

No.

PLANNING COMMITTEE

Minutes of a meeting held on 29th March, 2018.

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

ANNOUNCEMENT -

Prior to the commencement of 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 recording archived for future viewing.”

APOLOGIES FOR ABSENCE -

These were received from Councillors Mrs. C.A. Cave and N.P. Hodges.

MINUTES -

RESOLVED - T H A T the minutes of the meeting held on 8th February, 2018 be approved as a correct record.

DECLARATIONS OF INTEREST -

No declarations were received.

SITE INSPECTIONS –

RESOLVED – T H A T the attendance of the following Councillors at the site inspections indicated below on 8th February, 2018 be noted:

Apologies for all site visits were received from Councillors L. Burnett, Mrs. C.A. Cave, Mrs. P. Drake, V.P. Driscoll (Vice-Chairman), P.G. King, Mrs. M.R. Wilkinson and E. Williams.

Apologies for sites (a) and (b) were received from Councillors N.P. Hodges and Dr. I.J. Johnson.

An apology for site (b) was received from Councillor J.W. Thomas, local Ward Member for St. Athan.

No.

(a) Y Bwthyn, St. Hilary, Nr Cowbridge.	Councillor B.T. Gray (Chairman), Councillors J.C. Bird, A.C. Parker, R.A. Penrose and N.C. Thomas.
(b) Tathan Hall, 6 Rectory Drive, St. Athan.	Councillor B.T. Gray (Chairman), Councillors J.C. Bird, A.C. Parker, R.A. Penrose and N.C. Thomas.
(c) Former St. Cyres Lower School, Murch Road, Dinas Powys.	Councillor B.T. Gray (Chairman), Councillors J.C. Bird, N.P. Hodges, Dr. I.J. Johnson, A.C. Parker, R.A. Penrose and N.C. Thomas Also present: Councillor A.R. Robertson

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.

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

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

Decision Codes

- | | |
|---|--|
| A - Approved | O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement) |
| C - Unclear if permitted (PN) | B - No observations (OBS) |
| EB EIA (Scoping) Further information required | E Split Decision |
| EN EIA (Screening) Not Required | G - Approved the further information following "F" above (PN) |
| F - Prior approval required (PN) | N - Non Permittal (OBS - objections) |
| H - Allowed : Agricultural Condition | |

No.

Imposed : Appeals

- J - Determined by NAFW
- L - Approved AND refused (LAW)
- P - Permittal (OBS - no objections)
- R - Refused

NMA – Non Material Amendments

- Q - Referred to Secretary of State for Wales (HAZ)
- S - Special observations (OBS)
- U - Undetermined
- RE - Refused (Enforcement Unit Attention)
- V - Variation of condition(s) approved

2009/00946/6/C D	A	Site known as South Quay, Barry Waterfront, Barry	Discharge of Condition 41 - Development of vacant land at Barry Waterfront for residential (C3), retail (A1), cafes, bars and restaurants (A3), hotel (C1), offices (B1) and community and leisure uses (D1 and D2). Development of vehicular and pedestrian/cycle access including a new link road, re-grading of site to form new site levels and associated infrastructure works, parking, servicing, landscaping, public realm and public open space provision at Land at Barry Waterfront adjacent to Dock No. 1, Barry
2012/00637/1/N MA	A	7, Lettons Way, Dinas Powys	Non-Material Amendment - Variation of roof materials. Variation of window material and colour. Rainwater goods to match colour on windows. Planning Permission 2012/00637/FUL : Ground and first floor extension and conversion of existing garage, together with internal alterations

No.

2014/00580/1/N MA	A	Yr Ysgubor, St. Lythans	Non-Material Amendment - Relocate ground floor wet room window, substitute slate roof tiles for composite roof tiles and change random rubble stone finish to east elevation of garden office/wet room to render finish. Planning Permission 2014/00580/FUL : Amendments to previous consent 2013/00272/FUL - Extension to utility area to rear of garage and alterations to existing dwelling and proposed link
2014/01108/1/C D	A	Ogmore by Sea Caravan Park, Main Road, Ogmore by Sea	Discharge of Condition 4 - Schedule of materials/sample, Condition 12 - Biodiversity Construction and Condition 23 -Timescale of Public Art. Redevelopment of caravan site for residential development, with associated open space at Ogmore by Sea Caravan Park

No.

