

PLANNING COMMITTEE

Minutes of a meeting held on 1st November, 2017.

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

Also present: Councillor G. John.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mrs. Z. Aubrey	2014/00995/FUL – Land adjacent to Llantwit Major Bypass, Boverton	The Applicant or their representative
Mr. G. John	2017/00329/FUL – Siteserv Recycling, Llandow Trading Estate, Llandow, Cowbridge	The Applicant or their representative

Councillor G. John spoke on the following application in his capacity as a Vale of Glamorgan Member for Llantwit Major Ward, 2014/00995/FUL – Land adjacent to Llantwit Major Bypass, Boverton.

422 ANNOUNCEMENT –

Prior to the commencement of the business of the Committee, the Chairman read the following statement:

“May I remind everyone present that the meeting will be broadcast live via the internet and record archived for future viewing.”

423 APOLOGY FOR ABSENCE –

This was received from Councillor M. Lloyd.

424 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 5th October, 2017 be approved as a correct record.

425 DECLARATIONS OF INTEREST –

No declarations were received.

426 SITE INSPECTIONS –

RESOLVED – T H A T the attendance of the following Councillors at the site inspections indicated below on 5th October, 2017 be noted:

Apologies for all site visits were received from Councillors J.C. Bird, Dr. I.J. Johnson, P.G. King, Mrs. R. Nugent-Finn and E. Williams.

An apology for sites (a) and (b) was received from Councillor Mrs. P. Drake.

(a) 7 Cwrt Syr Dafydd, Llantwit Major	Councillor B.T. Gray (Chairman), Councillor V.P. Driscoll (Vice-Chairman), Councillors A.C. Parker, R.A. Penrose, L.O. Rowlands and N.C. Thomas. Also present: Councillors G. John and Mrs. J. Norman.
(b) Land at North West Cowbridge	Councillor B.T. Gray (Chairman), Councillor V.P. Driscoll (Vice-Chairman), Councillors A.C. Parker, R.A. Penrose, L.O. Rowlands and N.C. Thomas. Also present: Councillor G. Cox.
(c) 7 Barry Road, Barry	Councillor B.T. Gray (Chairman), Councillor V.P. Driscoll (Vice-Chairman), Councillors Mrs. P. Drake, R.A. Penrose, L.O. Rowlands, N.C. Thomas and Mrs. M.R. Wilkinson.

427 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 passed building regulation applications as listed in section (a) of the report be noted.

(2) T H A T the rejected building applications as listed in section (b) of the report be noted.

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

No.

(4) T H A T the serving of Notices under the Section 32 Building Act 1984, as listed in section (d) of the report be noted.

428 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

2009/01344/1/N MA	A	Cwrt Bethesda, High Street, Barry	Non material amendment - Development of seven residential units at land between 34 and 35, High Street, and 106 and 107, Queen Street, Barry. Planning permission ref. 2009/01344/FUL: Development of seven residential units.
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2015/00044/1/N MA	A	Land adjacent to The Retreat, St. Nicholas	Non material amendment - Proposed new low energy dwelling. (Renewal of Planning Permission ref 2009/01205/FUL). Planning permission ref. 2015/00044/FUL: Proposed new low energy dwelling (Renewal of planning permission ref:- 2009/0105/FUL).
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No.

2015/00095/2/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 ref. 2015/00095/FUL: Construction of eighteen dwellings and associated works (NMA) at Ardwyn, Pen y Turnpike Road, Dinas Powys.
2015/00176/1/C D	A	Rushmoor House, St. Mary Church	Discharge of conditions 4, 5, 7 and 11 - Demolition of existing sub-standard dwelling and erection of new 4 bedroom dwelling, triple garage and stable block.
2015/00647/2/N MA	A	2, Stanwell Road, Penarth	Non material amendment to Condition 7- Arboricultural impact assessment and Condition 11 - Landscaping of planning permission 2015/00647/FUL for extension and alteration to form seven self-contained residential apartments and one town house.
2015/01129/1/N MA	A	The Rectory, Port Road, Wenvoe	Non material amendment - Development of 12 dwellings and associated infrastructure at Land at The Rectory, Wenvoe. Planning permission ref. 2015/01129/FUL: Development of 12 dwellings and associated infrastructure.

No.

2015/01355/1/C D	A	Saron Chapel, Treoes	Discharge of Conditions 3, 4 and 5. Alteration and refurbishment of Saron Chapel and associated vestry building.
2016/00557/1/N MA	A	9, Heol Leubren, Pencoedtre Village, Barry	Non-Material Amendment- roof amendments. Construction of single storey extension and conversion of double garage to living area.
2016/00809/1/C D	A	Land to the rear of Westgate (East of Eagle Lane), Cowbridge	Discharge of Condition 11- Wildlife/habitat mitigation plan on planning permission 2016/00890/FUL for 37 No. retirement apartments for elderly.
2016/00950/1/N MA	A	Land east of Five Mile Lane, Whitton Mawr	Non material amendment relating to inclusion of swale, pedestrian gate and path - 6MW solar PV array at Land east of Five Mile Lane. Planning permission ref 2016/00950/FUL: 6MW solar PV array.
2016/01237/1/N MA	A	The Stables, Corntown Road, Corntown	Non material amendment - Condition 2 - Change sliding doors from 4 leaf timber to 3 leaf aluminium and addition of 4 roof lights. Reserved matters application planning permission ref. 2016/01237/RES: for one dwelling - Appearance, landscaping and layout of the development at The Stables, Corntown Road, Corntown.

No.

