Beach Lane, Penarth	Work to trees in the Penarth Conservation Area. Crown thinning and some reduction to trees bordering Beach Road - Two Purple Beeches, one Bay Laurel, two Sycamores and one Ash tree

No.

2017/00534/TCA A 40, Victoria Road, Penarth Work to tree in Penarth Conservation Area. Repollard to Lime in rear garden

## 219 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.

**2017/00339/OUT** Received on 7 June 2017  
(p27)

DH Rees & Sons Bryn Farm, Pont Sarn Lane, CLAWDDCOCH, CF71 7UP  
Reading Agricultural Consultants Gate House, Beechwood Court, Long Toll,  
Woodcote, RG8 0RR

### **Bryn Farm, Pont Sarn Lane, Clawddcoch**

Outline planning application for a farmworker's dwelling

APPROVED subject to the following conditions(s):

1. Approval of the details of the layout, scale, appearance, access and landscaping of the development (hereinafter called "the reserved matters") shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters hereinbefore referred to must be made not later than the expiration of three years beginning with the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

No.

- (a) The expiration of five years from the date of this permission.
- (b) The expiration of two years from the date of the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matters to be approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- 4. Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

The application was made for outline planning permission and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- 5. The occupancy of the dwelling shall be restricted to:

- a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;

or, if it can be demonstrated that there are no such eligible occupiers,

- b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason:

Since a dwelling in this rural location would not be permitted unless justified for rural enterprise, and in order to ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality, in accordance with advice in Technical Advice Note 6 - Planning for Sustainable Rural Communities.

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

Report by Reading Agricultural Consultants dated 20 March 2017 received 05 April 2017; Scale parameters as described in email from Ieuan Williams dated 07 June 2017; Proposed Sections 168-01 Rev B received 07 July 2017

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.

7. Prior to the commencement of development, details of the finished levels of the site and the dwelling hereby approved 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 local visual amenities are safeguarded, and to ensure the development accords with Policy MD2 of the Local Development Plan.

8. All means of enclosure associated with the dwelling 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 occupation of the dwelling they relate to, 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 MD2 of the Local Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order with or without modification) the dwelling(s) 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 MD2 of the Local Development Plan.

10. 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 shall be erected, constructed or placed on the application site (other than those approved under condition 8 of this consent) without the prior written consent of the Local Planning Authority.



No.

Reason:

To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policy MD2 of the Local Development Plan.

11. 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 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 MD2 of the Local 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regards to policies SP1 'Delivering the Strategy'; SP4 'Affordable Housing Provision'; SP10 'Built and Natural Environment'; MG4 'Affordable Housing'; MG17 'Special Landscape Areas'; MD1 'Location of New Development'; MD2 'Design of New Development' and MD7 'Environmental Protection'; Supplementary Planning Guidance on Amenity Standards, Design in the Landscape and Trees and Development; and national guidance contained in Planning Policy Wales, TAN6- Planning for Sustainable Rural Communities and TAN12-Design; it is considered that the proposal represents an acceptable and justified rural enterprise dwelling that will not result in an unacceptable impact upon the visual amenities of the countryside or Ely Valley and Ridge Slopes Special Landscape Area. In addition the proposal should cause no detriment to neighbouring amenity or highway and pedestrian safety.

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.

No.

**2017/00473/FUL** Received on 8 May 2017

(p46)

Mr Bird 30, Porthkerry Road, Rhoose, Vale of Glamorgan. CF62 3HD

Mr Andrew Parker The Great Barn, Lillypot, Bonvilston, Vale of Glamorgan. CF5 6TR

**30, Porthkerry Road, Rhoose**

Proposed alterations and extensions to form additional accommodation

APPROVED subject to additional informative:

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

Monday to Friday	07:00 - 19:00
Saturday	07:00 - 17:00.

Failure to comply with these requirements could be a statutory nuisance and lead to action under the Environmental Protection Act 1990, The Noise and Statutory Nuisance Act 1993, The Noise Act 1996 and the Licensing Act 2003.

