

PLANNING COMMITTEE

Minutes of a meeting held on 7th September, 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, M. Lloyd, Mrs. R. Nugent-Finn, A. Parker, R.A. Penrose, L.O. Rowlands, N.C. Thomas, Mrs. M.R. Wilkinson and E. Williams.

Also present: Councillors Mrs. S. Hanks, G. John, Mrs. J. Norman and Ms. R. Sivagnanam.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Ms. J. Simpson	2017/00564/FUL - Land East of B4265 Between Boverton and Eglwys Brewis, St. Athan	A representative of a Town or Community Council
Councillor G. Smith	2017/00564/FUL - Land East of B4265 Between Boverton and Eglwys Brewis, St. Athan	A representative of a Town or Community Council
Mr. P. Vining	2017/00564/FUL - Land East of B4265 Between Boverton and Eglwys Brewis, St. Athan	The Applicant or their representative
Mr. M. Wallis	2017/00541/FUL - Northcliffe Lodge, Northcliffe Drive, Penarth	Objectors to the Application or their representative
Mr. S. Courtney	2017/00541/FUL - Northcliffe Lodge, Northcliffe Drive, Penarth	The Applicant or their representative
Ms. M. Powell	2017/00255/FUL - Land Adjacent to Westra Stables, Westra, Dinas Powys	The Applicant or their representative

Councillor Mrs. Hanks spoke on the following application, in her capacity as a Vale of Glamorgan Member for the Llantwit Major Ward, 2017/00564/FUL - Land East of B4265 Between Boverton and Eglwys Brewis, St. Athan.

Councillor John spoke on the following application, in his capacity as a Vale of Glamorgan Member for the Llantwit Major Ward, 2017/00564/FUL - Land East of B4265 Between Boverton and Eglwys Brewis, St. Athan.

Councillor Mrs. Norman spoke on the following application, in her capacity as a Vale of Glamorgan Member for the Llantwit Major Ward, 2017/00564/FUL - Land East of B4265 Between Boverton and Eglwys Brewis, St. Athan.

Councillor Ms. Sivagnanam spoke on the following application, in her capacity as a Vale of Glamorgan Member for the St. Augustine's Ward, 2017/00541/FUL - Northcliffe Lodge, Northcliffe Drive, Penarth.

239 APOLOGIES FOR ABSENCE -

These were received from Councillors Dr. I.J. Johnson and P.G. King.

240 MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 27th July, 2017 be approved as a correct record.

241 DECLARATIONS OF INTEREST -

No declarations were received.

242 SITE INSPECTIONS -

RESOLVED - T H A T the attendance of the following Councillors at the sites indicated below on 27th July, 2017 be noted:

Apologies were received from Councillors Mrs. C. Cave, Mrs. P. Drake, N.P. Hodges, Dr. I.J. Johnson, Mrs. R. Nugent-Finn, Mrs. M.R. Wilkinson and E. Williams.

30 Porthkerry Road, Rhoose

Councillor B.T. Gray (Chairman);
Councillors V.P. Driscoll (Vice-
Chairman), J.C. Bird, R.A. Penrose
and N.C. Thomas.

243 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 rejected building applications as listed in the report be noted.
- (3) T H A T the serving of Notices under Building (Approved Inspectors Etc) Regulations 2000, as listed in the report be noted.
- (4) T H A T the serving of Notices under the Section 32 Building Act 1984, in respect of plans which are three or more years old, as listed in the report, be noted.

244 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 <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2014/00859/1/N MA	A	Former Mortuary Building, Hayes Point, Sully	Non material amendment - Conversion and extension of former mortuary building to residential bungalow at Former Mortuary building, Hayes Point, Hayes Road, Sully
2014/01424/3/N MA	A	Plot 114, St. James Gardens, Wick	Non material amendment: Alteration to approved dwelling to include rear conservatory extension
2014/01505/1/N MA	A	Land at North West Cowbridge	Non material amendment to 2014/01505/OUT to revise conditions to allow phased discharge of conditions and; exclusion of partial hedgerow removal and archaeological investigations from site clearance definition

2015/00089/1/N MA	A	9, Grange Close, Wenvoe	Non material amendment - Window alteration to the rear elevation. Discharge of conditions 8. 10 and 13 in relation to planning application 2015/00089/FUL
2015/00095/1/N MA	A	Ardwyn, Pen y Turnpike Road, Dinas Powys	Non material amendment - Construction of eighteen dwellings and associated works at Ardwyn, Pen Y Turnpike Road, Dinas Powys. Planning permission red. 2015/00095/FUL: Construction of eighteen dwellings and associated works (NMA)
2015/00668/2/N MA	A	Building 2, Plot 3B, Atlantic Trading Estate, Barry	Non material amendment - Change wording of conditions 7 and 8 and removal of condition 4. Development of warehouse and associated office building
2015/01192/3/N MA	A	41, Llwyn Passat, Portway Marina, Penarth	Non material amendment - Window layout variations. Proposed two storey side extension and first floor extension over existing porch
2016/00312/2/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

2016/00611/1/N MA	A	Colcot Junior and Infant School, Florence Avenue, Barry	Non material amendment - Proposed internal alterations with a glazed link and entrance canopy. Construction of new car park, tarmac play area and installation of access ramps. Planning permission ref 2016/00611/RG3.
2016/00834/FUL	A	Plot 2, land at 90, Fontygary Road, Rhoose	Construction of detached two storey house with detached double garage
2016/01118/1/N MA	A	17, Plymouth Road, Penarth	Non material amendment - Amendment to Condition 3 of Planning Permission 2016/01118/FUL for car parking provision
2016/01224/FUL	A	The Carpenters Arms, Eglwys Brewis Road, Llantwit Major	Change of use from public house to 5 no. residential dwellings
2016/01481/FUL	A	43, Afal Sur, Barry	Retention of the conversion of part of a double garage for use as a hairdressing salon
2016/01499/FUL	A	Cherry Orchard Farm, Welsh St. Donats	Retention of agricultural building to accommodate the equine rehabilitation clinic and retention of association to highway
2017/00049/1/N MA	A	26, Wordsworth Avenue, Penarth	Non material amendment - Two storey rear extension hip to gable roof extension single storey side and rear extension and alterations works. Planning permission ref. 2017/00049/FUL

2017/00108/1/N MA	A	20, Whittan Close, Rhoose	Non material amendment - Block/brick up openings on side extension. Two storey extension to side of property
2017/00109/FUL	A	Pentre Parc, Llysworney	Removal of condition 1 (Agricultural tie) of Planning Permission 73/596 (CR/596/73)
2017/00193/1/N MA	A	90, Brookfield Avenue, Barry	Non material amendment - Construction and maintenance of temporary link road between Brookfield Avenue and Priory Gardens, Barry
2017/00241/FUL	A	Pleasant View Farm, Sigingstone	Demolition of existing fire damaged dwelling house and construction of replacement dwelling (previous planning application withdrawn - reference 2016/00830/FUL)
2017/00288/FUL	A	4, Clive Crescent, Penarth	The demolition of an existing two storey rear extension and the construction of a new two storey rear extension plus associated works
2017/00293/FUL	A	Mary Immaculate High School, Caerau Lane, Wenvoe	Erection of temporary classrooms on existing car park. Extension to existing car park to accommodate 42 extra parking spaces
2017/00306/FUL	A	6, Brig y Don Hill, Ogmore by Sea	Supply and fit Velux skylight window in west elevation / pine end of roof

