

PLANNING COMMITTEE

Minutes of a meeting held on 7th December, 2017.

Present: Councillor B.T. Gray (Chairman); Councillor V.P. Driscoll (Vice-Chairman); Councillors J.C. Bird, 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, Mrs. M.R. Wilkinson and E. Williams.

Also present: Councillors Mrs. J.E. Charles, A.D. Hampton, A.R. Robertson and Ms. M. Wright.

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr. R. Pattenden	2017/00724/RES – Land off Caerleon Road, Dinas Powys	Objector or their representative
Mr. R. Harrod	2017/00724/RES – Land off Caerleon Road, Dinas Powys	Objector or their representative
Mr. R. Grigg	2017/00724/RES – Land off Caerleon Road, Dinas Powys	Objector or their representative
Mr. P. Sulley	2017/00724/RES – Land off Caerleon Road, Dinas Powys	Applicant or their representative
Mr. J. Blakeley	2017/01029/FUL – Home Made Wales, 5 Island Road, Barry	Applicant or their representative

Councillor A.R. Robertson spoke on the following application in his capacity as a Vale of Glamorgan Member for Dinas Powys, 2017/00724/RES – Land off Caerleon Road, Dinas Powys.

Councillors Mrs. J.E. Charles, A.D. Hampton and Ms. M. Wright spoke on the following application in their capacities as Vale of Glamorgan Members for Illtyd Ward, 2017/01029/FUL – Home Made Wales, 5 Island Road, Barry.

521 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 a record archived for future viewing”.

522 APOLOGY FOR ABSENCE –

This was received from Councillor M. Lloyd.

523 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 1st November, 2017 be approved as a correct record.

524 DECLARATIONS OF INTEREST –

Councillor A. Parker declared an interest on the Chairman's Urgent Item at Agenda Item No. 10 – Llanerch Vineyard, Hensol. The nature of his interest was that Councillor Parker had previously undertaken architectural work for the Applicant. Councillor Parker withdrew from the Committee whilst this report was being considered.

Councillor Dr. I.J. Johnson declared an interest in respect of application number 2013/01249/FUL, Haydock House, 1, Holton Road, Barry. The nature of the interest was that during initial consultation on this application back in 2013, Councillor Dr. I.J. Johnson, as a local ward member for Barry Town Council, had submitted written representations. Councillor Dr. I.J. Johnson indicated that as a Vale of Glamorgan Councillor he would be looking at this application a fresh.

525 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 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.

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

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

Decision Codes

A - Approved	O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C - Unclear if permitted (PN)	B - No observations (OBS)
EB EIA (Scoping) Further information required	E Split Decision
EN EIA (Screening) Not Required	G - Approved the further information following

F	-	Prior approval required (PN)		"F" above (PN)
H	-	Allowed : Agricultural Condition Imposed : Appeals	N	- Non Permittal (OBS - objections)
J	-	Determined by NAFW	NMA	- Non Material Amendments
L	-	Approved <u>AND</u> refused (LAW)	Q	- Referred to Secretary of State for Wales (HAZ)
P	-	Permittal (OBS - no objections)	S	- Special observations (OBS)
R	-	Refused	U	- Undetermined
			RE	- Refused (Enforcement Unit Attention)
			V	- Variation of condition(s) approved

2012/01227/2/C D	A	Rawley Court, Turkey Street, Llantwit Major		Discharge of Condition 13 - Photographic Survey - Proposed conversion of outbuildings / barn to form annex to existing dwelling.
2013/00036/1/C D	A	10, Park Road, Penarth		Discharge of conditions 8, 9, 16 and 24 - New three storey dwelling built over existing pool with access formed off Park Road.
2013/00648/1/N MA	A	Badgers Hollow, Graig Penllyn		Non material amendment - First Floor Side Extension. Planning permission ref. 2013/00648/FUL: First floor side extension.
2013/00767/2/N MA	A	Northcliff Farm, Dyffryn		Non material amendment - Reconstruction and replacement of existing dwelling and new extensions including alterations to domestic curtilage. Planning permission ref. 2013/00767/FUL: Reconstruction and replacement of existing dwelling and new extensions including alterations to domestic curtilage.

2014/00460/5/N MA	R	Plot 39, Manor Park, Sully Road, Penarth	<p>Non material amendment - Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works. Planning permission ref. 2014/00460/FUL: Change of use of agricultural land to residential development (C3) consisting of the demolition of two disused agricultural buildings and the development of residential dwellings, public open space, landscaping, highway improvements and associated engineering works.</p>
2015/00387/1/N MA	A	Rear of 9, Station Road, Rhoose	<p>Non-material Amendment-height increase of the gable roof on the east elevation. Demolition of existing coach house on land to the rear of 9, Station Road Rhoose and the construction of new detached two storey two bed dwelling house.</p>

2015/00441/2/C D	A	Llanilltud Fawr/Llantwit Major Primary and Infant Schools, Ham Lane East, Llantwit Major	Discharge of condition 13 - Replacing existing 1FE Primary School with a new 2FE Primary School (Inc. Nursery). Providing Secondary School with approx.. 5400m ² of new build accommodation and refurbishing the main existing along Ham Lane. Remaining buildings will be demolished to make way for new 3G Pitch and MUGA along with associated car parking and landscaping (NMA).
2015/00566/6/C D	A	Former Adult Training Centre, Woodlands Road, Barry	Discharge of condition 23 - Erection of thirty residential units (Class C3) comprising twenty four one bedroom units and six two bedroom units, erection of bin/cycle store, amendment to existing access on Belmont Street, landscaping, car parking and associated works.
2015/00757/2/C D	A	Cliff Lodge, Llancarfan	Discharge of condition 10 - Change of use from barn to domestic dwelling.
2015/00960/1/C D	A	Land at Sycamore Cross, Bonvilston	Discharge of Condition 13 - Scheme for the protection and enhancement of biodiversity for development of 120 homes and associated works.
2015/00960/2/C D	A	Land at Sycamore Cross, Pendoylan Lane and North of A48, Bonvilston	Discharge of condition 16- Tree and hedgerow protection - Development of 120 homes and all associated works.