2017/00102/FUL	A	Cloggs, 5B, Stanwell Road, Penarth	The change of use of a retail unit from Class A1 (Shops) to Class A3 (Food and Drink) and associated external alterations - including the installation of extraction and ventilation equipment.
2017/00114/FUL	A	Tip Trailers, Sully Moor Road, Sully	Change of use from temporary structure to permanent.
2017/00188/FUL	A	Land within the curtilage of Kingfisher Hall, St. Nicholas	Erection of new dwellinghouse, with associated works and access arrangements.
2017/00230/FUL	A	Gigman Mill, St. Mary Church	New drive access to Gigman Mill House.
2017/00263/1/N MA	A	33, Westbourne Road, Penarth	Non-material amendment: Additional window in the utility room. Single storey extension to side/rear. Demolition of existing garage to be replaced by a new double garage with playroom.
2017/00344/FUL	A	11, Vishwell Road, Wenvoe	Proposed works including ground floor extension to form new living room, garage extension with new roof, first floor conservatory and loft extension with side dormer for staircase and rear dormer.
2017/00373/1/N MA	A	42, Plas St. Pol De Leon, Penarth Marina, Penarth	Non-material Amendment - Amend the finish of the handrail and posts to zinc galvanised and powdercoated (white). 2017/00373/FUL Proposed front elevation, first floor balcony in glass, and powder coated steel frame.

No.

2017/00377/FUL	A	The Anchorage, 38, Cog Road, Sully	New four bedroom dormer bungalow in the rear/side garden.
2017/00385/FUL	A	36, Pencoedtre Road, Barry	Demolish existing sub-standard double garage and workshop alteration /extension to detached bungalow. Build a pair of 3 bed semi-detached houses in place of double garage.
2017/00437/FUL	A	Plot 1, 90, Fontygary Road, Rhoose	Construction of in ground swimming pool.
2017/00443/FUL	A	Westra Fach, Westra, Dinas Powys	Detached garage and studio to be used solely in connection with existing dwelling.
2017/00475/FUL	A	Kam Hung, 14, Glebe Street, Penarth	Retention of extraction flue at rear of property.
2017/00491/FUL	A	5, Channel Close, Rhoose	First floor side extension and ground floor extension to front.
2017/00549/FUL	A	56, Windsor Road, Penarth	Retention of existing subdivision and addition of 3 residential units and extension.
2017/00555/FUL	A	61, Porth Y Castell, Barry	Proposed double storey side and single storey rear extension.
2017/00561/FUL	A	Land at Pancross Farm, Llancarfan	The proposed installation is a 22.5m monopole mast, supporting 3 no antenna, 2 no dishes, together with associated ground based equipment cabinets and ancillary development thereto.

No.

2017/00569/FUL	A	West Aberthaw Barns	Permission for the inclusion of CCTV, external lighting, at West Aberthaw Barns development, with a revised landscaping and parking layout.
2017/00595/FUL	A	20, Robinswood Crescent, Penarth	Proposed two storey side extension and rear single storey extension, including external and internal alterations.
2017/00606/FUL	A	The Beach Café Llantwit Major	Renewal of planning application 2012/00771/ FUL: Extension to existing café.
2017/00607/LBC	A	West Aberthaw Barns	Permission for the inclusion of CCTV, external lighting, SAS radio receiver within the West Aberthaw Barns development, with a revised landscaping and parking layout.
2017/00621/1/C D	A	Tymaen Farm, Ogmore	Discharge of Conditions 2 and 4 - 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.
2017/00628/FUL	A	12, Marine Parade, Penarth	External and internal alterations to the existing property and reconfiguration from 6 flats to 4.
2017/00635/FUL	A	54, Amherst Crescent, Barry	2 Storey side extension and loft conversion with rear dormer to roof and Juliette balconies to front elevation and associated works.

No.

2017/00653/FUL	A	10, Cory Crescent, Peterston Super Ely	Re-roofing of original roof using weathered modern rosemary tiles. Moving internal walls between bathroom and rear bedroom to relocate bathroom back to its believed original position and create a more usable shaped rear bedroom. Demolish dated rear extension and replace by less obtrusive minimally designed extension. Remove dated glazing to rear of kitchen and replace by modern frameless glazed element. Construct feature ensuite 'pod' for rear bedroom.
2017/00660/FUL	A	40, Victoria Road, Penarth	Proposed single storey sun room extension, alterations to existing fenestration, construction of single storey detached garage with access and swimming pool.
2017/00664/FUL	A	7, Croft Street, Cowbridge	Rear two storey and single storey extension.
2017/00671/FUL	A	12, Plas St. Andresse, Penarth	Change windows to French doors and construct Juliet balcony on Front elevation.
2017/00676/FUL	A	Hyndburn, 56, Craig yr Eos Road, Ogmore By Sea	Extensions and alterations to existing dwelling including first floor accommodation and balcony.
2017/00677/FUL	A	206, Holton Road, Barry	Conversion to form five number self-contained apartments with two storey rear extension, internal alterations and refurbishment.

No.

2017/00679/LBC	A	Former Mortuary Building, Hayes Point, Sully	Variation to original 2014/00860/LBC seeking minor external changes to doors and window openings, removal and reinstatement of stone wall.
2017/00681/FUL	A	The Albion, 28, Glebe Street, Penarth	Installation of air conditioning units.
2017/00688/RG3	A	(Block 5), The Buttrills Estate, Buttrills Walk, Barry	External envelope scheme of existing estate to upgrade the thermal performance and appearance of the buildings.
2017/00693/OUT	R	39, Pontypridd Road, Barry	New 3 bed domestic dwelling.
2017/00696/FUL	A	14, Salisbury Avenue, Penarth	Ground and first floor rear extension.
2017/00706/FUL	A	6, Vincent Close, Barry	Side extension for new kitchen.
2017/00707/FUL	A	Groes Farm, Southerndown	25m x 60m All weather turnout/exercise area.
2017/00708/FUL	A	74, Holton Road, Barry	Demolition of rear outbuildings, new shop front, new front replacement windows.
2017/00710/FUL	A	Ty Amandla, Marcross	Disconnection of foul drainage from existing common cesspool serving four properties and connection to new domestic sewage treatment plant within curtilage for one dwelling.

No.