2017/00315/FUL	A	33-34, Windsor Terrace, Penarth	Refurbishment and extensions to remodel existing flats and sub division of top floor flat to create a total of four self-contained flats, provision of ground floor office and store
2017/00324/FUL	A	Kailily Farm, East of Hillfield Farm, Peterston Super Ely	Agricultural storage barn
2017/00334/FUL	A	4, Glan y Mor, Barry	Two storey extension to rear of existing property
2017/00337/FUL	A	42, Stanwell Road, Penarth	Proposals for alteration to existing rear dormer roof extension
2017/00362/FUL	A	15, Tresilian Close, Llantwit Major	Removal of 2 no. UPVC Georgian bar windows to front of property and replacement with 2 no. UPVC Georgian bar bifold doors
2017/00373/FUL	A	42, Plas St Pol De Leon, Penarth Marina, Penarth	Proposed front elevation, first floor balcony in glass, and powder coated steel frame
2017/00403/FUL	A	Brynhyfryd, Colwinston	1.5 storey extension to the side and rear of the existing property. Existing floor space: 241.6 m ² . Proposed floor space: 322.7 m ² , Overall increase: 81.1 m ²
2017/00405/FUL	A	Llanblethian Sewage Pumping Station, Broadway, Cowbridge	Construct a new Sewage Pumping Station (SPS) in the field adjacent to the existing SPS, and to demolish the existing SPS to surrounding ground levels

2017/00406/FUL	A	Flat 5, Glan Hafren, Maes y Coed, Barry	<p>1. Replacement of the three windows facing the car park and bathroom window at rear of property.</p> <p>2. Increase height of lounge window to floor to ceiling height.</p> <p>3. Install floor to ceiling French style doors in larger of the lounge windows.</p> <p>4. Install glass and stainless steel barrier in front of proposed doors</p>
2017/00411/FUL	A	17, Broad Street, Barry	Change of Use from a vacant shop to a fast food takeaway (i.e. Change from A1 and A2 to Class A3)
2017/00422/FUL	A	17, Chandlers Way, Penarth	Two storey side extension and single storey rear extension
2017/00426/FUL	A	Sycamore Lodge, 4, Mill-lay Lane, Llantwit Major	Extend above flat roofed garage to provide master bedroom and ensuite, add balcony to front of house replacing small stepped roof add glass balustrade. Replace windows some with bifold doors. Render exterior. Convert half double garage into interior living space - single garage to remain install 2 woodburners including 2 flue pipes above roof line

2017/00429/ADV	A	Ford, Llandough Industrial Estate, Penarth Road, Cardiff	A - 1 of new internally illuminated brand and dealer name clip; B - 1 of new internally illuminated brand Transit Centre clip; C - 1 of new size 2 internally illuminated arched entrance feature complete with a new concrete base; D - 1 of new internally illuminated wall mounted free flying oval complete with non illuminated wall mounted Transit Centre; E - 1 of new internally illuminated double sided 3.4 metre Transit Centre complete with new concrete base; F - 1 of new wall mounted dealer name and dealer sign
2017/00430/FUL	A	81, Westbourne Road, Penarth	Demolition of existing garage. Construction of single storey extension
2017/00435/FUL	A	Conifers, St. Nicholas	Replacement of all existing timber framed, single glazed windows and doors with uPVC double glazed units, to match existing. Kitchen window is to be replaced with a set of French doors
2017/00440/FUL	A	West Down, Church Close, Ogmore By Sea, Bridgend	Dormer extension to create additional bedroom and bathroom in the roof space. Rebuild of existing ground floor conservatory creating balcony space above
2017/00441/FUL	R	Land adjacent to Pensarn farm, Llanmaes Road, Llanmaes	Conversion of barn to residential use and single storey extension to existing barn

2017/00446/FUL	A	5, Port Road East, Barry	Two storey to side of existing dwelling with porch to front. New detached garage and sun room to rear of garden
2017/00450/FUL	A	32, John Batchelor Way, Penarth	Proposed front and rear balconies, new windows
2017/00453/FUL	A	8, Westbourne Road, Penarth	Insert French doors into the side return of property and replace rear windows to property with UPVC
2017/00461/FUL	A	72, Clos yr Wylan, Barry	Proposed two storey side extension with accommodation also at second floor level, and new boundary treatments to side and rear
2017/00463/FUL	A	31, Rhodfa Felin, Barry	Convert existing integral garage into a bedroom. Garage door to be removed and replaced with a window
2017/00466/FUL	A	Jubilee Fields Campsite, Peterston Super Ely	Erection of toilet block, installation of septic tank and formation of new vehicular access to the site
2017/00468/FUL	A	22, Plymouth Road, Barry Island	Change a single storey terraced residence into two self contained flats
2017/00469/FUL	A	Hazelwood, St. Andrews Road, Dinas Powys	Proposed two storey side extension to provide carers residential annexe
2017/00472/FUL	A	14, Colcot Road, Barry	Two storey side/rear extension

2017/00481/FUL	A	11, Plover Way, Penarth	Proposed single storey rear extension, plus internal alterations to remodel the dwelling to form additional kitchen accommodation, dining room and family room at ground floor level
2017/00483/FUL	A	Coed y Bryn, Nash	Construction of a flat roof single storey extension at the rear and the side of the property
2017/00486/FUL	A	Land South of Wenvoe and East of Port Road, Wenvoe	Variation of Condition 1 of permission 2011/00341/FUL to allow a further period of two years for the implementation of the access and internal site works
2017/00487/FUL	A	Maesaeson House, Pont Sarn Lane, Peterston Super Ely	Manege 45 m x 30 m private use
2017/00488/HR	A	Boverton Mill Farm, Boverton	Removal of 274m length of hedgerow which is currently dividing two fields
2017/00490/FUL	A	69, Geraints Way, Cowbridge	Retention of front dormer
2017/00492/FUL	A	Verber, Victoria Park Road, Barry	Erect conservatory to the rear elevation
2017/00494/CAC	A	Llanblethian Sewage Pumping Station, Broadway, Cowbridge	Construct a new Sewage Pumping Station (SPS) in the field adjacent to the existing SPS, and to demolish the existing SPS to surrounding ground levels
2017/00496/FUL	A	Tegfan, Gileston Road, Gileston	Proposed two storey rear extension
2017/00498/FUL	A	10, Hensol Villas, Hensol	Proposed single storey rear extension

2017/00499/FUL	A	Mountain Lodge, Hensol	Construction of a two storey extension to the rear (North) side of the existing property, including the removal of an existing sub standard conservatory provided at the rear of the property, and amendment to the access arrangements into the site
2017/00502/FUL	A	6, Kingsley Close, Sully	Two storey side extension and single storey rear extension
2017/00503/FUL	A	10, Westbourne Road, Penarth	Rear dormer extension and relocation of existing Velux roof window
2017/00505/FUL	A	15, Cae Rex, Cowbridge	Extension and alterations to existing bungalow to form two storey house
2017/00509/ADV	A	1A, Tynewydd Road, Barry	Advertisement consent for 1 no. internally illuminated fascia and 1 no. internally illuminated projecting sign
2017/00512/ADV	A	1, The Precinct, Llantwit Major	Advertisement consent for 1no. internally illuminated fascia sign
2017/00513/FUL	R	Land adjacent to Pond Villa, Llanmaes	Proposed cottage relocated to meeting with planning inspectors comments
2017/00514/ADV	A	1, Stanwell Road, Penarth	Advertisement consent for 5 no. non-illuminated fascia signs
2017/00515/FUL	A	Tyr Poste, Wine Street, Llantwit Major	Minor alterations to elevations, including re-rendering and repointing plus new windows and erection of an external flue. Alterations to rear extension