2015/00960/3/C D	A	Land at Sycamore Cross, Bonvilston	Discharge of condition 14- Japanese Knotweed strategy - Development of 120 homes and associated works.
2015/01032/2/C D	A	Land at South Haven, Barry Waterfront, Barry	Discharge of condition 11 - Approval is sought for the layout, scale, appearance, access and landscaping of Phase 2 (109 dwellings) at Land at Barry Waterfront, Phase 2, Barry.
2016/00778/1/N MA	A	Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe	Non material amendment - Substitution of two approved plans listed under Condition 2 to install two 4000 litre Calor Gas tanks - Demolition of existing buildings and residential redevelopment of land to deliver 15 affordable homes together with associated car parking, landscaping, drainage infrastructure and other ancillary development.
2016/00809/2/C D	A	Land to the rear of Westgate (East of Eagle Lane), Cowbridge	Discharge of condition 12 - Bat licence for redevelopment to form 37 apartments for the elderly including communal facilities access, car parking and landscaping.
2016/01214/FUL	A	1, Alma House, Colhugh Street, Llantwit Major	Retention and completion of an outbuilding.

2016/01269/1/N MA	A	58, Westward Rise, Barry	Non Material Amendment - Removal of proposed side entrance and addition of two high level light portals on the ground floor. Velux window situated on roof at rear of property to be moved from rear facing elevation to side facing elevation.
2016/01328/1/C D	A	Meadowlands Estate, Drope Road, The Drope	Discharge of conditions 4- Further details of restoration works, 6-Wheel wash, 13-Scheme for protection of reptiles and birds, 19-Noise survey and attenuation and 21-Method statement and risk assessment for the protection of the structural condition of the strategic water main - Removal of waste material stored on site since 1983 and the restoration of land.
2016/01437/1/C D	A	62, Heol y Frenhines, Dinas Powys	Discharge of conditions 3- Schedule of materials and 4- Levels details - Four bedroom detached house.

2017/00264/1/C D	A	77, Eastgate, Cowbridge	Discharge of conditions 3- Further details and specifications of all windows, glazing, roof lights and external doors, and 4-Further details and samples of the rainwater goods - Demolition and re-instatement of rear stone boundary wall; construction of new 1.5-storey garage with accommodation over, plus rear driveway with 3 parking spaces; stripping of existing roof covering to main house and re-instatement of grade 1 natural slate.
2017/00424/FUL	A	Green Oak Cottage, Graig Penllyn	Development of a detached double garage on land currently used as garden.
2017/00482/FUL	A	76, St. Pauls Avenue, Barry	Retention of re-modelled and extended garage and attached rear facing outhouse.
2017/00563/FUL	A	17, Archer Road, Penarth	Retention of two and single storey rear extension.
2017/00651/FUL	A	37, Main Road, Ogmores By Sea	Replacement of existing dwelling with new 2 storey dormer style dwelling.
2017/00667/FUL	A	Ty Rhosyn, 12, Wick Road, Ewenny	Replacing of the existing full glazed conservatory with a single storey lean to roof extension to side of the property.
2017/00701/FUL	A	Handy Gas Ltd., Sambucus Avenue, Llandow Trading Estate, Llandow	LPG Installation.

2017/00723/FUL	A	61, Church Meadow, Boverton	Extension at rear of property and two storey extension at side of property.
2017/00726/FUL	O	Former LME UK Ltd Site, Tank Farm Way, Sully	Extend the existing buildings, the installation of associated plant and machinery and extend an area of existing hardstanding for vehicle parking and circulation in association with the use of the site for the manufacture of precast concrete frame products.
2017/00733/FUL	A	The Stables, Church Road, Llanblethian, Cowbridge	Alteration to existing house and coach house. Extension to the side of house and demolition of existing front porch. All existing windows are to be replaced additional dormers to be formed. New porch to be constructed, existing chimneys to be rendered and chimney pots fitted. Internal alterations to be undertaken.
2017/00755/HAZ	A	Handy Gas Ltd., Sambucus Avenue, Llandow Trading Estate, Llandow	LPG Installation.
2017/00757/FUL	A	Little Wymering, Slon Lane, Ogmore By Sea	Alteration of bungalow to form a two storey and single storey dwelling with terrace.
2017/00779/FUL	A	43, Spencer Drive, Llandough, Penarth	Two storey extension to rear. Part conversion of garage to utility room with first floor extension above.

2017/00799/FUL	A	Southerndown Lodge, Southerndown	Proposed demolition of existing double garage and rebuild of garage to incorporate granny annexe.
2017/00819/FUL	A	3, Craig Yr Eos Place, Ogmore By Sea	Proposed roof expansion works to comprise raising of roof, with lounge accommodation within roof space and balcony.
2017/00826/FUL	A	April Cottage, Church Road, Llanblethian, Cowbridge	First floor side extension.
2017/00831/FUL	A	Land at 22, Sycamore Crescent, Barry	Erection of a detached dormer bungalow - variation of condition of application 2010/00774/FUL, to allow for amended plans to include changes in house dimensions and dormer windows;
2017/00847/FUL	A	29, Dingle Road, Penarth	Proposed single storey rear extension with proposed rear dormer extension within permitted development limitations.
2017/00849/FUL	A	Ingleby, 91, Broadway, Llanblethian, Cowbridge	Modifications to existing house to provide additional first floor, side extension, front extension and rear terrace.
2017/00850/FUL	A	Former Robert Smith Garage, Windsor Road, Penarth	Change of use of garage floor unit from existing retail (A1 use) to gym (D2 use).
2017/00851/FUL	R	Bar 44, 44, High Street, Cowbridge	Creation of a first floor bay window, lowering of an existing window cill and associated alteration work to existing roof pitches.