2015/00249/2/N MA	A	Land at Emmaville to the East of St. Nicholas	Non material amendment - Development of 100 houses and associated open space vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville at Land to the East of St. Nicholas. Planning permission ref. 2015/00249/FUL: Development of 100 houses and associated open space vehicular and pedestrian access, landscaping and infrastructure, including the demolition of Emmaville.
2015/00392/1/C D	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	Discharge of Condition 17 - Ecological Mitigation Strategy. Outline application for residential development for up to 50 dwellings, together with alignment of initial section of highway linking Cardiff Road and Cross Common Road, Dinas Powys.
2015/00516/1/C D	A	2, Henefail Cottages, Ruthin Road, St. Mary Hill	Discharge of condition 3 : Schedule of materials - Alterations and extension.
2015/00647/6/N MA	A	2, Stanwell Road, Penarth	Non-Material Amendment - Addition of motorized steel gates to car park exit.

No.

2015/01131/1/C D	A	Photovoltaic Installation, Cwrt Yr Ala Road, Caerau, Cardiff (former Ely Brickworks)	Discharge of Conditions 2 - CEMP, 4 - Landscape, 7 - Construction Method Statement, 8 - Means of enclosure and 12 - Construction Traffic Management Plan - Proposed excavation of fill material (to be stored on site), importation of inert wastes with the progressive restoration of the former mineral working areas associated with the former Ely Brickworks.
2015/01158/2/N MA	A	Tudor Lodge, A48 Bonvilston	Non Material Amendment - Vary the wording of Condition 3 of Decision Notice reference 2015/01158/FUL to allow an alternative layout for the bound surfacing approved as part of the development.
2015/01158/3/N MA	A	Tudor Lodge, A48 Bonvilston	Non Material Amendment - Vary the wording of Condition 4 of Decision Notice reference 2015/01158/FUL to allow an alternative wall height at the frontage of the vehicular access.
2015/01158/4/N MA	A	Tudor Lodge, A48, Bonvilston	Non-Material Amendment - to allow a revised design of the boundary wall for the stopping up of the vehicular access from A48. Planning permission ref. 2015/01158/FUL: Proposed resurfacing of existing access track and retention, the amendment of earthworks providing existing - to the rear of the property and stopping-up of existing residential access.

No.

2016/00809/3/C D	A	Land to the rear of Westgate (East of Eagle Lane), Cowbridge	Discharge of conditions 7 - Tree protection, 13 - Construction Environmental Management Plan, and 14 - Construction Traffic Management Plan - Redevelopment to form 37 apartments for the elderly including communal facilities access, car parking and landscaping.
2016/00869/1/N MA	A	C2129, Meadowvale Nursery, Cowbridge Road, Llantwit Major	Non material amendment - Minor changes to fenestration and substitution of 2 patio doors. Minor alterations to internal layout, no change in location or number of rooms. Planning permission reference 2016/00869/FUL: Proposed nursery workers functional needs dwelling with annexe for aged relative.
2016/00930/1/C D	A	20, Barons Close, Llantwit Major	Discharge of Conditions 3, 4, 5, 7 and 8 - Proposed construction of two new semi-detached dwellings with onsite car parking.

No.

2016/01233/FUL	A	Green Dragon Inn, Llancadle	Change of use from a public house/ restaurant/ bed and breakfast and sub-division of building to provide two residential dwellings, incorporating a first floor rear extension with two dormer windows, insertion of patio doors and additional windows, a rear ramp access, a single storey rear extension and roof terrace and associated alterations, fencing, foul drainage, the installation of solar panels and the erection of a stable block.
2016/01467/1/C D	R	33, Station Road, Penarth	Discharge of Condition 4 - Boundary treatment - Proposed conversion and loft conversion to existing property to form 2 self-contained dwellings.
2016/01467/1/N MA	R	33, Station Road, Penarth	Non-Material Amendment - Minor alterations to fenestration and rear elevation of property, plus alteration to site area.
2016/01518/FUL	A	Wenvoe Quarry, Wenvoe	Proposed recycling facility.
2017/00103/1/C D	A	Longlands Quarry, Corntown Road, Corntown	Discharge of Condition 19. Environment Act 1995 - Application for determination of conditions for Mineral Site.
2017/00541/6/C D	A	Northcliffe Lodge, Northcliffe Drive, Penarth	Discharge of conditions 3- Materials, 11-Enclosure and 12-Bin store - Demolition of existing and construction of 30 apartments and associated works.

No.