2017/00516/LAW	A	14, Cook Road, Barry	Extension to rear of property (single storey)
2017/00517/FUL	A	39, Heol Pearetree, Rhoose	1) Proposed new dwarf, retaining wall and pillars to be installed around boundary of front garden; 2) Proposed new steps/pathways to replace existing
2017/00518/FUL	A	12, Downs View, Aberthin	Two storey side and rear extensions and alterations and extension to existing front porch
2017/00519/ADV	A	Bus Shelter, Lavernock Road j/o Stanwell Road adjacent to school playing fields	Two single sided advertising panels fully integrated into bus shelter
2017/00521/FUL	A	50, Wordsworth Avenue, Penarth	Proposed two storey extension and single storey garage with associated works
2017/00522/FUL	A	Westbury, Factory Road, Llanblethian, Cowbridge	Proposed rear dormer to enlarge bedroom
2017/00524/FUL	A	20, Windsor Terrace, Penarth	Replacement single storey garage to rear lane
2017/00525/FUL	A	Malt Barn Cottage, Higher End, St. Athan	Conservatory addition to rear elevation
2017/00527/FUL	A	Durell House, 14, Town Mill Road, Cowbridge	Proposed conservatory
2017/00528/FUL	A	6, Osprey Close, Penarth	Proposed single storey rear and side extensions

2017/00529/FUL	A	Kiosk opposite Seashore Grill and Cafe Bar, Beach Road, Swanbridge	Amended external design and internal alterations to the glass conservatory addition (approved under planning Application reference 2016/00218/FUL - use class A3), plus utilising the use of an existing external storage space, for a new kitchen/sandwich preparation area
2017/00532/FUL	A	17, Tair Onen, St. Hilary	Two storey rear extension
2017/00533/FUL	A	20, Heol Pentre'r Felin, Llantwit Major	First storey extension above garage
2017/00536/FUL	A	2A, The Parade, Barry	Proposed loft conversion with the addition of side elevation roof lights
2017/00537/LAW	A	Ty Gwyn, Wick Road, Ewenny	Use for outdoor work area and storage
2017/00538/FUL	A	9, Tarrws Close, Wenvoe	First floor extension over existing kitchen
2017/00542/LAW	A	Airparks Airport Car Parking Park and Ride Site, Port Road, Rhoose	Use of the land for long stay airport parking.
2017/00546/FUL	A	17, Laburnum Way, Penarth	Single storey kitchen extension
2017/00551/FUL	A	Cider Barn, Crossways, Cowbridge	Installation of small underground waste treatment plant and drainage field to treat waste water from toilet facilities produced by toilet and sink
2017/00553/FUL	A	5, Ashby Road, Sully	Rear single storey extension and two storey rear and side extension

2017/00556/FUL	A	Brynhouse, Penylan Road, St. Brides Major	Proposed single storey conservatory extension to rear of property
2017/00557/FUL	A	5, Park Road, Barry	Proposed ground floor extension to form kitchen/family room
2017/00558/FUL	A	Marie Curie Hospice, Bridgeman Road, Penarth	Re-positioning of 4 no. condenser units and the installation of 4 no. additional condenser units
2017/00562/FUL	A	Felin Dawel, Michaelston Le Pit, Dinas Powys	Extensions and alterations to house - single storey side and front extension, rear glazed infill, conservatory over garage and associated roof and window alterations etc
2017/00565/FUL	A	26, Dyserth Road, Penarth	Demolition of existing detached garage, new single storey extension to side elevation and two storey to the rear. Loft conversion and new dormer to rear roof pitch.
2017/00566/FUL	A	14, Cory Crescent, Peterston Super Ely	Demolition of existing conservatory. Proposed single storey porch extension, part single/part two storey rear extension, loft extension and other alterations to property
2017/00567/FUL	A	Castle Lodge, Drope Lane, St Georges Super Ely	Roof extensions to garage to form first floor hobby room and external staircase, garden engineering works and detached rear covered swimming pool with roof lantern and glazed walls

2017/00568/FUL	A	21, Elm Grove Road, Dinas Powys	Two storey / single storey rear extension and loft conversion complete with rear dormer
2017/00570/FUL	A	Fir Trees, Romilly Park Road, Barry	First floor infill extension plus ground floor orangery extension to rear plus associated works
2017/00571/FUL	A	5, Church Road, Rhoose	Removal of outbuilding, single storey rear extension and drive
2017/00573/FUL	A	103, Plymouth Road, Penarth	Demolition of original single storey rear annexe, removal of historic steel escape ladders to rear elevation, demolition of party wall between 103 and 105 to make way for construction of new single storey flat roof extension
2017/00574/FUL	A	31, Glebeland Place, St. Athan	Addition of a porch to the front elevation
2017/00575/FUL	A	24, Oakfield Road, Barry	Part demolition of existing garage, proposed single storey side and rear extension
2017/00577/FUL	A	6, The Verlands, Cowbridge	Retention of balustrade on first floor roof terrace rear extension
2017/00578/FUL	A	1, The Pastures, Barry	Proposed rear and side single storey domestic extension
2017/00579/FUL	A	21, Smithies Avenue, Sully	Take down existing garage and store and rebuild with small front canopy into workshop and store
2017/00580/LBC	A	28, High Street, Cowbridge	Replacement of advertisement with the erection of 2 no. fascia signs

2017/00581/ADV	A	28, High Street, Cowbridge	Replacement of existing advertisement with the erection of 2 no. fascia signs
2017/00582/FUL	A	5, Woodham Close, Barry	Garden building
2017/00584/FUL	A	174, Redlands Road, Penarth	Proposed single storey side and rear extensions and internal alterations
2017/00585/FUL	A	9, Clement Place, Barry	We wish to install bi fold doors to replace existing patio doors and windows on the rear wall of the house
2017/00587/FUL	A	74, Stanwell Road, Penarth	Proposed new single storey rear kitchen extension
2017/00588/FUL	A	Mynfa, Heol y Mynydd, Southerndown	Proposed conversion of existing stable block workshop to garage workshop and hobby rooms above
2017/00589/FUL	A	30, Aneurin Road, Barry	Take down existing outbuildings and construct new single storey extension and associated works
2017/00591/FUL	A	Marlborough Farm Lodge, Crossways, Cowbridge	Detached garage
2017/00592/FUL	A	40, Hillcrest, Broadway, Llanblethian	Proposed porch extension, dormers to front and rear and external alterations, including new door and window openings
2017/00596/FUL	A	10, Stradling Place, Llantwit Major	Demolish existing garage, utility, WC. Construct new part single/part two storey front and side extension and internal alterations

2017/00597/FUL	A	Llan Yr Afon, Well Lane, St. Nicholas	Demolish existing conservatory. New single storey extension, internal alterations, porch and fenestration
2017/00598/LBC	A	West Aberthaw Farm, West Aberthaw	Remove loose section of wall following vehicle collision and rebuild as existing
2017/00599/FUL	A	Benacre, Cowbridge Road, St. Nicholas	Proposed loft conversion with rear facing box dormer and hip to half-gable to side
2017/00600/FUL	A	4, John Street, Penarth	Loft conversion with dormer to rear
2017/00601/LAW	A	Sutton Rise, Pendoylan	Continued occupation in excess of 10 years in breach of occupancy condition of outline planning permission P.5/Z/1564-CB10760 dated 29 November 1965. Reserved matters P5/Z/1676-CB.11040 dated 18 February 1965
2017/00602/FUL	A	9, Channel View, Ogmore By Sea	Single storey rear extension with roof top seating area and external spiral stair. New Juliet balconies and doorways onto roof top seating area
2017/00605/LBC	A	33, High Street, Cowbridge	Repairs and decorations to exterior and interior of property for maintenance purposes. There are no proposals to undertake material alterations or demolitions, other than to replace rainwater goods.
2017/00608/FUL	A	Argos Waterfront Retail Park, Heol Ceiniog, Barry	Proposed new automated teller machine (ATM)