2017/00711/FUL	A	The Old Rectory, Marcross	Disconnection of foul drainage from existing common cesspool serving four properties and connection to new domestic sewage treatment plan within curtilage for one dwelling.
2017/00715/FUL	A	Barry Community Water Activity Centre, Powell Duffryn Way, Barry	Construction of new multi-use community building with associated site works. New building to incorporate; (D2) gymnasium and classrooms as well as (A3) restaurant.
2017/00725/FUL	A	Sigingstone Lane, Llanmaes	Re-siting of previously approved agricultural shed (2016/01370/FUL) together with details of improvements to existing access and details of provision of hardstanding or similar.
2017/00730/LBC	A	10, Cory Crescent, Peterston Super Ely	Re-roofing of original roof using weathered modern rosemary tiles. Moving internal walls between bathroom and rear bedroom to relocate bathroom back to its believed original position and create a more usable shaped rear bedroom. Demolish dated rear extension and replace by less obtrusive minimally designed extension. Remove dated glazing to rear of kitchen and replace by modern frameless glazed element. Construct feature ensuite 'pod' for rear bedroom.

No.

2017/00734/FUL	A	Wind turbine, The Grange, St. Brides Road, St. Brides Super Ely	Retention of a turning head and realignment of an access track formed as part of a wind turbine development granted under planning permission reference 2014/00812/FUL.
2017/00735/FUL	A	St. Briavels, Church Close, Ogmore by Sea	Single storey extension.
2017/00738/FUL	A	Southcot, 27, Cog Road, Sully	Replacement of a dwelling (formerly semidetached) with new semidetached dwellings.
2017/00739/FUL	A	12, Downs View, Aberthin	Retention of patio area and steps (between existing raised patio areas) and re-grading and reduction of existing garden level by 500mm.
2017/00747/FUL	A	Nash Cottage, Nash	Replacement of existing timber and UPVC windows to Aluminium windows. Planning permission required for the removal of the three dormers.
2017/00750/FUL	A	21, Daniel Hopkin Close, Llantwit Major	Two storey side extension.
2017/00754/LBC	A	Nash Cottage, Nash	Replacement of existing timber and UPVC windows to Aluminium windows. Planning permission required for the removal of the three dormers.
2017/00756/FUL	A	Super Hangar, Aerospace Business Park, St. Athan, Barry	Phase 2 Building Alterations, comprising of proposed loading bays and infilling existing covered area.

No.

2017/00758/LBC	A	Ewenny Priory, Abbey Road, Ewenny	To north wing roof only: - Replacement of poor / defective / sub-standard lead sheet tapering gutters with new single-ply membrane. - Replacement of 5 no. existing poor / defective / sub-standard rooflights with new rooflights. - Replacement of poor / defective rainwater downpipe and hopper arrangement at eastern end of tapering gutter. - Timber roof structures beneath the tapering gutters and associated pitched (natural slate finished) roofs will be repaired. All as detailed on application drawings.
2017/00759/LBC	A	West Aberthaw Farm, West Aberthaw	Remove existing ridge tiles and slates, clean and reuse, replace any missing ones with reclaimed. Repair or replace roof timbers, battens, wall plates and fascias, carefully take down west end gable elevation (damaged) and NW corner and rebuild to match existing structure, repoint/ repair other elevations using traditional methods, replace door frame, conserve floor coverings and replace missing tiles with matching reclaimed ones.

No.

2017/00760/FUL	A	61, Stanwell Road, Penarth	Replace existing single glazed, timber framed casement windows on the front of the house with double glazed uPVC vertical sliding sash windows.
2017/00762/FUL	A	Gwaun Llyn, Degar Road, Llanharry	Proposed granny annexe.
2017/00763/LBC	A	Top and North Lodges, UWC Atlantic College, St. Donats, Llantwit Major	Roof repairs / replacement.
2017/00771/FUL	A	Station House, Decca Cottages, Llancarfan	Widening of existing drive, replacement front boundary wall and storm porch on side of dwelling.
2017/00772/FUL	A	Vale Cricket Club, Corntown Road, Corntown	Erecting wooden shed 12' x 12' adjacent to club house.
2017/00774/FUL	A	Ty Pentre, Marcross	Proposed dormer extension to rear and side of existing bungalow.
2017/00776/FUL	A	66, Plymouth Road, Penarth	Replacement of existing 2 storey rear extension with 2 storey and single storey side kitchen extension, new rooflights and enlarged rear dormer window.
2017/00778/FUL	A	Holiday Inn Express, Port Road, Rhoose	Replacement car parking in an alternative location.
2017/00781/FUL	A	Ynysdawel, Llancarfan	Change of use of part of existing dwelling to facilitate holiday lets.

No.

2017/00785/FUL	A	120, Porthkerry Road, Barry	Proposed extension of existing rear terrace platform, with minor elevational alterations to existing window/door configuration at ground floor level.
2017/00787/FUL	A	10, Kestrel Way, Penarth	Two storey extension including reduction in size of existing garage.
2017/00791/FUL	A	9, Maes Y Coed, Barry	Proposed loft conversion with dormer to rear and proposed balcony to front elevation and side Juliet balcony.
2017/00792/FUL	A	Rockleigh, 34, Craig yr Eos Road, Ogmore By Sea	Rear extension, extension to rear existing dormer and addition of glazing to front elevation at first floor.
2017/00795/FUL	A	Cartref, Llanbethery	Proposed single storey extension and remodelling to form additional accommodation and dining area at ground floor level.
2017/00796/FUL	A	Seashore Grill and Café Bar, Beach Road, Swanbridge	Main restaurant kitchen extension and additional internal alterations to facilitate additional catering requirements.
2017/00797/FUL	A	Conifers, A48, St. Nicholas	Extension to existing dwelling and general alterations.
2017/00800/FUL	A	31, Pill Street, Cogan, Penarth	Double storey rear extension, loft conversion with rear dormer and new detached garage.
2017/00803/FUL	A	31, Cambourne Close, Barry	Side extension (single storey) to provide utility space.