2017/00549/1/C D	A	56, Windsor Road, Penarth	Discharge of Condition 5 - Layout of parking and amenity space. Retention of existing subdivision and addition of 3 residential units and extension.
2017/00652/FUL	A	University Hospital Llandough, Penlan Road, Llandough, Penarth	Variation of Conditions 1 and 2 of Planning Permission Ref 2009/01367/FUL to allow an extended period for the temporary car park during the construction of the Rookwood Specialist Rehabilitation Services extension, after which the land will be restored.
2017/00690/FUL	A	167, Plymouth Road, Penarth	To demolish the existing house and build a new house on the same site.
2017/00714/FUL	R	Waterfront Retail Park, Heol Ceiniog, Barry	Variation of condition 3 of planning permission 2016/00113/FUL (Erection of retail unit, alterations to the elevations of an existing retail unit, car park reconfiguration, landscaping and associated works) relating to restrictions of sale of goods.
2017/00746/RES	A	Land off Cardiff Road/ Cross Common Road, Dinas Powys	Approval of all matters reserved including Appearance, Landscaping, Layout and Scale and the subsequent discharge of planning conditions 2 (Reserved Matters), 6 (Drainage), 10 (Tree Protection), 12 (Slab levels), 16 (Noise Assessment) attached to the Outline Permission (Ref: 2015/00392/OUT).

No.

2017/00767/FUL	A	Home Farm Lane, Hensol	Two storey side annex extension.
2017/00863/FUL	A	Ty Twyn, Mill Road, Dinas Powys	Replacement of failed front garden retaining wall with new two tiered retaining wall.
2017/00905/FUL	A	C. J. Contract Travel Services Ltd., Wimborne Road, Barry	(AMENDED DESCRIPTION) Use of site for mixed use for B1, B2, B8 and Sui Generis comprising vehicle repair, vehicle valeting, vehicle hire and vehicle storage and the addition of an MOT bay. Retention of existing outbuilding.
2017/00933/FUL	A	The Ramblers, 84a, Broadway, Llanblethian, Cowbridge	Proposed external works and replacement garage.
2017/00951/1/C D	A	2, Heol Corswigen, Barry	Discharge of Conditions 3 - Screen and 4 - Materials Details. Planning Permission 2017/00951/FUL: Erection of a balcony to the rear of property from first floor kitchen. (French doors already in situ).
2017/00958/FUL	A	Cap Dail, 63, Craig Yr Eos Road, Ogmore By Sea	To increase height of existing boundary wall to both garden wall (front of house) and back yard wall (rear of house) and provide small decked area to left hand side of front of property.
2017/00978/FUL	A	Warren Farm, Redway Road, Pendoylan	Change of use of existing outbuilding currently used as storage and home gym into two self-contained holiday lets.

No.

2017/00979/FUL	A	153, Plymouth Road, Penarth	Single storey side extension and two storey rear extension to include roof terrace. Proposals include dormer with balcony to front elevation and widening of driveway.
2017/00987/FUL	A	Plot adjacent to Weatherall, Main Road, Ogmore By Sea	Construction of new four bedroom house.
2017/00991/FUL	R	Land to the South of the A48, Bonvilston	Proposed residential development, associated highway and ancillary works and the change of use of unused land to the rear of The Reading Rooms to enable Community Use.
2017/00992/FUL	A	Seaton House, 2, Park Road, Dinas Powys	Provision of access to a residential development plot in the rear garden of Seaton Hoe (outline planning permission 2015/00534/OUT), including the enclosure of the rear and side garden to Seaton Hoe and associated works.
2017/01011/FUL	A	Flat 3, 4, Marine Parade, Penarth	To the front elevation, existing gable window is to be replaced with doors in order to use bay window below as a terrace. Existing dormers are to be refurbished along with new roof covering to entire roof. Existing external walls are to be cleaned down and re-pointed. The existing roof space is to be converted complete with new dormer to rear.
2017/01017/ADV	E	57, South Road, Sully	Signage.

No.

2017/01030/FUL	A	29, Trem y Don, Barry	Demolition of existing two storey dwelling and garage to be replaced by a single two storey dwelling. To include access, landscaping, screening, parking and associated works.
2017/01072/FUL	A	Kymin Cottage, 7, Beach Lane, Penarth	Replacement of existing front door with a reclaimed, hardwood period door.
2017/01079/FUL	A	Evergreen Cottage, Heol Y Mynydd, St. Brides Major	Single storey kitchen extension and alterations and improvements to existing detached dwelling.
2017/01082/FUL	A	26, West Farm Road, Ogmore by Sea	Side extension with front and rear gables with front dormer.
2017/01090/LBC	A	Evergreen Cottage, Heol Y Mynydd, St. Brides Major	AMENDED PLANS and ADDITIONAL INFO Single storey kitchen extension and alterations and improvements to existing detached dwelling.
2017/01097/FUL	A	6, Love Lane, Llanblethian, Cowbridge	Proposed single storey side and rear extension.
2017/01130/FUL	A	77, Main Road, Ogmore By Sea	To convert no 77, Main Road, Ogmore By Sea (plan 1) into two separate flats (plans 2 and 3). To redevelop the car parking space in front of flat 2 as shown on plans 1, 2 and 3 to cater for both flats 1 and 2. To create a separate address for flat 2 for its own right to extend the living space into the lower garage as shown shaded in black on plan 3.