2017/00614/FUL	R	9, Meadow Court, St. Brides Major	To erect a canopy at the front of the house to cover and protect driveway and cars
2017/00616/FUL	A	7, Paget Terrace, Penarth	Single storey rear extension to increase and enhance kitchen and dining space
2017/00617/RG3	A	St. Cyres School, Sully Road, Penarth	Addition of UPCV and glass conservatory as an extension to the school canteen
2017/00621/LBC	A	Tymaen Farm, B4524 Ogmore Road at Ogmore, Ogmore	Proposed installation of 4 no. steel support posts and header beam in northern ground floor section of two storey barn to strengthen existing first floor
2017/00622/FUL	A	2, Berkley Drive, Penarth	Two storey side extension with Juliette balcony, single storey front and rear extensions and alteration works
2017/00623/FUL	A	Ty Ni, Llanmaes Road, Llanmaes	Proposed single storey rear extension, plus internal alterations to remodel the dwelling to form additional kitchen accommodation, dining area and family room at ground floor level
2017/00626/FUL	A	Pen Y Bont Surf Life Saving Clubhouse, The River Mouth, Ogmore by Sea	Variation of Condition 1: Demolition of existing Pen Y Bont Surf Life Savers Centre and replacement with a new Surf Life Savers Centre at Ogmore by Sea
2017/00629/ADV	A	Argos Waterfront Retail Park, Heol Ceiniog, Barry	Signage surrounding proposed new automated teller machine (ATM)

2017/00633/FUL	A	The Stables, Church Road, Llanblethian, Cowbridge	Alterations to existing single storey garage
2017/00636/FUL	A	7, Sycamore Close, Llandough, Penarth	Addition of a porch to the front elevation
2017/00641/FUL	A	6, Sully Terrace, Penarth	Relocation of window to rear bedroom extension
2017/00643/FUL	A	78, Cae Canol, Penarth	To convert the existing garage to a play room and provide a single storey rear extension with internal alterations
2017/00646/FUL	A	Lane End, Michaelston le Pit Road, Michaelston Le Pit	The refurbishment of the existing cottage and the provision of an ancillary dwelling and a replacement barn including the reinstatement of pond. The existing pole barns and light industrial buildings are to be demolished
2017/00657/FUL	A	9, Paget Terrace, Penarth	Ground floor rear extension
2017/00659/FUL	A	24, Stradling Close, Sully	Extension to single storey dwelling comprising of entry hall to side and additional bedroom/study and dining area to rear and additional window (including roof windows) to main living area.
2017/00665/FUL	A	9, Village Farm, Bonvilston	Two storey corner extension, single storey rear extension and change of garage door and front elevation windows
2017/00673/PND	A	Former Canteen and Bus Depot, Broad Street, Barry	Demolition of the former canteen and office building down to floor slab level
2017/00675/FUL	A	26, Lon Lindys, Rhoose	Front single storey extension to adjoin property and garage

2017/00682/FUL	A	3, Andover Close, Barry	Alterations to garage (Disabled facilities)
2017/00745/OBS	B	Llys Brocastle, off A48, Bridgend	Further extend the time period for commencement of works to P/12/763/RLX for a further 5 years (30 no. assisted living units with assoc. works ref: P/06/1275/FUL)
2017/00764/PNA	F	Ty Pica Farm, Station Road East, Wenvoe	Storage barn for hay and haylage

245 APPEALS (HRP) -

RESOLVED -

- (1) T H A T the Planning Appeals received as detailed in Section (a) of the report be noted.
- (2) T H A T it be noted that no enforcement appeals had been received at the time of the meeting taking place.
- (3) T H A T the planning appeal decisions as detailed in Section (c) of the report be noted.
- (4) T H A T the enforcement appeal decisions as noted in Section (d) of the report be noted.
- (5) T H A T the statistics relating to appeals for the period 1st April, 2017 - 31st March, 2018 as detailed in Section (e) of the report be noted.

246 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

2017/00284/TPO	A	Brooklands Retail Park, Brooklands Terrace, Culverhouse Cross, Cardiff	Reduce 3 Poplars and remove a single Poplar from TPO no. 10 2005
2017/00612/TPO	A	Llansannor Court, Llansannor	Works to trees
2017/00618/TCA	A	22, Victoria Road, Penarth	Remove 1 no. Cypress front garden, 1 no. Cypress rear garden, reduce Bay rear garden
2017/00634/TCA	E	The Stables, Church Road, Llanblethian, Cowbridge	Fell 12 trees and reduce 1 - Llanblethian Conservation area
2017/00670/TCA	A	20, Raglan House, Highwalls Road, Dinas Powys	Removal of 1x Conifer tree
2017/00683/TCA	A	103, Plymouth Road, Penarth	Felling of two pine trees, one silver birch and two self seeded ash trees
2017/00697/TCA	A	103, Plymouth Road, Penarth	Work to tree in Penarth Conservation Area - 20% crown reduction of Magnolia tree at front of property

247 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.

2017/00564/FUL Received on 7 June 2017

(p49)

Welsh Ministers c/o Agent

Mr. Paul Vining, WYG Environment Planning Transport Ltd, 5th Floor Longcross Court, 47, Newport Road, Cardiff., CF24 0AD

Land East of B4265 between Boverton and Eglwys Brewis, St. Athan

Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building operations

APPROVED subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

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:

Aecom Arboricultural Report March 2017, Drawings CT0151-0158, CT3001-3008, CT3020, CT051-057, CT100, CT0120-0128, CT0160 CT0201-0208, CT0301-0308, CT0402- 0403, CT0501-0507, CT0551-0557, CT0595, CT0601-0605, CT0611-0617, CT0701-0707, CT1101-1108, CT1009, CT1201-1207, CT1211-1212, CT1221-1227, CT1250, CT1310, CT2606, WYG DAS, Air Quality Report, F03-14, Geo Environmental Assessment, GI Factual Report, Aecom LVIA, Historic Environment DBA, Drainage Strategy, Landscape and Ecological Management and Maintenance Plan, Ecological Assessment, Noise and Vibration Assessment, Air Quality Study, CT0521-0528, SK014, Hazel Dormice Method Statement May 2017, CT0652.

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 the construction of the proposed roundabout junction along the B4265, a modelled assessment of the traffic impacts of the development on the signal controlled junctions of the B4265 / Eglwys Brewis Road and the B4265 / Llanmaes Road shall be carried out; and submitted to and approved in writing by the Local Planning Authority. The submissions shall include an assessment of whether any traffic mitigation measures are required within the limits of the adopted highway at either of those junctions, or along the stretch of the B4265 between them.

Reason:

In order to fully establish the impact of the development along the adjacent highway network, in the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

4. Prior to the first operational use of the new northern access road, any mitigation measures identified in condition 3 above shall be carried out in full, in accordance with details (include timescales/phasing) that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety, the free flow of traffic and compliance with Policy MD2 of the LDP.

5. Notwithstanding the submitted plans, full engineering details of all sections of the new road and all junctions through the route, including details of cycle/footways, vision splays, sections, street lighting, surface water drainage and the details of the location of all new signage and changes to existing signage (and including full engineering details of any structures, drainage systems and culverts abutting or adjacent to the existing / proposed highway), shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of any operational development involved in the construction of the section of the road that the details relate to. The development shall be implemented and at all times thereafter maintained in accordance with the approved details.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

6. Prior to the first operational use of the new northern access road or the new roundabout and signalised junctions, the approach to the new roundabout shall be re-surfaced, in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

7. Prior to the commencement of any operational development involved in construction of the new road, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings. The development shall be carried out in accordance with the approved Management Plan.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

8. Prior to the commencement of any operational development involved in the construction of the new road, a professionally qualified highway maintenance consultant shall be appointed to carry out a full and comprehensive condition survey of the local highway network (the relevant scope of which shall be first agreed in writing with the Local Planning Authority) and the survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

9. Following the construction of the development and prior to the road being opened to public use, a professionally qualified highway maintenance consultant shall be appointed to carry out a full and comprehensive condition survey of the highway network referred to in Condition No. 8 above, so as to identify any difference in the condition of the highway since the commencement of the construction of the development, and any repairs required as a consequence. The survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

10. Following the construction of the development and prior to the new road being opened for public use, the developer shall carry out any repairs to the adopted highway identified as being necessary in the second survey required by Condition No. 9 above.