No.

2017/00808/FUL	A	2, Spencer Drive, Llandough, Penarth	Single storey orangery to rear.
2017/00809/FUL	A	17, Downs View, Aberthin	Two storey extension to side and part single part two storey with dormer to rear.
2017/00811/FUL	A	38, Crompton Way, Ogmore By Sea	Proposed rear garden terrace- Option 01.
2017/00812/FUL	A	38, Crompton Way, Ogmore By Sea	Proposed rear garden terrace - Option 02.
2017/00813/FUL	A	38, Crompton Way, Ogmore By Sea	Proposed replacement Windows- first floor rear elevation.
2017/00814/FUL	A	Vale Cottage, Dimlands Road, St. Donats	Rear single storey orangery and alterations to existing roof to form gable roof to accommodate Juliet balcony.
2017/00815/FUL	A	Plymouth House West, Dimlands Road, Llantwit Major	Demolition of an existing detached garage and replacement with a new two storey annexe.
2017/00816/FUL	A	Greenmeadow, Port Road, Wenvoe	Extension and refurbishment of Greenmeadow, including raising ridge level and providing new access to property.
2017/00820/FUL	A	Windy Nook, 12, Cold Knap Way, Barry	Replace existing conservatory with solid structure, replace substandard (leaking) flat roof with pitched slate to match existing (and match render).
2017/00821/FUL	A	Cornerways, Wick Road, Ewenny	Demolish existing garage and re-build new garage, hobbies room and wider drive.

No.

2017/00824/RG3	A	Romilly Primary School, Romilly Road, Barry	Works to include the construction of a permanent teaching block comprising four class spaces with relevant facilities, demolition of two timber demountable units, hard landscaping to create a new external recreation space and associated ground at Romilly Primary School, Romilly Road, Barry.
2017/00825/FUL	A	31, Dyserth Road, Penarth	Loft conversion comprising hip to gable and dormer to rear.
2017/00828/FUL	A	37, Tennyson Road, Penarth	2 Storey rear extension.
2017/00829/ADV	A	Land at North West Cowbridge	3 No. flag and pole to existing A48 signage, 3 no. flag and pole to existing Llantwit Major road signage.
2017/00830/FUL	A	9, Bassett Road, Sully	Proposed single storey rear kitchen extension with a flat roof.
2017/00832/FUL	A	Corrwg, Pendoylan	Proposed agricultural barn.
2017/00834/FUL	A	21, Earl Road, Penarth	Single storey extension to rear, dormers to existing house and annexe to create extra bedroom/ bathroom.
2017/00836/FUL	A	33, Afal Sur, Barry	Single storey rear extension.

No.

2017/00837/LBC	A	Plymouth House West, Dimlands Road, Llantwit Major	Demolition of an existing detached garage and replacement with a new two storey annexe at the Grade II listed Plymouth House West, Llantwit Major.
2017/00842/FUL	A	85, Lavernock Road, Penarth	Demolish existing WC and outbuilding and construct new WC and utility room.
2017/00843/FUL	A	18, Windsor Terrace, Penarth	External renovations to period Victorian dwelling. New rear garden single storey garage.
2017/00845/FUL	A	116, Pontypridd Road, Barry	Single storey rear infill extension.
2017/00846/FUL	A	105, Plymouth Road, Penarth	Proposed two storey and single storey extension to replace existing conservatory and lean-to rear extension to provide suitable wheelchair accessible accommodation. Removal of derelict greenhouse.
2017/00852/FUL	A	Cwrt yr Ala House, Michaelston le Pit Road, Michaelston Le Pit	Alterations to existing gated access to provide 4.2m access with replacement gates and additional railings to existing boundary walls.
2017/00855/FUL	A	Hazelhurst Care Home, Sully Road, Penarth	Variation of Condition 2 to permission 2016/01090/FUL for nursing home extension to allow installation of 2 No. dormers.
2017/00860/FUL	A	6, Lord Street, Penarth	Small side extension within the curtilage of the rear of the existing property and materials to match existing.

No.

2017/00861/FUL	A	Trehill Cottage, St. Nicholas	Erection of a 5.5m x 7m double garage.
2017/00862/FUL	A	38, Stanwell Road, Penarth	Replacement of existing single glazed sliding sash windows to front of property to double glazed upvc sliding sash (ultimate rose collection). Replacement of existing double glazed casement bay window and UPVC panelling at rear of property to double glazed sliding upvc sash (heritage rose collection) and UPVC cladding. Replacement of existing single glazed sliding sash and single glazed fixed windows to east and west elevations to double glazed sliding upvc sash (heritage rose collection).
2017/00864/FUL	A	43, Heol Eryr Mor, Barry	Ground floor conservatory re Build, Roof Extension and Conversion which includes dormer, new front porch and internal remodelling.
2017/00866/ADV	A	75, High Street, Cowbridge	Erection of 1 no double sided projecting sign, 2 no main fascia signs and 2 no information signs.
2017/00867/FUL	A	9, Uphill Close, Sully	Attic conversion with Velux windows.
2017/00868/FUL	A	Westside, 1, Claude Road West, Barry	Change of use of section of lane as a garden extension to 1 Claude Road West.
2017/00869/ADV	A	Thomson Travel Agents, 25, Windsor Road, Penarth	Fascia sign and projector.

No.

2017/00870/FUL	A	85, Fontygary Road, Rhoose	Proposed storm porch and glazed canopy serving the front elevation.
2017/00871/FUL	A	The Railway Hotel, 1, Plymouth Road, Penarth	Taking down and rebuilding of stone boundary wall.
2017/00873/FUL	A	62, Heol y Frenhines, Dinas Powys	Minor changes to planning approval 2016/01437/FUL for new dwelling, to include, enlarged flat roof, rear ground floor addition; car port and window alterations.
2017/00875/FUL	A	Wrinstone Farm, Station Road East, Wenvoe	Ménage for personal use on existing farmland.
2017/00876/FUL	A	7, Paget Road, Penarth	To alter the first floor window arrangement. The current two windows will be replaced by one large central window. The works will also include rendering the front of the house.
2017/00882/FUL	A	33, Chandlers Way, Penarth	2 no. new first floor balconies to front and rear of property.
2017/00886/FUL	A	26, Coed Mawr, Barry	Two storey side extension to extend kitchen and provide clks, utility and small living room and extending bedroom 3 at first floor.
2017/00888/FUL	A	9, Norseman Close, Rhoose	Porch with WC and small hand basin.