Reason

In order for the development to comply with requirements under the Environmental Protection Act 1990, The Noise and Statutory Nuisance Act 1993, The Noise Act 1996 and the Licensing Act 2003.

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: Proposed Elevations (amended 637/P/05 Rev B) and Proposed Floor Plans (amended 637/P/04 Rev B) as received on 19 July, 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 extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the existing residential use of the dwelling known as 30 Porthkerry Road, Rhoose.

Reason:

To avoid the creation of a separate unit of residential accommodation, and to ensure compliance with the terms of Policy MD2 Design of New Development of the Local Development Plan 2011-2026

4. A 1.8m high obscurely glazed screen, using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration, or an alternative form of screen, of which details shall be submitted to and approved in writing by the Local Planning Authority prior to its erection, shall be erected on the side of the terrace closest to the neighbouring property number 28 Porthkerry Road, and along the rear edge of the terrace/flat roof as shown on plan 637/P/05 A, prior to the first beneficial use of the useable terrace area, and so retained at all times thereafter.

Reason:

In the interests of privacy and to ensure compliance with Policy MD2 Design of New Development of the Local Development Plan 2011-2026

5. The area indicated on plan 637/P/04 A as 'terrace' shall be enclosed and physically delineated from the remainder of the flat roof space prior to the first beneficial use of the terrace, and the remainder of the flat roof adjacent to the enclosed terrace shall not be used as a sitting out area, roof terrace or amenity space area at any time.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with the terms of Policy MD2 Design of New Development of the Local Development Plan 2011-2026

#### 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to Policy MD2 'Design of New Developments' of the Vale of Glamorgan Local Development Plan 2011-2026, approved Supplementary Planning Guidance 'Amenity Standards' and national guidance contained within Planning Policy Wales (Edition 9, 2016), and TAN12 'Design' the proposals are considered to represent an acceptable form of extensions to the existing dwelling that will not

No.

adversely impact the character of the dwelling, the visual amenity of the surrounding area or the residential amenities of the neighbouring dwellings.

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.

**2017/00520/FUL** Received on 16 May 2017  
(p69)

Taylor Wimpey Plc and Mr. J. G. R. Homfray,  
Savills, 12, Windsor Place, Cardiff, Vale of Glamorgan. CF10 3BY

**Site of proposed new roundabout, Land at the A48, North of Darren Farm, Cowbridge**

Revised roundabout arrangement to facilitate access to the new link road and the strategic housing development approved under 2014/01505 and to provide 4th arm for access to land to the north of the A48

APPROVED - subject to no further comments being received which are materially different from the issues addressed in this report before 3<sup>rd</sup> August 2017 and subject to the interested person(s) first entering into a Unilateral Undertaking to ensure that:

The Owner covenants with the Council with the intention of binding the Site and each and every part of it not to implement the construction of a new highway junction and track (ingress only) at agricultural land to the west of the Llwynhelig Farm and to the north of Cowbridge by-pass Cowbridge as approved by previous consent reference 2014/01000/FUL.

**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:

Drawing number 105393-164 Rev A 'Overlay of Consented Roundabout Layout'; Site location plans 'Revised Roundabout Arrangement'; Supporting Planning Statement prepared by Savills; Drawing number 105393-200 'Affected Existing Hedgerwo Cowbridge A48' received 16 May 2017

Transport Statement prepared by Systra; Ecology Briefing Note C\_EDP3900\_01a\_160517 prepared by EDP received 18 May 2017

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. Prior to commencement of construction of any part of the development hereby approved, and notwithstanding the submitted plans, full engineering details, (including details of street lighting, surface water drainage, structures, off highway footway / cycle facilities) and construction details of the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:

In the interests of highway safety and to protect the environment in accordance with Policies MD2 of the Unitary Development Plan.