Reason:

In the interests of highway safety and to ensure compliance with Policies ENV27 and COMM8 of the Unitary Development Plan.

11. Prior to the construction of the road, the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully completed as defined in the approved details.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

12. Prior to any works in the vicinity of existing skylark territories, five skylark plots shall be provided within land under the ownership of the applicant, in accordance with the Skylark Plots Best Practice Guide, submitted with the WYG letter of the 2nd August 2017.

Reason:

In then interests of ecology and to ensure compliance with Policy MD9 of the LDP.

13. The development shall at all times be carried out in in accordance with the submitted Dormice Method Statement May 2017 and Landscape and Ecological Management and Maintenance Plan.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

14. Prior to the erection of any new lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority, designed to reduce light spillage onto retained and created habitats. This scheme shall include details of the siting and type of lighting to be used, drawings setting out light spillage and any operational measures to be implemented.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the UDP.

15. The development shall be carried out in accordance with the Aecom Flood Consequences Assessment (FCA) March 2017, or any FCA subsequently approved in writing by the Local Planning Authority, ensuring that all flood mitigation measures set out in the approved FCA are carried out in full prior to the road being opened for public use.

Reason:

In order to prevent flood risk and to ensure compliance with Policy MD7 of the LDP.

16. Prior to the commencement of work to construct the road, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason:

In order to mitigate against the risks of contamination, and to ensure compliance with Policy MD7 of the LDP.

17. Prior to the commencement of work to construct the road (with the exception of any activities that may be required in order to comply with condition 17 above), a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason:

In order to mitigate against the risks of contamination and to ensure compliance with Policy MD7 of the LDP.

18. Within one month of completion of the monitoring programme referred to in condition 18 above, a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease

monitoring shall be submitted to and approved in writing by the Local Planning Authority. Monitoring may only finally cease when the above referenced report has been approved in writing by the Local Planning Authority.

Reason:

In order to mitigate against the risks of contamination/pollution and to ensure compliance with Policy MD7 of the LDP.

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason:

In order to mitigate against the risks of contamination, and to ensure compliance with Policy MD7 of the LDP.

20. No infiltration of surface water drainage into the ground shall be permitted, other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated in writing that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details, once they have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to mitigate against the risks of contamination and to ensure compliance with Policy MD7 of the LDP.

21. Any topsoil (natural or manufacture), subsoil, aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Reason:

In the interests of environmental protection and to ensure compliance with Policy MD7 of the UDP.

22. Any site won material including soils, aggregates or recycled materials shall be assessed for chemical or other potential contaminants in accordance with

a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

In the interests of environmental protection and to ensure compliance with Policy MD7 of the UDP.

23. No work on the construction of the road shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include details of the following:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - viii) hours of construction;
 - ix) lighting;
 - x) management, control and mitigation of noise and vibration;
 - xi) odour management and mitigation;
 - xi) diesel and oil tank storage areas and bunds;
 - xii) measures for the protection of the adjacent brook from pollution during the course of construction
 - xiii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
 - xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

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 (Environmental Protection) of the Local Development Plan.

24. Prior to the road being opened to public use and prior to the construction, erection or laying of any noise mitigation features, an assessment shall be carried out under the Noise Insulation Regulations and a report of the assessment shall be submitted to and approved in writing by the Local Planning Authority (to include details of all of the necessary noise mitigation measures), also prior to the road being opened to public use and prior to the construction, erection or laying of any noise mitigation features.

Reason:

In the interests of residential amenity and to ensure compliance with Policies MD2 and MD7 of the LDP.

25. Having regard to the Noise Insulation Regulations assessment referred to in condition 25 above, the full range of noise mitigation measures listed in the report required under the terms of Condition 25 (to include an acoustic noise barrier at the western end of the site between the new roundabout and properties in Llantwit Major/Boverton, acoustic noise barriers along the route of the NAR and 'low noise surfacing') shall be carried out prior to the road being opened for public use, and so be shall maintained at all times thereafter.

Reason:

In the interests of residential amenity and to ensure compliance with Policies MD2 and MD7 of the LDP.

26. Prior to the commencement of any works relating to the surface water drainage strategy, full engineering details for the surface water drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include calculations for onsite attenuation or discharge, cross-sections and long-sections of all drainage features on site. The detailed scheme for drainage shall also identify all existing surface water drainage structures within the site and demonstrate that they are still utilised for their intended use, or that alternative provision is made. The scheme shall also demonstrate that flows within said structures are maintained during construction works and thereafter.

The approved scheme shall be implemented prior to the first beneficial use of the road and 'as built' plans shall also be submitted prior to the first beneficial use of the road.

Reason:

To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere, in accordance with Policy MD7 of the LDP.

27. Prior to the commencement of any works relating the drainage system, a SuDS management plan which includes details of future management responsibilities for the site and its drainage assets shall be submitted to and approved in writing by the Local Planning Authority. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime. The management plan shall be implemented in full accordance with the approved details prior to the first beneficial use of the road and complied with in perpetuity.

Reason:

To ensure the effective drainage of the site and to ensure compliance with Policy MD7 of the LDP.

28. None of the conditions shall preclude the implementation of the advance works, which comprise: archaeological investigation; geotechnical site investigation; felling of trees; translocation of hedgerows and other ecology measures; the construction of the flood alleviation measures; and the installation of a noise mitigation fence along the B4265.

Reason:

In order to manage the timely implementation of the permission and to ensure compliance with Policy MD2 of the LDP.

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, SP2 – STRATEGIC SITES, SP3 – RESIDENTIAL REQUIREMENT, SP5 – EMPLOYMENT REQUIREMENTS, SP7– TRANSPORTATION, MG2 – HOUSING ALLOCATIONS, MG9 – EMPLOYMENT ALLOCATIONS, MG10 – ST ATHAN - CARDIFF AIRPORT ENTERPRISE ZONE, MG16- TRANSPORT PROPOSALS, MG19 – SITES AND SPECIES OF EUROPEAN IMPORTANCE, MG20 – NATIONALLY PROTECTED SITES AND SPECIES, MD2 - DESIGN OF NEW DEVELOPMENT, MD7 - ENVIRONMENTAL PROTECTION, MD8 - HISTORIC ENVIRONMENT and MD9 - PROMOTING BIODIVERSITY of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, the advice within Planning Policy Wales 9th Edition, Technical Advice Notes 5, 11, 12, 15, 18, 23 and 24, the Council's Supplementary Planning Guidance on Amenity Standards, Biodiversity and Development, Design in the Landscape and Trees and Development, and Sections 66 and 72 of the Planning (Listed buildings and Conservation Areas) Act 1990, the proposed development is considered acceptable in principle, and in terms of visual impact, highway safety,

traffic, flood risk, residential amenity, archaeology, the historic environment, ecology. Landscaping, trees, environmental impacts and agricultural land quality.

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.

2017/00541/FUL Received on 6 June 2017

(p100)

Celtic Developments (Penarth) Ltd., 28, Sturmi Way, Village Farm Industrial Estate, Bridgend, CF33 6BZ

LRM Planning Ltd., 22, Cathedral Road, Cardiff, CF11 9LJ

Northcliffe Lodge, Northcliffe Drive, Penarth

Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, replacement tree planting and landscaping and associated works (resubmission application)

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

- Provide an off-site contribution of £263,760 towards affordable housing;
- Pay a contribution of £36,240 towards community facilities to enhance existing facilities within the ward; and
- to meet the planning obligations administrative fee of £6,000.