No.

2017/00891/FUL	A	Cardiff Road Service Station, Cardiff Road, Barry	The retention of an ATM installed through existing brick to the far left hand side of the shop front. incorporating the ATM fascia with a black bezel surround and white internally illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround (286.478cd/m).
2017/00896/LAW	A	5, Larchwood, Wenvoe	This is a residential dwelling with minor alterations to the external windows and doors, including insertion of rooflights to the existing garden room at the rear of the dwelling.
2017/00899/FUL	A	162, Westbourne Road, Penarth	Ground floor rear extension, part first floor rear extension and loft conversion with Juliet balcony.
2017/00900/LAW	A	4, Milton Close, Llantwit Major	Proposed garage conversion into bedroom with infill link extension and small rear extension for ensuite.

No.

2017/00904/ADV	A	Cardiff Road Service Station, Cardiff Road, Barry	The retention of an ATM installed through existing brick to the far left hand side of the shop front. incorporating the ATM fascia with a black bezel surround and white internally illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround (286.478cd/m).
2017/00921/LAW	A	Green Oak Cottage, Graig Penllyn	Extension to garden area at side of Green Oak Cottage, Graig Penllyn.
2017/00943/FUL	A	25, Cosmeston Drive, Penarth	Proposed single storey garage in the rear garden to no.1 Lapwing Close.
2017/00971/LAW	A	10, Green Meadow Close, St. Athan	Erect conservatory to the rear elevation.

429 APPEALS (HRP) –

RESOLVED –

(1) T H A T the appeal received following the refusal of the Council to grant planning permission as detailed in Section (a) of the report be noted.

(2) T H A T the planning appeal decision as noted in Section (d) of the report be noted.

(3) T H A T the statistics relating to appeals for the period 1st April, 2017 – 31st March, 2018 as detailed in the report at Section (f) be noted.

430 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:

No.

Decision Codes

A - Approved

R - Refused

E Split Decision

2017/00702/TPO	A	Brook House, Main Avenue, Peterston Super Ely	Work to trees covered by TPO 1959 No. 2 area A10. Crown raise all to 5.5m over the road and shorten any low over-extended limbs by up to 2m, remove any deadwood over 25mm in diameter. T3 - Clear back from house to give at least 2m clearance.
2017/00721/TPO	R	13, Pwll Y Min Crescent, Peterston Super Ely	Work to a tree covered by TPO 1959, Number 2 - Group A04 - Remove One Horse Chestnut.
2017/00801/TPO	A	2, Cliff Parade, Penarth	Work to tree covered by TPO 2008, No 8 ref T001 - Mature English Oak, removal of dead wood within the tree and slight crown lift.
2017/00822/TPO	A	Llaneinydd, School Lane, St. Nicholas	Removal of tree branches within the St. Nicholas Conservation Area.
2017/00857/TPO	R	Sycamore Lodge, 4, Mill Lay Lane, Llantwit Major	Dismantle to ground level largest sycamore tree.
2017/00947/TCA	A	Colhugh House, Colhugh Street, Llantwit Major	Works to tree within the Llantwit Major Conservation Area.

431 ANNUAL PERFORMANCE REPORT OF THE VALE OF GLAMORGAN LOCAL PLANNING AUTHORITY FOR 2016/17 (HRP) –

The purpose of the report was to apprise Members of the Planning Committee of the content of this year's Annual Performance Report (APR) which was submitted annually to Welsh Government (WG) in October. The Vale of Glamorgan APR was attached at Appendix A.

No.

The Council was required to submit an APR to WG each autumn, setting out how it had performed as a Local Planning Authority (LPA) in terms of a range of key performance indicators. The indicators covered all areas of the planning function including policy, development management, appeals, enforcement and sustainable development indicators such as Section 106 income.

The APR started by providing some context to the Vale of Glamorgan's planning service and the key areas of change over recent years. It included the results of the Council's annual Customer Satisfaction Survey which was sent to all applicants and agents issued a planning decision last year. The results demonstrated that the Council was consistent with the rest of Wales in terms of customer satisfaction with 61% of respondents being satisfied overall with how the Council handled their application.

The report then set out the Council's performance across a range of indicators, and showed how the Council compared to other LPAs in Wales during the same period (2016/17) and also how the Council compared against the WG's benchmarks, where relevant. Generally, the Council was performing very well across the range of performance indicators, being in the top performing quarter of all LPAs for most indicators and better than the WG benchmark.

Areas where the Council had not met the WG benchmark last year or fell within the "fair" or "poor" categories were: having an up to date development plan in place, deviation from the Local Delivery Plan (LDP) delivery agreement, housing land supply (again linked to lack of LDP), percentage of Member decisions made against officer advice (3% short of "good"), and percentage of appeals dismissed (3% short of "fair" category).

Having now adopted the LDP in June 2017, some of the indicators would change to "good" next year. The Council would continue to strive to maintain and improve performance across the range of indicators and continue to provide a good service to its customers.

A Member referred to the Authority Performance notes contained on Page 60 of the agenda under the title 'Section 3 – Quality' that related to indicator 09; Percentage of Member made decisions against officer advice. The member highlighted that referring, specifically, to the Local Government election in May 2017 implied that members of the committee at that time were acting in their own interests and not of those of the general public. This was seen as offensive and asked that the reference to the local election be removed.