2017/00854/FUL	A	1, Harriet Street, Cogan, Penarth	New detached dwelling at the rear of 1, Harriet Street, Cogan, Penarth.
2017/00874/FUL	A	Land adjacent to Ty Dan Y Graig, Graig Penllyn	Erect two new stables to two existing stables for equine use.
2017/00879/FUL	A	Happy Jakes Touring Park, 1, Newbarn Holdings, St. Athan Road, Flemingston	Erection of building for storage in connection with tourist use.
2017/00883/FUL	A	5, Longmeadow Drive, Dinas Powys	Alterations to existing vehicular/pedestrian access. New fence adjacent boundary with no. 3 Longmeadow Drive.
2017/00887/FUL	A	Cadoxton Methodist Church/ Upper Hall, Church Road, Barry	Proposed disabled access ramp and staircase.
2017/00890/FUL	A	131, Fontygary Road, Rhoose	Extension of first floor bedroom by removing hipped roof and replacing with gabled roof. New glazed screen and doors to new gable. Provision of porch outside entrance to front elevation.
2017/00897/FUL	R	Existing coach house, to the rear of 16-20 Sully Terrace, Sully Terrace Lane, Penarth	Conversion and extension to existing brick coach house to form new 2 bedroom dwelling with associated external amenity space.
2017/00901/FUL	A	20, Dylan Close, Llandough, Penarth	Removal of existing part garage roof and porch and form new covered porch roof.
2017/00903/FUL	A	1, Walnut Grove, Eglwys Brewis	Removal of boundary walls and erection of a garage.

2017/00906/FUL	A	15, Craven Walk, Penarth	Single storey rear extension to kitchen and living room.
2017/00907/ADV	A	Tesco Stores Limited, Culverhouse Cross Access Roads Tesco and Marks and Spencer, Culverhouse Cross	1 number of internally illuminated, 1 number of non-illuminated other signs.
2017/00908/FUL	A	Waitrose Ltd, Birds Lane, Cowbridge	It is proposed to install a MAV AMPR camera to cover the dual entrance and exit lanes. In addition two further cameras to be installed to exempt the parking areas where the two private bays are. Cameras to be installed on existing lighting columns.
2017/00911/FUL	A	Ground Floor Shop, 28, High Street, Barry	Change of use from A1 retail shop to Physiotherapy Practice, replace and renew old wooden and single glazed shop front and removal of external shutters to be replaced with anthracite grey (RAL 7016) reinforced UPVC and laminated double glazed safety glass keeping the design and layout of the shop front the same and erection of single storey extension to rear.
2017/00912/FUL	A	Fernlea, Port Road West, Barry	Attached garage and alterations.
2017/00913/FUL	A	Pitcot House, Wick road, St. Brides Major	Two storey extension with balcony.
2017/00914/FUL	A	2, Foulds Cottage, West Street, Llantwit Major	Two storey rear extension.
2017/00915/FUL	A	10, Lon Cefn Mably, Rhoose	Elevated decking area.

2017/00916/FUL	A	28, Marine Drive, Ogmore By Sea	Convert and extend existing garage into an annex.
2017/00917/FUL	A	54, Tynewydd Road, Barry	Loft conversion with dormer to rear.
2017/00918/FUL	A	24, Seaview Drive, Ogmore By Sea	Single storey sunroom to the rear of property.
2017/00919/FUL	A	Tesco Stores Ltd, Culverhouse Cross Access Roads Tesco and Marks and Spencer, Culverhouse Cross	Xpress Centre for proposed vehicle repairs.
2017/00920/FUL	A	46, Westbourne Road, Penarth	Rear single storey extension, incorporating a sun room and a bathroom.
2017/00922/FUL	A	Land near The Croft, Llangan	Temporary use of land as car park until 1/7/2018 in connection with lawful use of The Croft Riding Stables.
2017/00923/LAW	R	Oak Tree Farm/Oak Tree House, Morfa Lane, Wenvoe	Use of the dwelling without complying with an agricultural occupancy condition attached to the original planning permission.
2017/00924/FUL	A	122, Port Road East, Barry	Single storey extension to rear of property - domestic no change of use.
2017/00927/ADV	A	Dominos, 5, Stanwell Road, Penarth	1 no. Fascia sign (halo illuminated). 1 no. Projecting sign (externally illuminated). 2no. A1 poster frames (fixed internally).
2017/00928/FUL	A	Briarbank, 18, Station Road, Dinas Powys	To demolish existing boundary brick wall and timber fence and construct a new boundary brick wall and timber fence.

2017/00929/FUL	A	Brynteg, Trerhyngyll	Retention of means of enclosure and alterations.
2017/00936/FUL	A	11, Nurston Close, Rhoose	Single storey side extension.
2017/00937/FUL	A	Gelli Goll farm, Llansannor, Cowbridge	Hay / straw barn.
2017/00939/FUL	A	23, Althorp Drive, Cosmeston Park, Penarth	Single storey side extension.
2017/00940/FUL	A	Old Post Office, Rock Road, St. Athan	Change of use from A1 to A3 coffee shop / tea room.
2017/00941/TPO	A	The Stables, Church Road, Llanblethian, Cowbridge	Work to One Cedar, One Juniper, One Scots Pine.
2017/00942/FUL	A	48, Clive Place, Penarth	Replacement of existing timber windows with new timber painted flush casement windows and fanlights and white upvc sliding sash windows and fanlights with through horn feature.
2017/00944/FUL	R	Kailily Farm, Pont Sarn Lane	New entrance into field, no change of use needed.
2017/00946/LAW	A	1, Royal Close, Penarth	New rear glass room to rear of property with decking.
2017/00948/FUL	A	29, Clive Place, Penarth	Addition of 2 roof windows (fixed not opening) to coach house at rear garden.
2017/00949/RG3	A	Wenvoe Community Centre, Old Port Road, Wenvoe	Proposed extension to existing community centre to provide new library and toilet facilities, and demolition of existing library and outbuilding.
2017/00950/FUL	A	The Walled Garden, Wenvoe	Single storey bedroom and en-suite extension.