APPROVED subject to the following condition(s):

1. The development shall begin no later than two years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 and to overcome possible changes in market conditions which would necessitate a re-assessment of the viability of the development.

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

- Location plan, Drg. No. 1321/L01C;
- Aerial location plans, Drg. No.s L02C & L03C;
- Existing plans and sections, Drg. No.s 1321/E01, E02 & E03;
- Proposed site plan, Drg. No. 1321/S100C;
- Block A Ground floor plan, Drg. No. 1321/S101C;
- Block B Ground floor plan, Drg. No. 1321/S102C;
- Block C Ground floor plan, Drg. No. 1321/S103C;
- Proposed Roof plan, Drg. No. 1321/S104/C;

- Parking layout Northcliff Apart, Existing-Proposed, Drg. No. 1321/S110C;
- Block A Apartment plans, Drg. No. 1321/S115C;
- Block B Apartment plans, Drg. No. 1321/S116C;
- Block C Apartment plans, Drg. No. 1321/S117C;
- Block A North elevation, Drg. No. 1321/S200C;
- Block A South elevation, Drg. No. 1321/S201C;
- Block B North elevation, Drg. No. 1321/S205C;
- Block B South elevation, Drg. No. 1321/S206C;
- Block B East elevation, Drg. No. 1321/S207C;
- Blocks A, B & C West elevation, Drg. No. 1321/S208C;
- Block C North elevation, Drg. No. 1321/S210C;
- Block C South elevation, Drg. No. 1321/S211C;
- Site section A-A, Drg. No. 1321/S300C;
- Site section B-B, Drg. No. 1321/S301C;
- Computer generated visualisations;
- Proposed topographical survey, Drg. No. 15025-100;
- Proposed levels, Drg. No. 15025-101D;
- Proposed finishes plan, Drg. No. 15025-102C;
- Proposed drainage layout, Drg. No. 15025-103B;
- Proposed site sections, Drg. No. 15025-104B;
- Proposed vehicle tracking, Drg. No. 15025-105D;
- Proposed access road long section, Drg. No. 15025-106A;
- Landscape plans and planting schedule, Drg. No.s 2015./100 to 102 rev C;
- Design and Access Statement (DAS) and Presentation Drawings Brochure prepared by Loyn & Co Architects;
- Planning Statement (Original and Addendum) prepared by LRM Planning Ltd;
- Transport Statement by WYG;
- Preliminary Slope Stability Report and Stability Desktop Report both by Terra Firma (Wales) Ltd;
- Tree Survey and Arboricultural Impact Assessment by Treescene;
- an Ecological Assessment, Bat and Reptile Survey, and Biodiversity Strategy by David Clements Ecology Ltd;
- an Impact Assessment by Buzzbox;
- a Heritage Impact Assessment, and Landscape Impact Assessment by EDP Ltd; and
- a Pre-Application Consultation Report by LRM Planning Ltd.

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. A schedule of materials to be used in the construction of the development hereby approved, including samples, shall be submitted (prior to its use in the relevant element of the development) to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason:

In the interests of visual amenity and the wider character of the area, including the setting of the nearby listed buildings and the Penarth Conservation Area in accordance with Policies MD2-Design of New Development, SP10-Built and Natural Environment, and MD8-Historic Environment of the Local Development Plan.

4. Before commencement of any works for the new access, full engineering details of all traffic arrangements (including carriageways, footways, kerb radii, means of surfacing, details of surface water management etc.), associated with the means of access to the site, which shall be in general accord with Dwg. No. 15025-102 Rev C, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full before the first beneficial occupation of any one of the residential units hereby permitted.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, in accordance with the terms of Policies MD2-Design of New Development, and MD5-Development within Settlement Boundaries of the Local Development Plan.

5. Prior to any works relating to the construction of the apartment blocks (other than demolition works) the reconfiguration of the existing car park serving the adjacent Northcliffe apartments shall be completed in accordance with the approved plans, Dwg. No. 1321/S110C.

Reason:

To ensure adequate car parking provision for the use of the adjacent Northcliffe apartments in the interests of highway safety, and in accordance with MD2-Design of New Development, and MD5-Development within Settlement Boundaries of the Local Development Plan.

6. The development hereby permitted shall not rely on, or utilise the existing access onto Northcliffe Drive, but shall be served only via the proposed new access onto Paget Place. Full details of the means of stopping-up of this access, and the timing of this work, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

In the interests of neighbouring amenity, and community safety, in accordance with Policies MD2-Design of New Development and MD5-Development within Settlement Boundaries of the Local Development Plan.

7. No dwelling shall be occupied until its associated parking space, cycle parking and visitor space, has been laid out within the site in accordance with the approved details, and that space shall thereafter be kept available for the parking of vehicles/bicycles in perpetuity.

Reason:

To ensure that satisfactory vehicle and cycle parking is provided on site to serve the development, and to ensure compliance with the terms of Policies MD2-Design of New Development and MD5-Development within Settlement Boundaries of the Local Development Plan.

8. Prior to the commencement of the development hereby approved, a Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be completed in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1-Delivering the Strategy, MD2-Design of New Development and MD5-Development within Settlement Boundaries of the Local Development Plan.

9. The development hereby permitted shall be implemented in accordance with the submitted Tree Survey and Arboricultural Impact Assessment, prepared by Treescene dated 8 June 2015 and 18 April 2017 respectively, along with the following additional requirements:-

- Two weeks before the commencement of any demolition works, or deposition of materials, equipment or machinery on site, the details of the name and address of a qualified arboriculturist shall be submitted to, and agreed in writing by the Local Planning Authority; and
- the agreed arboriculturist shall carry out a watching brief from the commencement of demolition through to excavations/piling processes (including those required for the investigation into site stability and service trenching), in order to supervise and monitor these works near trees on, and adjacent to the boundaries, of the site, and to advise on, or undertake root severance as may arise, and to ensure adequate measures are in place to protect root zones and soil levels around trees that are to be retained.

Reason:

To ensure those trees that are to be retained are safeguarded during investigation and construction works, in the interest of visual amenity and the wider character of the area, including the setting of the nearby listed buildings and the Penarth Conservation Area in accordance with Policies MD2-Design

of New Development, MD5-Development within Settlement Boundaries and MD8-Historic Environment of the Local Development Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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.

Reason:

To ensure satisfactory maintenance of the landscaped area and to ensure compliance with Policies SP10-Built and Natural Environment, MD2-Design of New Development and MD8-Historic Environment of the Local Development Plan.

11. All means of enclosure associated with the development hereby approved, including retaining walls, shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the development.

Reason:

In the interests of visual amenity and the wider character of the area, including the setting of the nearby listed buildings and the Penarth Conservation Area in accordance with Policies MD2-Design of New Development, SP10-Built and Natural Environment, and MD8-Historic Environment of the Local Development Plan.

12. Prior to its construction, further details of the bin store, including elevations, materials and means of securing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented thereafter in accordance with the approved details.

Reason:

Full details have not been provided and in the interest of visual amenity and the wider character of the area, including the setting of the nearby listed buildings and the Penarth Conservation Area in accordance with Policies SP10-Built and Natural Environment, MD2-Design of New Development and MD8-Historic Environment of the Local Development Plan.