The Head of Planning and Regeneration recognised the possible misinterpretation, due to the wording used, however advised that the report had already been submitted to Welsh Government. He reassured committee that the note was written purely as a matter of fact.

In light of this advice, a member requested that the committee have sight of the next annual report prior to its submission to Welsh Government.

No.

The officer further advised that the turnaround period for producing and submitting the report was shorter than the monthly cycle of Planning Committee Meetings therefore, it was not necessarily practical to gain the committee's consideration before submission, however if practical the officer's would endeavour to do so.

RESOLVED – T H A T the content of the Annual Performance Report, attached at Appendix A, be noted.

Reason for decision

To inform Members of the Planning Committee of the content of the Annual Planning Report attached at Appendix A.

432 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.

2014/00995/FUL Received on 30 August 2017
(P. 68)

Barratt Homes South Wales Barratt Homes South Wales, C/o Agent
Mrs. Zoe Aubrey, Barratts

Land adjacent to Llantwit Major Bypass, Boverton

Change of use of agricultural land to residential development (C3) including demolition of a disused building and the development of 65 residential dwellings, public open space, landscaping, highway improvements and associated engineering works

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

- Procure that 29.23% (19) of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity.
- Pay a contribution of £59,449.80 for the provision of affordable housing off-site.
- Pay a contribution of £576,263.62 for the provision or enhancement of education facilities to meet the needs of future occupiers generated
- Provide Public Open Space on site (including the provision of 2 no. Local Area of Play) and secure future maintenance of this POS area
- A contribution of £64,252.50 towards improvement to community facilities

No.

- Pay a contribution of £130,000 to provide or enhance sustainable transport facilities in the vicinity of the site to be spent on one or more of the following; towards improve cycle routes in the area; upgrading bus stops in the vicinity of the site; contributing towards enhanced bus services; and improving pedestrian links in the area.
- Provision of off-site highway works.

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:

Transport Assessment prepared by Mayer Brown; Site Investigation Report 11344/GNS/14/SI; Heritage Desk Based Assessment dated July 2014; Arboricultural Survey ABAW105/001/002; Desk Study and Extended Phase 1 Habitat Survey ABAW105/002/002; Land at Boverton Agricultural Land Classification and Soil Resources received 22nd August 2014
GAR-C-04 'Pair Single Garage' received 28th October 2014
Transport Assessment Addendum prepared by Mayer Brown received 5th February 2015
Hunter Acoustics Response to Environmental Health Comments dated 5th February 2015 and 3309/ENS1_Rev1 'Environmental Noise Survey' received 27th November 2015
Dormouse Survey ABAW105/006 and Reptile Survey ABAW105/007 received 16th June 2016
ALD-C-01 'Alderney Planning Drawing'; KIS-C-01 'Kingsville Planning Drawing'; MAI-C-01 'Maidstone Planning Drawing'; OLI-C-01 'Olive Planning Drawing'; PAL-C-02 'Palmerston Planning Drawing'; RAD-C-01 'Radleigh Planning Drawing'; SLP-02 'Site Location Plan'; TMT-C-01 'Tamerton Planning Drawing' received 23rd June 2016
EDP3775_01b 'Dormouse Mitigation Strategy'; EDP3775_02a 'Reptile Mitigation Strategy' received 4th January 2017
Design and Access Statement dated 30th August 2017
HAL-C-01 'Hale Planning Drawing'; PRW-05 'PROW Diversion' received 19th September 2017
BESK 00WCS 'Eskdale Classic (Semi) -BSW'; BAVR 00WCD 'Andover Classic (Det) -BSW'; TP-05 Rev D 'Site layout'; SH-05 Rev C 'Storey Height Layout'; AMP-05 Rev C 'Access & Movement Plan'; SK500 Rev 2 'Proposed Junction Radii SPA Refuse'; EN-05.1 Rev C 'External Works Layout'; EN-05.2 Rev D 'External Works Layout'; EF-05 Rev C 'External Finishes Layout'; C/350 Rev 5 'Vehicle Tracking 11.22m Refuse'; SS-05 Rev A 'Street Scenes';

No.

C/010 Rev 7 'Engineering Layout'; EM-05 Rev C ' Ecology Masterplan'; GAR-C-02 'Single Garage'; received 6th October 2017
PL-ALR Rev A 'Alder Flats 40-43 Planning Drawing'; 2016/WAS/C/02 Rev B 'Washington'; -050 Rev A Proposed Cycle/Pedestrian Link received 19th October 2017.

Reason:

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

3. Notwithstanding the submitted details a schedule of materials (including samples) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be completed in accordance with the approved details prior to beneficial occupation of any of the dwellings.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

4. No development shall commence until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that visual amenities are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

5. All means of enclosure associated with the development hereby approved 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 dwelling that they relate to.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

No.

6. Prior to commencement of development, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing or any future guidance that replaces it. The scheme shall include:
- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 29% of housing units/bed spaces;
 - ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved);
 - iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

In order to ensure that the site delivers appropriate provision of affordable housing to meet the identified need and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP4 (Affordable Housing Provisions), MG4 (Affordable Housing) and MD4 (Community Infrastructure and Planning Obligations) of the Local Development Plan.

7. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully 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 SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

8. Notwithstanding the submitted details, no development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to

No.

dispose of surface and land water by sustainable means. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event plus climate change and not in any part of any building for the 1 in 100 year rainfall event plus climate change. If infiltration techniques are used, then the plan shall include the details of field percolation tests. Any calculation for onsite attenuation or discharge should also be included. Thereafter the scheme shall be implemented in accordance with the approved details prior to the beneficial occupation of any part the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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 Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

9. No building shall be occupied until a sustainable drainage system for the site has been completed in accordance with details first submitted to and agreed in writing by the Local Planning Authority, which shall include details of a timetable for implementation and management of the system, including arrangements for adoption by a public body or statutory undertaker, or any other arrangements to secure the perpetual operation of the sustainable urban drainage scheme. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To enable a more sustainable form of drainage, and 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 / Policies SP1 (Delivering the Strategy) / MD1 (Location of New Development) of the Local Development Plan.