2017/00952/ADV	A	Tesco Stores Ltd, Culverhouse Cross Access Roads Tesco and Marks and Spencer, Culverhouse Cross	Signage relating to proposed Xpress Centre.
2017/00953/FUL	A	15, Regency Close, Llantwit Major	Existing garage to be replaced with new larger garage and utility room.
2017/00954/FUL	A	Bryn Celyn, Castle Hill, Llanblethian, Cowbridge	Replacing existing defective timber framed conservatory with new aluminium conservatory and enlarging lounge window.
2017/00956/FUL	A	9, Tarrws Close, Wenvoe	Roof terrace and access stair from within property.
2017/00957/FUL	A	18, Barriars Way, Barry	Ground and first floor side extension.
2017/00959/FUL	A	Flanders Barn, Flanders Road, Llantwit Major	Replacement windows and external doors. Proposed new rooflight. Proposed repairs to adjacent stone boundary wall.
2017/00965/FUL	A	Heol Llidiard, Llangan	Proposed storeroom extension to existing village hall.
2017/00970/FUL	A	29, Aneurin Road, Barry	Modernisation of existing conservatory.
2017/00974/ADV	A	Redrow Homes, Land to the East of St. Nicholas	Display of marketing signs for Redrow Homes housing development comprising 9 No. free standing signs, 1 No. sales centre facade sign and 5 No. flags.
2017/00980/LAW	A	16, Forrest Road, Penarth	Small rear gable roofed extension to existing kitchen.

2017/00984/CAC	A	Wenvoe Community Centre, Old Port Road, Wenvoe	Proposed extension to existing community centre to provide new library and toilet facilities, and demolition of existing library and outbuilding.
2017/01002/HR	A	Land to rear of Cwrt Llanfleiddan between Cwrt Llanfleiddan and Cowbridge WWTW on St. Athan Road	Removal of two sections of 9m hedgerow replanted upon completion construction.
2017/01003/FUL	A	11, Walston Road, Wenvoe	Extension to existing bungalow at rear and side. Small gabled extension to front with material alterations. Demolition of existing garage.
2017/01007/FUL	A	63, Wordsworth Avenue, Penarth	Proposed single storey rear extension. Existing garage pitched roof to be replaced with flat, green roof. Proposed loft conversion comprising hip to gable and dormer to rear.
2017/01013/FUL	A	4, Orchard Walk, St. Athan	Single storey rear extension.
2017/01015/LAW	A	19, St. Brides Road, Wick	Insertion of 2 no rooflights to existing front elevation.
2017/01019/FUL	A	8, The Meridian, Penarth Portway, Penarth	Replacement of kitchen and lounge windows/doors from UPVC to Aluminium. Replacement of all other external windows and French doors to UPVC as existing.
2017/01036/ADV	A	Marks and Spencer, Culverhouse Cross, Copthorne Way, Cardiff	Display of 28 non-illuminated advertisements in relation to supermarket car park.

2017/01042/FUL	A	10, St. Johns Close, Cowbridge	Single storey extension, conversion of garage and external alterations.
2017/01047/FUL	A	10, Westbourne Road, Penarth	Proposed single storey side extension.
2017/01048/FUL	A	8, Hickman Road, Penarth	Replacement of ground and first floor windows to front elevation.
2017/01059/FUL	A	25, Caynham Avenue, Penarth	Orangery style extension to rear of dwelling.
2017/01063/OBS	B	Caergwanaf Isaf Farm, Hensol Road, Miskin, Pontyclun	Conversion of existing former barn to form a 2 storey extension to an existing farm house.

2017/01070/LAW	A	Ton yr Deryn, Church Lane, Welsh St. Donats	Construction to create a lean-to conservatory extension. To include: 1. Adaptions to the existing raised hardstanding patio area (currently over-clad with timber decking), to rear of house to include additional concrete strip foundations and either cast in situ slab or block and beam floor with insulation and screed on top to match existing house FFL. 2. PVC/aluminium composite frame system with double glazed units to form the three elevations of conservatory with part solid walls to both side elevations. Rear elevation to also include openable patio or French type doors. 3. Solid construction roof made up of either GRP or timber beams, fixed in a mono-pitch arrangement, onto the rear elevation of the house, with cavity trays, felt and batten roof with roof tiles to match existing house. Also new RWG to same. 4. Internal works will include new floor finishes, lighting, radiators and decorations. Also install up to 6 new roof-lights into the attic space and bedrooms of the house.
2017/01081/FUL	A	Hillside, 7, Pencoedre Road, Barry	Single storey rear extension.
2017/01118/LAW	A	15, Herbert Street, Barry	Rear single storey extension.

527 APPEALS (HRP) –

RESOLVED –

- (1) T H A T the appeals received following the refusal of the Council to grant planning permission as detailed in the report be noted.
- (2) T H A T no enforcement appeals had been received at the time of the meeting taking place.
- (3) T H A T the planning appeal decision as detailed in the report be noted.
- (4) T H A T the statistics relating to appeals for the period 1st April, 2017 – 31st March, 2018 as detailed in the report be noted.