13. The development hereby permitted shall be implemented in accordance with the biodiversity protection, conservation and enhancement measures detailed in the Biodiversity Strategy (June 2016 v2) prepared by David Clements Ecology Ltd. Any works to the retaining wall referenced at paragraphs 4.4 and 4.5 of the David Clements Ecology Bat and Reptile Surveys report June 2016

(including repointing, demolition, partial demolition etc) must be undertaken outside of the bats hibernation period and under the supervision of an appropriately licenced and qualified ecologist, the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the wall. If any bats are found, all works must cease immediately and remain ceased pending consultation with Natural Resources Wales, and details of the bats shall be reported to the Local Planning Authority in writing. Prior to the subsequent re-commencement of any works to the wall, a European Protected Species licence, if required by Natural Resources Wales, shall be submitted to the Local Planning Authority.

Reason:

In the interests of ecology and biodiversity enhancement in accordance with Policies MD9-Promoting Biodiversity, and MG20-Nationally Protected Sites and Species of the Local Development Plan, and TAN5-Nature Conservation and Planning, and the Conservation of Habitats and Species Regulations 2010.

14. No development granted by this consent, other than demolition and tree removal, shall commence on site until a comprehensive geotechnical assessment, including results of monitoring, as recommended in the 'Slope Stability Desk Study Report' dated December 2015, and the 'Preliminary Slope Stability Analysis' dated November 2016, both prepared by Terrafirma, and incorporating a strategy for the disposal of surface water, has been submitted to and agreed in writing by the Local Planning Authority.

Reason:

To manage the flood risk and ground stability issues in the interests of public health and safety in accordance with Policies MD1-Location of New Development, and MD7-Environmental Protection of the Local Development Plan.

15. A scheme for the comprehensive and integrated drainage of the development site, including details of how foul water, surface water and land drainage will be dealt with shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. In particular further details of the surface water drainage strategy are required, showing how road and roof/yard water will be dealt with, and if infiltration techniques are used, then details of field percolation tests should be included, along with any calculation for on-site attenuation or discharge, plus a maintenance schedule for the surface water system. The approved scheme of drainage shall be implemented and completed in full accordance with the agreed details prior to the first beneficial occupation of any dwelling on the site.

Reason:

To ensure the effective drainage of the site and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with

Policies MD1-Location of Development and MD7-Environmental Protection of the Local Development Plan.

16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy MD7-Environmental Protection of the Local Development Plan.

17. Any topsoil (natural or manufactured), or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policy MD7-Environmental Protection of the Local Development Plan.

18. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the

development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policy MD7-Environmental Protection of the Local Development Plan.

19. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policy MD7-Environmental Protection of the Local Development Plan.

20. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. 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;
 - a Construction Phase Programme, and shall demonstrate how the surface water scheme identified in Condition 15 will be implemented across the site, with indication of how the developer intends to control surface water run-off during construction works;
 - utilisation of the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk);
 - a system for the management of complaints from local residents which will incorporate a reporting system;

and the construction of the Development shall be completed in accordance with the approved CEMP.

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-Environmental Protection of the Local Development Plan.

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

Monday to Friday - 8:00 until 18:00
 Saturday - 8:00 until 13:00

Unless such work is:

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

In addition, should there be a requirement for piling or drilling on site, such operations are restricted to Monday-Friday 8:30 until 17:30 only.

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policy MD7-Environmental Protection 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.

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 SP1-Delivering the Strategy, SP3-Residential Requirement, SP4-Affordable Housing Provision, Policy SP7-Transportation, SP10-Built and Natural Environment, MG1-Housing Supply in the Vale of Glamorgan, MG4-Affordable Housing, MG19-Sites and Species of European Importance, MG20-Nationally Protected Sites and Species, MD1-Location of New Development MD2-Design of New Development, MD3-Provision for Open Space, MD4-Community Infrastructure and Planning Obligations, MD5-Development Within Settlement Boundaries, MD6-Housing Densities, MD7-Environmental Protection, MD8-Historic Environment, and MD9-Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Amenity Standards, Trees and Development, Penarth Conservation Area, the Penarth Conservation Area Appraisal and Management Plan, Biodiversity and Development, Affordable Housing, Planning Obligations, Parking Standards and Model Design Guide for Wales; and national guidance contained in Planning Policy Wales, TAN1-Joint Housing Land Availability Study, TAN2-Planning for Affordable Housing, TAN5-Nature Conservation and Planning, TAN10-Tree Preservation Orders, TAN12-Design, TAN14-Coastal Planning, TAN16-Sport, Recreation and Open Space, and TAN24-Historic Environment, it is considered that the proposal represents an acceptable form of residential redevelopment of the site that should

not result in any significant harm to the visual amenity of the area and would preserve the setting of the nearby listed buildings and the Penarth Conservation Area. The proposal is also considered acceptable in respect of neighbouring and general residential amenities of the area and highway safety. In addition, subject to appropriate conditions, there should be no detriment to ecology interests on the site, and sufficient evidence has been submitted to show that the ground stability of the site should not preclude its development, and that provisions for the adequate drainage of the site can be made.

2017/00129/FUL Received on 24 February 2017

(p163)

Mr. William Carroll, c/o Agent

Davies Llewelyn and Jones LLP Unit 114, The Maltings, East Tyndall Street, Cardiff, CF24 5EA

Travellers Rest, Felindre Road, St. Marys Hill

The use of land for the stationing of caravans for the residential purposes for 3 no gypsy pitches together with the formation of hard standing and utility/dayroom ancillary to that use.

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:

(90)001A - Site Location Plan

(90)003D - Proposed Site Layout

(90)004A - Proposed Plan and Elevations

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 site shall not be occupied by any persons other than gypsies and travellers as defined in the Housing (Wales) Act 2014 or in any statutory instrument revoking and re-enacting that Act with or without modification.

Reason:

Since a residential use of the site in this rural location would not be permitted unless occupied by a Gypsy or Traveller, and in order to ensure that the site is kept available to meet the needs of other Gypsies or Travellers.

4. Notwithstanding the submitted plans, prior to the commencement of the development an amended site layout plan showing a revised site layout shall be submitted to and approved in writing by the Local Planning Authority. The layout shall propose the location of the utility/day room adjacent and to the west of the existing shed and a proposed new location within the site for the touring caravan. The site shall at all times be laid out in accordance with the approved details, in particular the approved location within the site of the utility/day room, mobile home and touring caravan.

Reason:

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

5. Notwithstanding the submitted details, a schedule of materials to be used in the construction of the utility/day room hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

6. No more than four vehicles shall be kept on the land for use by the occupiers of the caravans hereby permitted and none of those vehicles shall exceed 3.5 tonnes in weight.

Reason:

To ensure a satisfactory use of the site and to safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

7. No commercial activities shall take place on the land.

Reason:

To enable the Local Planning Authority to maintain control over the nature of the use of this site and to safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

8. No more than four caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, comprising three static caravan and one touring caravan shall be stationed on the site at any time.

Reason:

To ensure a satisfactory use of the site and to safeguard local visual amenities, as required by Policy ENV27 of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

9. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land (including spread and species), identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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.

Reason:

To safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

11. The hedgerow and planting around the entirety of the site outlined in blue and red on the approved site location plan shall be retained at all times.

Reason:

To safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

12. No development shall take place until details of any external lighting have been submitted to and approved in writing by the local planning authority. All external lighting shall accord with the approved details.

Reason:

To safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

13. The use of the site hereby approved shall be limited to the hatched area shown on the attached annotated plan labelled "Plan 1", save for the siting of the package treatment plant and soakaway required to serve the development hereby approved.

Reason:

To control the extent of the use of the site, and to safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

14. Notwithstanding the plans and details submitted, no development shall commence until details of the visibility splay at the entrance to the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure a visibility splay of 2.4 metres by 135 metres in a northerly direction and 2.4 metres by 128 metres in a southerly direction. The development shall not be brought into beneficial use until the visibility splay has been provided in accordance with the approved details. The visibility splay shall thereafter be maintained free of any obstruction exceeding 900mm in height.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policy MD2 (Design of New Development) of the Local Development Plan.