10. 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 the following details:
- 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;

No.

- 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) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorscheme.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 Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

11. The development shall be carried out in full accordance with the submitted 'Land adjacent to Llantwit Major Bypass Boverton. Dormouse Mitigation Strategy' prepared by EDP LTD dated December 2016.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

12. No development shall take place until a long term habitat management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include:

- i) Details of the habitats to be managed and their desired condition;
- ii) The nature of management operations required to deliver and maintain the condition of the habitat
- iii) Details of development and construction methods and measures to be taken to minimise the impact of any works; and
- iv) Details of appropriate timing, scheduling and phasing of completion of the protection and enhancement plan.

No.

v) Proposals for on-going review of management as informed by a protected species monitoring scheme.

The approved management plan shall be carried out and shall be monitored and managed at all times in accordance with the approved details in perpetuity.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MG19 (Sites and Species of European Importance) / MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

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

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

14. Prior to the commencement of development, a light mitigation strategy, including measures to reduce light spillage onto wildlife corridors/mitigation habitats identified on drawing 'Ecology Masterplan' EM – 05 Rev C received 6th October 2017 and detailed within the approved Dormice (C_EDP3775_01b), Reptile (EDP3775_02a) strategies, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.

Reason:

In the interests of ecology and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

15. The works must be undertaken in accordance with the submitted and approved Reptile Mitigation Strategy EDP3775_02a dated December 2016.

No.

Following site clearance, a reptile/clearance translocation report shall be sent to the Local Planning Authority including details of number of animals, species and receptor areas for approval.

Reason:

In the interests of ecology and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

16. No works shall commence unless the Local Planning Authority has been provided with one of the following:

- a) A licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) authorising the specified activity/development to go ahead; or
- b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence;

The works and Post development monitoring of the site shall be carried out following completion of works as detailed in the NRW licence.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

17. Prior to the commencement of development, 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 SP1 (Delivering the Strategy), MD2 (Design of New

No.

Developments) and MD7 (Environmental Protection) of the Local Development Plan.

18. Notwithstanding the submitted plans, no works whatsoever shall commence at the site until full engineering details of the proposed internal access roads, inclusive of turning facilities, footways/cycleways, vision splays, street lighting, highway drainage, onsite parking and all associated highway retaining structures have been submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure the proposed internal estate roads are designed and constructed in accordance with the Council's standard details for adoption, in the interests of highway safety in accordance with policy MD2 of the LDP.

19. Notwithstanding the submitted plans, no works whatsoever shall commence at the site until full engineering details of the proposed access junction along the B4265 (including an up to date speed survey along the B4265), which shall include an agreed overlay surface dressing between the junctions with Eglwys Brewis Road and Llantwit Road have been submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.

Reason:

To ensure the means of access and the associated junction is designed and constructed in accordance with the Council's standard details for adoption in the interests of highway safety in accordance with policy MD2 of the LDP.

20. Notwithstanding the submitted plans, no works whatsoever shall commence at the site until full engineering details of the proposed uncontrolled pedestrian crossing along Eglwys Brewis Road and the combined cycle/footway link between the B4265 and Harding Close, including scraping back of vegetation along Eglwys Brewis Road and the provision of street lighting facilities etc. have been submitted and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved plans and completed before the first beneficial occupation of the development.

Reason:

To ensure that the works are designed and constructed in accordance with the Council's standard details for adoption and in the interests of highway safety in accordance with policy MD2 of the LDP.

21. 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

No.

trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Developments) of the Local Development Plan.

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification) and the scheme of enclosures approved under condition 5, no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house or a side elevation where it abuts a highway used by vehicular traffic.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

24. The garages and car parking spaces to be provided shall be kept available for the parking of motor vehicles at all times in association with the development hereby approved and shall not be physically altered or converted.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance

No.

with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

25. Notwithstanding the details contained within the submitted noise surveys, further details of the noise mitigation measures to be installed, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the mitigatory measures shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwellings on these plots.

Reason:

In the interests of the amenities of future occupiers of these dwellings in accordance with policies MD2 and MD8 of the Development Plan and the advice contained within Technical Advice Note 11: Noise.

26. Notwithstanding the submitted details, prior to the commencement of construction of any of the dwellings, a scheme for the provision (including details of the equipment) and maintenance of the Public Open Space shall be submitted to and approved in writing by the Local Planning Authority, to include details of the timing of its provision. The Public Open Space shall be provided in accordance with the approved details and so retained at all times thereafter.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies MD2 and REC3 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, MG2 – Housing Allocations; MG4 – Affordable Housing, POLICY MG6 – Provision of Educational Facilities; MG20 – Nationally Protected Sites and Species, MG21 – Sites of importance for nature conservation, regionally important geological and geomorphological sites and priority habitats and species; MD1 – Location of New Development MD2 – Design of New Development, MD3 – Provision for Open Space,

No.

P MD4 – Community Infrastructure and Planning Obligations, MD5 – Development Within Settlement Boundaries, MD6 – Housing Densities, MD7 – Environmental Protection, 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, 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, TAN12 – Design, 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. 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 provisions for the adequate drainage of the site can be made.

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.

2017/00329/FUL Received on 30 May 2017
(P. 113)

Mr. L. England, C/o Agent
Geraint John Planning, 33, Cathedral Road, Cardiff, CF11 9HB

Siteserv Recycling, Llandow Trading Estate, Llandow

Retention of a material change of use of land and a warehouse known as Hangar A from a storage and distribution use (use class B8) to a materials recovery facility and ancillary offices (use class B2) and retention of a weighbridge and weighbridge office.