528 TREES (HRP) –

(i) Delegated Powers –

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

Decision Codes

A - Approved

R - Refused

E Split Decision

2017/00506/TPO	R	9, Tenby Close, Dinas Powys	Tree protected under TPO 2002 no 3. Removal of tree.
2017/00878/TPO	A	The Stables, Church Road, Llanblethian, Cowbridge	Works to trees in front garden.
2017/00930/TCA	A	Parkmount, Bridgeman Road, Penarth	Work to trees in the Penarth Conservation Area - Front Garden - One Cedar Tree in front garden to have one limb removed that has a major split and at risk of failure. Rear Garden - One Oak Tree to have a 30% all over crown reduction.

2017/00945/TPO	A	Lindens Lodge, Bradford Place, Penarth	Work to a Beech protected by TPO 200 No 8, T003 and removal of a Bay within the Penarth Conservation Area.
2017/00963/TCA	A	Land to the rear of 5 to 8 Cwrt Yr Eglwys and 13 and 14 Elm Grove lane, Dinas Powys	Works to trees in the Dinas Powys Conservation Area.
2017/00993/TCA	A	1, Elm Grove Lane, Dinas Powys	Work to trees in the Dinas Powys conservation area - Tree 1 - Reduction of 50% of crown. Tree 2 (Laburnum Bush) - Reduction of 20% of area.
2017/00997/TPO	A	Rhos Colwyn, Heol y Mynydd, Welsh St. Donats	Removal of Beech tree (T1) and Crown lifting of Beech tree (T2) from Tree Preservation Order No. 01 1960.
2017/01012/TCA	R	Y Bwthyn, St. Hilary	Removal of 3 fir trees in the St Hilary Conservation Area.
2017/01062/TCA	A	Woodlands, Llancarfan, Barry	Works to trees.
2017/01066/TCA	A	Bally Heigue, Flemingston	Felling of four trees in the Flemingston Conservation Area.

529 ENFORCEMENT ACTION (HRP) –

(i) Land and Buildings at Rectory Stables, South of Llandough, Nr. Cowbridge, CF71 7LR

The report related to unauthorised alterations to a stable block at the property known as Rectory Stables, South of Llandough, Nr. Cowbridge.

During a site inspection, it was noted that unauthorised works had taken place to the stable block. It was observed that the stable block had been altered and extended. It had been reroofed, with a mezzanine floor inserted to the southern side of the building. There had also been alterations made to the doors and window openings. Unlike agricultural buildings, stable and equestrian buildings did not benefit from any “permitted development” rights for their alteration or extension. Planning permission

was therefore required for these works which had resulted in the material alteration of the external appearance of the building. The layout and provision of a new gable end wall to the south-western side of the building indicated that it had also been extended lengthways by a few metres.

RESOLVED –

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

- (i) The removal of the unauthorised alterations and extensions to the main stable block;
- (ii) The removal of the building under construction to the south-west of the stable block.

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

(3) T H A T, in the event that it is considered expedient to do so by Officers, that 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 the removal of the other unauthorised building.

Reasons for decision

(1) The unjustified alteration and extension to the stable block and the construction of a detached building to the south-west of the stable block by reason of their form, design and materials, has a significantly harmful impact upon the visual amenities and rural character of the locality and local landscape value of the Upper and Lower Thaw Valley Special Landscape Area. Accordingly, the unauthorised development is considered to be contrary to Policies SP1 – Delivering the Strategy, MD1 – Location of New Development, MD2 – Design of New Developments and MG17 - Special Landscape Areas of the Vale of Glamorgan Local Development Plan 2011-2026 and national advice and guidance contained within Planning Policy Wales (Edition 9, 2016) and Technical Advice Note 12 - Design.

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

(ii) Land and Buildings at Rosedew Farm, Llantwit Major

A complaint had been received in September 2017 regarding the demolition of barns and commencement of works at Rosedew Farm, Llantwit Major.

Permission was granted under planning application 2015/00707/FUL for the demolition of agricultural buildings and construction of a biomass unit and 12 log

cabins and associated works. The permission was granted with a series of conditions, several of which were required to be discharged prior to commencement of development on site or at set stages of the development.

The application was submitted with an ecology / bat survey report that bat roosts were confirmed in barns 1 and 2, which were to be demolished as part of the development. Conditions 15 and 16 related to the requirement to obtain a Licence from Natural Resources Wales (NRW) and follow the recommendations contained within the approved Bat Survey Report, in relation to the demolition of barns 1 and 2.

No conditions had been discharged and licence had not been obtained from NRW, and yet barns 2 and 3 had been demolished, four log cabins were completed and seemingly occupied and the biomass unit and another log cabin substantially progressed.

RESOLVED –

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

- (i) The demolition of all the development on site including the four log cabins, the biomass boiler housing and any other associated works;
- (ii) The return of the land to its former condition, save for the two barns that have already been demolished.

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

(3) T H A T the Head of Legal Services be authorised to apply to the Courts for an Injunction under Section 187B of the Town and Country Planning Act 1990 (as amended) to prohibit the demolition of the remaining barn on site in the event of the following:

- (i) Planning permission having not first been obtained for the works of demolition (such permission only being granted on the basis that an appropriate Bat Report has been submitted with the planning application and a condition imposed on the planning permission requiring the demolition to be carried out in accordance with its recommendations);

and

- (ii) One of the following having not occurred:
 - (a) the submission to the Local Planning Authority of a copy of the 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) the submission to the Local Planning Authority of a Method Statement agreed by the relevant licensing body which will allow the works to be undertaken, providing they are undertaken in accordance with the Method.