15. The development shall not be brought into beneficial use until the first 10 metres of the existing access to the site measured from the edge of the carriageway known as Ruthin Road have been hard surfaced in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

16. The use hereby approved shall not commence until four parking spaces have been laid out within the site in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that vehicles are able to turn within the site so that they may enter and leave the site in forward gear. The parking spaces shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason:

To ensure that satisfactory vehicle parking and turning facilities is provided on site to serve the development, and to ensure compliance with the terms of Policy MD2 (Design of New Developments) of the Local Development Plan.

17. No development shall commence until details of a scheme of foul, land and surface water drainage has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the use of the development and retained in perpetuity.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policy MD1 (Location of New Development) 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 comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to policy ENV1, ENV10, ENV27, HOUS14, MIN7 as well as the relevant policies of emerging LDP, Planning Policy Wales, TAN6, TAN18, Circular 30/2007, Welsh Government Guidance 'Designing Gypsy and Traveller Sites' (May 2015), and Planning Policy Wales the principle of the use of the site for the provision of three gypsy and traveller pitches is considered to be acceptable as an exception site within the rural Vale. The sustainability of the site in terms of its location is considered to be satisfactory and the development is considered to be otherwise sustainable in accordance with general planning policy on sustainability and that specific to Gypsy and Traveller sites. The impact of the development on highway safety and on the character and appearance of the locality is considered to be acceptable. Furthermore and in the light of emerging LDP policies, there is no longer an objection to the development based on the proximity of the site to Ruthin Quarry. Finally, the decision to grant approval is not considered to interfere with any individual's Human Rights.

It is also considered that the decision to recommend approval of the proposed development 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.

2017/00255/FUL Received on 27 March 2017

(p191)

Mr. Alan and Mrs. Michelle Bagshaw Wooleston, 2, Stacey Road, Dinas Powys, Vale of Glamorgan, CF64 4AE

Mr Greg Tuck Meridan Building Design, The Rise, 41A, Highwalls Avenue, Dinas Powys, Vale of Glamorgan, CF64 4AQ

Land adjacent to Westra Stables, Westra, Dinas Powys

Proposed stable block for stabling horses and associated parking area, retention of boundary fencing and engineering works

RESOLVED -

(1) T H A T planning permission for the retention of the fence, hard surfacing and raised ground level; and the erection of the stable building is 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) Remove from the land the material used to lay a hard surface and increase the ground levels on the site.
- (ii) The return of the land to its former ground level and condition.
- (iii) Remove from the land the fence.

(3) 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.

REFUSED AND ENFORCEMENT ACTION AUTHORISED (Written Representations)

Reason for Decision (1) Refusal of Planning Permission:

The decision to recommend refusal of 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 Local Development Plan 2011-2026.

(1) The proposal represents a poorly designed and incongruous form of development that fails to respect the existing character and appearance of the immediate countryside location and will result in a significant change to the character of the area, detracting from the site's rural appearance. The proposal is therefore considered contrary to Policies MD1-Location of New Development and MD2 - Design of New Development the Vale of Glamorgan Local Development Plan 2011-2026, and the advice in the Council's approved Supplementary Planning Guidance

on Design in Landscape and national guidance contained in Planning Policy Wales (Edition 9, 2016) and Technical Advice Note 12-Design.

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.

Reason for Decision (2) For Enforcement Action:

(2) The fence, hard surfacing and raised ground levels represent a poorly designed and incongruous form of development that fails to respect the existing character and appearance of the immediate countryside location and results in a significant change to the character of the area, detracting from the site's rural appearance. The unauthorised development is therefore considered contrary to Policies MD1-Location of New Development and MD2 - Design of New Development the Vale of Glamorgan Local Development Plan 2011-2026, and the advice in the Council's approved Supplementary Planning Guidance on Design in Landscape, as well as national guidance contained in Planning Policy Wales (Edition 9, 2016) and Technical Advice Note 12-Design.

248 MATTER WHICH THE CHAIRMAN HAD DECIDED WAS URGENT -

RESOLVED - T H A T the following matter, which the Chairman had decided was urgent for the reason stated beneath the Minute Heading, be considered.

249 ASHDENE MANOR, BRIDGEMAN ROAD, PENARTH (HRP) -
(Urgent by reason of the need to make a decision before the next Committee)

The application was required to be determined by Planning Committee under the Council's approved scheme of delegation because it was called in for determination by ex-Councillor Clive Williams in July 2016 due to concerns over the accuracy of drawings, impact on neighbours and structural implications of the proposed work.

The application was originally submitted in June, 2016, for the conversion of the existing building into three apartments with additional new build extensions to provide a further six apartments. The application was reported to planning committee on 2nd March, 2017 with an Officer's recommendation for approval. There was, however, concern raised from committee members at the time regarding the contemporary nature of the design and it was considered that more effort should have been made to retain original features, such as the iron balustrade and zinc canopies. Committee resolved not to determine the application and requested that officers attempt to negotiate amendments to the scheme, in order to overcome the Committee's concerns. The committee report from 2nd March, 2017 was included at Appendix A of the officer's report.

The applicant had now made an appeal to the Planning Inspectorate for the non-determination of the application by the Council. The appeal was started on 18th August 2017, against the non-determination of the planning application and a

resolution was now sought from the Planning Committee as to the stance the Council were to take at the appeal on the proposed scheme of development. The report set out the policy background and issues relating to the scheme. The report also provided a recommendation for the Local Planning Authority's case in the current appeal.

This application was previously reported to planning committee on 2nd March, 2017 and the submitted scheme had not been amended since. The application related to amended plans received on 28th September, 2016 and 28th November, 2016. The proposal sought to convert and extend the existing dwelling to provide nine apartments. This would be achieved by converting the existing house and adding extensions to either side to provide three apartments on each level.

The proposed extensions were to the side of the existing house, which would require the removal of some existing features such as the side entrance to the house and the canopies. The side extensions were set lower than the existing house, with brick, 'Portland stone' and zinc proposed for the elevations. The proposal was of an overtly contemporary nature although reflecting some of the characteristics of the host building and the wider conservation area.

The extensions would extend approximately 8.7m from the existing side elevations and both extensions would extend back approximately 15m from their front elevations. Both extensions were set back from the front elevation.

Access into the site was as existing, with vehicular access off Bridgeman Road to the front. Eleven parking spaces were provided to the front of the building. The front of the building would be primarily hardstanding for the parking provision, although there was a large garden area to the rear with boundary landscaping, together with pedestrian access into Windsor Gardens on the rear boundary.

There was a large rear garden, which is to be used as a communal amenity space for future occupants.

RESOLVED - T H A T Members of the Planning Committee note the officer's conclusions and agree that these form the basis of the Council's case in the current non-determination appeal and that the application would have been refused for the reason set out below, subject to granting delegated authority to the Chief Officer(s) to amend the Council's stance during the appeal process in light of any new material considerations:

1. In the absence of satisfactory evidence to demonstrate the development would not be viable if planning obligations were sought, it is considered that the development would not comply with Policies MG4 – Affordable Housing, MD3 – Public Open Space and MD4 – Community Infrastructure and Planning Obligations, as it would fail to make adequate provision to meet both the identified local affordable housing need and public open space deficiency in the ward area. It is therefore also contrary to the advice contained within the Affordable Housing (2017) and Planning Obligations (2017) adopted Supplementary Planning Guidance documents, as well as national guidance

contained within TAN2 (Planning and Affordable Housing), TAN16 (Sport Recreation and Open Space) and Planning Policy Wales (9th Ed. 2016).

Reason for decision

The decision to recommend that planning permission should have been refused as 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 Local Development Plan 2011-2026.

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.