4. 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. The CEMP will utilise the Considerate Constructors Scheme ([www.considerateconstructorsscheme.org.uk](http://www.considerateconstructorsscheme.org.uk)). The CEMP will include a system for the management of complaints from local residents which will incorporate a reporting system. The construction of the Development shall be completed in accordance with the approved Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policy MD7 of the Local Development Plan.

5. Prior to the commencement of development, including any site clearance or ground works, a Construction Traffic Management Plan, including details of parking for construction traffic, wheel washing facilities, the proposed routes for heavy construction vehicles, timings of construction traffic to and from the site and noting no Lorries shall deliver / leave the site during the peak am / pm hours and half hour either side of the times school commencing and ending, shall be submitted to and approved in writing by the local planning authority and the management plan shall be implemented at the commencement of any site clearance or temporary access or development works on the site and shall thereafter be complied with for the duration of the construction and laying out of the development.

No.

Reason:-

In the interest of highway / Public Safety and the free flow of traffic along the adopted highway network and means of defining and controlling such traffic routes and timings and to meet the requirement of policies MD2 and MD7 of the Local Development Plan.

6. Prior to any site clearance or ground works for roundabout and associated works hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of structural planting and the phasing of such planting, details of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MG17 (Special Landscape Areas) MD1 (Location of New Development), MD2 (Design of New Development) and MD9 'Promoting Biodiversity' of the Local Development Plan.

7. 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 safeguard local visual amenities, and to ensure compliance with the terms of Policy MG17 (Special Landscape Areas) MD1 (Location of New Development), MD2 (Design of New Development) and MD9 'Promoting Biodiversity' of the Local Development Plan.

8. The development shall be carried out in accordance with the recommendations of the submitted 'Ecology Briefing Note' C\_EDP3900\_01a-160517' prepared by EDP received on 18 May 2017.

Reason:

To safeguard protected species, in accordance with Policy MD9 of the Local Development Plan.

No.

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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to Policies SP1 (Delivering the Strategy), SP7 (Transportation), SP10 (Built and Natural Environment), MG16 (Transport Proposals), MG17 (Special Landscape Areas) MD1 (Location of New Development), MD2 (Design of New Development), MD4 (Community Infrastructure and Planning Obligations), MD7 'Environmental Protection', MD8 'Historic Environment' and MD9 'Promoting Biodiversity' of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, it is considered that the proposals are acceptable in terms of their visual impact, with no detrimental impact to the character of the Special Landscape Area and open countryside, and result in a betterment in terms of highway safety.

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.

**2017/00500/RG3** Received on 15 May 2017  
(p84)

Vale of Glamorgan Council, Property Section, Docks Office, Subway Road, Barry, Vale of Glamorgan. CF63 4RT

Vale of Glamorgan Council Property Section, Docks Office, Subway Road, Barry, Vale of Glamorgan. CF63 4RT

**Llansannor and Llanharry Junior and Infant School, Lane - Jct Mountain Road to Jct at City Inn via Llansannor School, Llansannor**

Construction of a single storey extension at Llansannor Church In Wales Primary School, to provide additional teaching, storage and WC facilities, and a new DDA compliant access

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

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

Reason:

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

No.

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

- Location Plan, Drg. No. AL(0)03, received 15 May 2017;
- Site Plan, Drg. No. AL(0)04, received 15 May 2017;
- Proposed Plan & Elevations, Drg. No. AL(0)02, received 15 May 2017; and
- Design and Access Statement, received 17 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.

#### 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to Policies SP1-Delivering the Strategy, MG6- Provision of Educational Facilities, MD1-Location of New Development, MD2-Design of New Development, and MD7-Environmental Protection of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Design in the Landscape and Parking Standards; and national guidance contained in Planning Policy Wales, TAN12-Design and TAN16-Sport, Recreation and Open Space; it is considered that the proposal represents a justifiable and acceptable extension to the existing school facilities that should not detract from the character and appearance of the building itself or the surrounding rural landscape, nor have any adverse impact on the neighbouring or general amenities of the area, or highway safety.

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.