Reasons for decision

(1) The development, if not brought under the control of a planning permission, is unacceptable in terms of flooding, water pollution, protection of the public sewerage system, highway safety, the conservation and enhancement of biodiversity, visual amenity, residential amenity and sustainability. As such, the uncontrolled development is considered to conflict with policies SP1 – Delivering the Strategy, MD1 – Location of New development and MD2 – Design of New Development of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, as well as the Council's adopted Supplementary Planning Guidance on Biodiversity and Development, Amenity Standards, and Sustainable Development, Technical Advice Note 5 on Nature Conservation and Planning and Planning Policy Wales (Edition 9)

(2) In view of the likely presence of a protected species on the site, the continuation of the works of demolition to the remaining barn is unacceptable and potentially harmful to the habitat of a protected species without the implementation of an appropriate method of demolition and scheme of mitigation; AND without 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 a Method Statement agreed by the relevant licensing body which will allow the works to be undertaken, providing they are undertaken in accordance with policies SP1 – Delivering the Strategy and MG19 – Sites and Species of European Importance of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, as well as the Council's adopted Supplementary Planning Guidance on Biodiversity and Development, Technical Advice Note 5 on Nature Conservation and Planning and Planning Policy Wales (Edition 9).

530 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.

2013/01249/FUL Received on 13 December 2013
(P. 57)

Newydd Housing Association

Jon Hurley WYG, 5th Floor, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD

Haydock House, 1, Holton Road, Barry

Change of use and conversion of building to provide residential accommodation in the form of 15 affordable dwellings, retail unit (Use Class A1 / Use Class A2 / Use Class A3 Restaurant / Cafe), access arrangements, and associated works.

APPROVED subject to the following condition(s):

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

Reason:

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

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

Drawing Nos. 050 Site Location Plan; 051 Proposed Block Plan; 052 Proposed Site Layout; 053 Proposed Floor Plans Sheet 1; 054 Proposed Floor Plans Sheet 2; 055 Proposed Elevations Sheet 1; 056 Proposed Elevations Sheet 2 and 057 Proposed Site Sections received 20 November 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. Prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used, including samples, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory standard of development and to ensure compliance with Policy MD2 and MD5 of the Local Development Plan.

4. Further details of the windows and roller shutter doors, shall be submitted to and approved in writing by the Local Planning Authority, prior to their use in the development. The development shall be constructed in full accordance with the details as agreed and thereafter so maintained at all times.

Reason:

To ensure a high quality of development in compliance with Policy MD2 and MD5 of the Local Development Plan.

5. Foul water and surface water discharges shall be drained separately from the site, with no surface water or land drainage run-off allowed to connect (either directly or indirectly) into the public sewerage system unless otherwise approved in writing by the Local Planning Authority. The scheme shall include details of a grease trap to prevent entry into the sewerage system of any matter likely to interfere with the free flow of sewer contents.

Reason:

To protect the integrity, and prevent hydraulic overloading, of the Public Sewerage System, and to ensure compliance with the terms of Policies MD2 and MD7 of the Local Development Plan.

6. No development shall commence until such time as a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be disposed of, has been submitted to and approved in writing by the Local Planning Authority, and no building shall be occupied until such time as such agreed drainage works have been implemented in accordance with the approved details.

Reason:

To ensure that effective drainage facilities are provided for the development, and that no adverse impact occurs to the environment or existing public sewerage system, and to ensure compliance with the terms of Policies MD2 and MD8 of the Local Development Plan.

7. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending ,revoking or re-enacting that order howsoever the ground floor commercial premises shall be used only for the purpose of a cafe with retail uses (mixed A1/A3 use) as specified and for no other purpose whatsoever, including any other purpose in Class A3 of the schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order.

Reason:

To control the precise nature of the use of the site, noting proximity to residential properties and to ensure compliance with the terms of Policies MD2 and MD8 of the Local Development Plan.

8. The use in the ground floor commercial unit hereby permitted shall not be open to customers outside the following times:

Monday to Saturday	07.00 - 18.30 hours
Sunday and Bank Holidays	08.00 - 17:30 hours

unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To safeguard the amenities of adjoining occupiers, and to ensure compliance with the terms of Policies MD2 and MD8 of the Local Development Plan.

9. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending, revoking or re-enacting that order howsoever, no cooking facilities shall be installed at the premises other than those used for the heating of pre-packaged food, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To control the precise nature of the use of the site, noting proximity to residential properties and to ensure compliance with the terms of Policies MD2 and MD8 of the Unitary Development Plan.

10. From first beneficial occupation the dwellings hereby approved shall all be affordable housing as defined in TAN 2. Prior to beneficial occupation of any of the dwellings a scheme for the provision of affordable housing 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 TAN 2, or any future guidance that replaces it. The scheme shall include:

- i) the arrangements for the management of the affordable housing;
- ii) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iii) 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:

To ensure that the development is kept in perpetuity as an affordable housing scheme, and to ensure compliance with PPW and TAN 2.

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, SP3 - Residential Requirement, SP4 - Affordable Housing Provision, SP10 - Built and Natural

Environment, MG1 - Housing Supply in the Vale of Glamorgan, MG4 - Affordable Housing, MG14 – Non Retail Uses in Town and District Centres; 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 and MD7 - Environmental Protection of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Amenity Standards, 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, TAN12 - Design and TAN16 - Sport, Recreation and Open Space, 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.

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.