APPROVED subject to the following condition(s):

1. The mixed use of the site hereby approved shall be undertaken in accordance with the following approved plans and documents:
 - 001 Site Location Plan
 - 002/E Site Layout
 - 003/D Floor Plan
 - 004/D Proposed Site Access
 - 005/A Weighbridge and Gatehouse
 - 006/B Bio-mass boiler house
 - 007/B Generator
 - Planning Statement dated May 2017
 - Fire Prevention and Mitigation Plan dated 18th May 2017

No.

- Waste Planning Statement dated August 2017
- Letter from Agent dated 4th August 2017
- Letter from Agent dated 11th September 2017
- Letter from Agent dated 20th September 2017.

Reason:

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

2. The use hereby permitted is for a mixed use as a facility for the receipt, sorting, storage and export of non-hazardous waste, together with an ancillary office; for the storage of skips; and for the storage of commercial vehicles and for no other purpose whatsoever.

Reason:

To enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

3. All activity and operations (including the movement of commercial vehicles, movement of skips, operations within Hangar A, deliveries to the site, export of material and the operation of any plant or equipment) relating to the use of the site hereby approved and set out in condition 2 as a facility for the receipt, sorting, storage and export of non-hazardous waste, together with an ancillary office; the use of the site for the storage of skips; and the use of the site for the storage of commercial vehicles shall not be carried out outside of the following specified hours:

- Monday to Friday 07:00 to 18:00;
- Saturday 07:00 to 16:00; and
- at no time on Sundays or Public Holidays.

Reason:

In the interests of amenity, to enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

4. The receipt, sorting, storage and export of non-hazardous waste element of the use hereby approved shall relate to paper, cardboard and plastic waste only.

No.

Reason:

To enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

5. The amount of waste material received, sorted, stored and export shall not exceed 50,000 tonnes per annum.

Reason:

In the interests of amenity, to enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

6. The waste material on site shall not exceed 4,500 tonnes at any one time, of which no more than 225 tonnes shall consist of plastic waste.

Reason:

In the interests of amenity, to enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

7. An up to date register of the type and tonnage of material that is received on the site, with dates or receipt, and exported from the site, with dates of export, shall be kept in perpetuity. The register shall be made available for inspection by the Local Planning Authority within one week of the Local Planning Authority's written request to inspect the register.

Reason:

In the interests of amenity, to enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

8. Individual stockpiles of internally stored material shall not exceed 5 metres in height if loose material or 4 metres in height if bailed material; shall not be stored within 6 metres from any other stockpile; shall not exceed a volume of 750 cubic metres; and shall not cover an area greater than 235 square metres.

No.

Reason:

In the interests of preventing fire, to enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

9. Notwithstanding the submitted plans and documents, within one month of the date of this consent a Fire Prevention and Mitigation Strategy (to include a revised Fire Prevention and Mitigation Plan and details of monitoring and review of the Plan) shall be submitted to and approved in writing by the Local Planning Authority. Once the Fire Prevention and Mitigation Strategy has been approved in writing, the use of the site for a mixed use as a facility for the receipt, sorting, storage and export of non-hazardous waste, together with an ancillary office; for the storage of skips; and for the storage of commercial vehicles shall be carried out at all times in accordance with the approved Fire Prevention and Mitigation Strategy.

Reason:

In the interests of preventing fire, to enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

10. Material sorting and storage shall only take place within the building identified as Hangar A on the Plan number 0002/B – Site Layout and no material shall be sorted or stored externally.

Reason:

To safeguard local amenities, to enable the Local Planning Authority to maintain control over the nature of the use, and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

11. The roller shutter doors on the building identified as Hangar A on plan number 002/B – Site Layout shall be kept closed at all times other than when material is being delivered to or taken from the building

Reason:

In the interests of amenity and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and

No.

MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

12. All vehicles leaving the site carrying material shall be sheeted over.

Reason:

In the interests of amenity and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

13. The number of operational generators in use on the site shall be limited to one and that generator shall be permanently housed within Hangar A in accordance with plan number 007/B – Generator.

Reason:

In the interests of amenity and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

14. Notwithstanding the submitted plans, within one month of the date of this decision details of the high acoustic fence to be erected along the westernmost boundary of the site at a minimum height of 3 metres shall be submitted to and approved in writing by the Local Planning Authority. The acoustic fence shall be completed in accordance with the approved details within three months of the date of their approval and shall thereafter be so retained.

Reason:

In the interests of amenity and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

15. Within one month of the date of this permission details of all external lighting, to include specification, means of operation (whether permanent or sensor / security lights, and hours of operation), and lux plots to prevent / minimise light spillage outside of the site (including atmospheric light pollution) shall be submitted to and approved in writing by the Local Planning Authority. All lighting on site shall be provided in accordance with the approved scheme.

Reason:

In the interests of amenity and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and

No.

MD20 – Assessment of Waste Management proposals of the Local Development Plan.

16. Notwithstanding the submitted plans, within one month of the date of this decision details of the extent and type of surfacing of the haul road and vehicle parking / skip storage area indicated on plan number 002/B – Site Layout Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall propose a bound surface and, for the vehicle parking / skip storage area, the installation of an oil, diesel and petrol interceptor. The bound surface and oil, diesel and petrol interceptor shall be completed in accordance with the approved details within three months of the date of their approval and shall thereafter be so retained.

Reason:

In the interests of amenity and to ensure compliance with the terms of Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management proposals of the Local Development Plan.

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

Reason:

In order to protect groundwater resources and to comply with the terms of Policy MD7 of the Local Development Plan.

18. Notwithstanding the provisions of schedule 2, part 8, class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no extensions shall be erected and new openings shall be made in the building identified as Hangar A on the Plan number 0002/B – Site Layout other than those expressly authorised by this permission and shown on plan number 002/E – Site Layout and 006/B – Bio-mass boiler house.

Reason:

To enable the Local Planning Authority to control the nature of the use of the site in the interest of local amenity and to ensure compliance with Policies MD2 – Design of New Development, MD7 – Environmental Protection and MD20 – Assessment of Waste Management Proposals of the Local Development Plan.

No.

Reason for decision

The decision to recommend that planning permission be granted 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.