2017/00724/RES Received on 8 August 2017

(P. 76)

Kier Living Limited, Tugsten Building, Central Boulevard, Blythe Valley Business Park, Solihull, B90 8AU

Asbri Planning Ltd., Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff, CF23 8RS

Land at Caerleon Road, Dinas Powys

Approval of all reserved matters on outline consent 2014/00282/OUT for residential development

APPROVED subject to the following condition(s):

1. The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan, Drg. No. 5567/P/01, received 10 July 2017;
 - Existing Site Plan, Drg. No. 5567/P/05, received 10 July 2017;
 - Proposed Site Plan, Drg. No. 5567/P/10 Rev T, amended plan received 14 November 2017;
 - Floor Plan: Hatton End/Mid, Drg. No. 5567/P/200 Rev A, received 17 July 2017;
 - Floor Plan: Pemberton, Drg. No. 5567/P/201, received 17 July 2017;
 - Floor Plan: Holmewood, Drg. No. 5567/P/202 Rev A, received 17 July 2017;
 - Floor Plan: Kirkwood, Drg. No. 5567/P/203 Rev A, received 17 July 2017;
 - Floor Plan: Chelmsford, Drg. No. 5567/P/204 Rev B, received 17 July 2017;
 - Floor Plan: Hareford, Drg. No. 5567/P/205 Rev B, amended plan received 12 October 2017;

- Floor Plan: Lindford, Drg. No. 5567/P/206 Rev B, received 17 July 2017;
- Floor Plan: 2Bed End/Mid House LCHO, Drg. No. 5567/P/207 Rev B, received 17 July 2017;
- Floor Plan: 1 Bed Flats Aff'd Rent, Drg. No. 5567/P/208 Rev A, received 17 July 2017;
- Floor Plan: 2 Bed End/Mid Aff'd Rent, Drg. No. 5567/P/209 Rev C, received 17 July 2017;
- Floor Plan: 3 Bed End/Mid House Aff'd Rent, Drg. No. 5567/P/210 Rev B, received 17 July 2017;
- Floor Plan: 4 Bed House Aff'd Rent, Drg. No. 5567/P/211 Rev B, received 17 July 2017;
- Floor Plan: Garages, Drg. No. 5567/P/212 Rev A, received 17 July 2017;
- Elevations: Hatton End/Mid, Drg. No. 5567/P/700 Rev B, received 17 July 2017;
- Elevations: Pemberton, Drg. No. 5567/P/701 Rev B, received 17 July 2017;
- Elevations: Holmewood, Drg. No. 5567/P/702 Rev B, received 17 July 2017;
- Elevations: Kirkwood, Drg. No. 5567/P/703 Rev B, received 17 July 2017;
- Elevations: Chelmsford, Drg. No. 5567/P/704 Rev C, received 17 July 2017;
- Elevations: Hareford, Drg. No. 5567/P/705 Rev C, amended plan received 12 October 2017;
- Elevations: Lindford, Drg. No. 5567/P/706 Rev A, received 17 July 2017;
- Elevations: 2 Bed End/Mid, Drg. No. 5567/P/707 Rev A, received 17 July 2017;
- Elevations: 1 Bed Flats Aff'd Rent, Drg. No. 5567/P/708 Rev A, received 17 July 2017;
- Elevations: 2 Bed End/Mid, Drg. No. 5567/P/709 Rev A, received 17 July 2017;
- Elevations: 3 Bed End/Mid, Drg. No. 5567/P/710 Rev A, received 17 July 2017;
- Elevations: 4 Bed House Aff'd Rent, Drg. No. 5567/P/711 Rev A, received 17 July 2017;
- Elevations: Hatton End/Mid (Render), Drg. No. 5567/P/712 Rev A, received 17 July 2017;
- Elevations: Pemberton (Render), Drg. No. 5567/P/713 Rev A, received 17 July 2017;
- Elevations: Holmewood (Render), Drg. No. 5567/P/714 Rev A, received 17 July 2017;
- Elevations: Chelmsford (Render), Drg. No. 5567/P/715 Rev A, received 17 July 2017;
- Elevations: Hareford (Render), Drg. No. 5567/P/716 Rev A, amended plan received 12 October 2017;
- Elevations: Lindford (Render), Drg. No. 5567/P/717 Rev A, received 17 July 2017;
- Elevations: Garages, Drg. No. 5567/P/718 Rev A, received 17 July 2017;
- Indicative street scenes and site section, Drg. No. 5567/P/750 Rev A, amended plan received 12 October 2017;
- Proposed Boundary Plan, Drg. No. 5567/P/15 Rev C, received 10 July 2017;
- Proposed Finishing Materials Plan, Drg. No. 5567/P/16 Rev B, received 17 July 2017;
- Materials Swatch, received 8 August 2017;

- POS/LAP Area, Drg. No. DP-304-01, amended plan received 12 October 2017;
- Play Area Proposal, Drg. No. PR121273-10, received 17 July 2017;
- Landscape Proposals, Drg. No. PR121273-11C sheets 1-3, amended plans received 12 October 2017;
- Soft Landscape Specification, prepared by ACD Environmental, Ref: PR121273spec Rev A, received 17 July 2017;
- Soft Landscape Management and Maintenance Plan, prepared by ACD Environmental, Ref: PR121273man Rev B, amended plan received 12 October 2017;
- Vehicle Tracking, Drg. No. 16022-150 Rev A, received 17 July 2017;
- Levels Strategy Sheet 1 of 2, Drg. No. 16022-102 Rev B, received 17 July 2017;
- Levels Strategy Sheet 2 of 2, Drg. No. 16022-103 Rev B, received 17 July 2017;
- Planning Statement, prepared by Asbri Planning, dated July 2017, received 17 July 2017;
- Design and Access Statement, prepared by Asbri Planning, dated July 2017, received 17 July 2017; and
- Geotechnical & Geo-Environmental Report prepared by Terra Firma, dated April 2017, received 10 August 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. Notwithstanding the submitted plans, full engineering details and associated calculations of the proposed highway works, incorporating vision splays, street lighting, road signs, surface water drainage strategy and any retaining structures retaining or adjacent to the highway/public open space, which shall be in general accord with the Proposed Site Plan, Drg. No. 5567/P/10 Rev T, shall be submitted to and agreed in writing with the Local Planning Authority before their implementation on site. The development shall be completed thereafter in accordance with the approved details.

Reason:

In the interests of highway safety in accordance with Policy MD2-Design of New Development, and MD5-Development within Settlement Boundaries of the Local Development Plan.

3. The approved access, internal road layout and car parking provision, including private curtilage parking and on road bays (as identified on Drg. No. 55567/P/10 Rev T) shall be completed before the occupation of the residential units that they serve. The car parking provision shall thereafter be retained and maintained for use exclusively in connection with the residential units that they serve, and the wider development in relation to visitor spaces.

Reason:

To ensure adequate access and parking is provided and maintained in the interests of highway safety in accordance with Policies MD2-Design of New Development and MD5-Development within Settlement Boundaries of the Local Development Plan.

4. Notwithstanding the submitted plans, further details of the landscaping of the site, which shall provide full details of the proposed enhanced hedgerow boundaries, and further consideration of the proposed species in line with the Council's Landscape comments, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

In the interests of visual amenity and the character and appearance of the rural setting of the site on its eastern boundary, in accordance with Policies SP10-Built and Natural Environment, MD2-Design of New Development, and MD5-Development within Settlement Boundaries of the Local Development Plan.

5. 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 in accordance with Policies SP10-Built and Natural Environment, MD2-Design of New Development, and MD5-Development within Settlement Boundaries of the Local Development Plan.

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

Reason:

To ensure the existing trees/hedgerows to be retained are safeguarded and in the interests of visual amenity and the character and appearance of the rural setting of the site on its eastern boundary, in accordance with Policies SP10-

Built and Natural Environment, MD2-Design of New Development, and MD5-Development within Settlement Boundaries of the Local Development Plan.

7. Notwithstanding the submitted plans, before their installation on site, further details of the play areas, including equipment and enclosure, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of visual and neighbouring amenity, and the adequate and safe provision of public open space/play areas, in accordance with Policies MG28-Public Open Space Allocations, MD2-Design of New Development, MD3-Provision of Open Space, MD4-Community Infrastructure and Planning Obligations, and MD5-Development within Settlement Boundaries of the Local Development Plan.

8. Each of the public open space/play areas shall be laid out and completed in accordance with the agreed details before the first beneficial occupation of any of the dwellings directly adjoining or overlooking the public open space areas (for the avoidance of doubt, Plots 1-16; 20-37; 40-42; 49-55; and 70).

Reason:

In the interests of visual and neighbouring amenity, and the adequate provision of public open space/play areas, in accordance with Policies MG28-Public Open Space Allocations, MD2-Design of New Development, MD3-Provision of Open Space, MD4-Community Infrastructure and Planning Obligations, and MD5-Development within Settlement Boundaries 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, SP7 - Transportation, SP10 - Built and Natural Environment, MG1 - Housing Supply in the Vale of Glamorgan, MG2 - Housing Allocations, MG4 - Affordable Housing, MG18 - Green Wedges, MG21 - Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, 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, and MD9 -Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Amenity Standards, Affordable Housing, Biodiversity and Development, Design in the Landscape, Model Design Guide for Wales, Parking Standards, Planning Obligations, Public Art,

Sustainable Development, and Trees and Development; and national guidance contained in Planning Policy Wales, TAN1 - Joint Housing Land Availability Studies, TAN2 - Planning and Affordable Housing, TAN5 - Nature Conservation and Planning, TAN11 - Noise, TAN12 - Design, TAN15 - Development and Flood Risk, TAN16 -Sport, Recreation and Open Space, and TAN18 - Transport, it is considered that the proposal represents an acceptable and sustainable form of residential development that should have no significant adverse impact on the character and appearance of the area, highway safety, neighbouring and general amenities, and other issues such as ecology, and flood risk.

The proposal is therefore in line with the outline permission and the requirements of the S106 legal agreement, and complies with the relevant national planning policies and supplementary planning guidance.

2017/01029/FUL Received on 2 October 2017
(P. 110)

Mr. Bryan Gunton, The Small Space, 22, Llys Dwynwen, Llantwit Major, Vale of Glamorgan, CF61 2UH

Mr. Cai Thomas Richard Andrews Architects Ltd, The Stables, The Estates Office, 25-26, Gold Tops, Newport, NP20 4PG

Homemade Wales, 5, Island Road, Barry

Change of use from an A1 Shop to D2 Magicians Theatre

DEFERRED - For officers to seek more information to justify the proposed change of use and for officers to consider appropriate conditions. If the officer recommendation changes to approval, the application can be determined under delegated powers, with conditions relating to: hours of operation, retaining open shop frontage during the working week, and temporary consent. If it remains refusal, the matter shall be reported to Planning Committee for determination.

531 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 given beneath the minute heading be considered.

532 LLANERCH VINEYARD, HENSOL (HRP) –
(Urgent by reason of the need to make a decision before the next Committee)

The report related to the withdrawal of a Stop Notice which was not covered by the Council's Scheme of Delegation.

The purpose of the report was to seek approval to withdraw the Stop Notice when officers were satisfied that the amended plans had been received that were capable of being recommended for approval of planning permission, to allow the developer to undertake works to weatherproof the development without the immediate threat of prosecution.

Having considered the report, it was

RESOLVED – T H A T the Stop Notice referred to above be withdrawn when the Operational Manager for Planning and Building Control or the Head of Regeneration and Planning are satisfied that amended plans had been received that were capable of being recommended for approval of planning permission.

Reason for decision

To allow the developer to undertake works to the unauthorised structure on site (e.g. to weatherproof the structure) without threat of immediate prosecution under the Stop Notice.