No.

2017/01134/FUL	A	8, Seaview Drive, Ogmore By Sea	First floor and side and rear extension with balcony, including an increase in height to the ridgeline.
2017/01139/FUL	A	Rushmoor House, St. Mary Church	Erection of new dwelling (as granted under permission. 2015/00176/FUL) and the retention and conversion of the existing bungalow to three car garage and teaching room.
2017/01144/FUL	A	1, St. Fagans Avenue, Barry	Proposed ground floor extension and modifications to provide level access at ground floor for disabled facilities and accommodation.
2017/01150/FUL	A	76, St. Pauls Avenue, Barry	Retention of raised terrace outside lower ground floor rear patio door, and addition of privacy screen on one side.
2017/01152/FUL	A	8, Melville Close, Barry	First floor side extension.
2017/01167/FUL	A	Hensol Golf Academy, Pendoylan Road, Pendoylan, Cowbridge	Cafeteria and events room extension.
2017/01182/FUL	A	Tudor Lodge, A48 Bonvilston, Bonvilston	Retention of building as erected.
2017/01183/FUL	A	Tudor Lodge, A48, Bonvilston	Retention of building as erected.

No.

2017/01193/FUL	A	Bryn Sion Chapel House, Penylan Road, St. Brides Major	Alterations to existing listed residence to include the provision of a new first floor to the previous chapel, internal remodelling and the provision of roof lights to the existing slate roof. Replacement of modern cement based dashed render to previous chapel house with new naturally hydraulic lime based render.
2017/01201/FUL	A	12, Millfield Drive, Cowbridge	Two storey side extension.
2017/01211/FUL	A	21, Beechwood Drive, Penarth	Proposed ground floor granny flat and kitchen extension.
2017/01214/FUL	A	13, Knowbury Avenue, Penarth	Proposed porch along with single/two storey extension to rear first floor balcony and associated works.
2017/01215/LAW	A	Three Elms, Church Road, Llanblethian, Cowbridge	Non-compliance with agricultural occupancy condition 2 of Cord/403/71.
2017/01217/FUL	A	33, High Street, Cowbridge	Variation of Condition 1 of Planning Permission 2012/01088/FUL to extend time for implementation - Detached two storey office building.
2017/01221/FUL	A	104, Cedar Way, Penarth	Two storey / single storey extension.

No.

2017/01224/FUL	A	Ystradowen Village Hall, Ystradowen,	Construction of annexe to existing village hall, car park extension, construction of petanque court with associated path and bench seating. Construction of base and path for future installation of children's play equipment. Installation of storm and foul drainage and storm outfall to service the above.
2017/01228/FUL	A	1, Byrd Crescent, Penarth	Double storey side and single storey rear extensions.
2017/01231/FUL	A	87, Lavernock Road, Penarth	Construction of greenhouse.
2017/01232/ADV	A	Old White Hart Inn, Wine Street, Llantwit Major	Replacement signage to front elevation.
2017/01233/LBC	A	Old White Hart Inn, Wine Street, Llantwit Major	Replacements to existing signage.
2017/01236/ADV	A	16, Broad Street, Barry	Retention of internally illuminated signage for ATM.
2017/01237/FUL	A	16, Broad Street, Barry	Retention of an ATM.
2017/01238/FUL	R	7, John Batchelor Way, Portway Marina, Penarth	Garage conversion, elevational change and extended balcony to front.
2017/01240/FUL	A	37, Augusta Crescent, Penarth	Single storey rear extension and provide new kitchen/breakfast facilities.
2017/01241/FUL	R	75, Cardiff Road, Dinas Powys	Demolition of existing building. Construction of retail unit with new access, parking and refuse facilities.

No.

2017/01242/FUL	A	2, Murlande Way, Rhoose	Demolition of existing conservatory and replacing with new.
2017/01246/FUL	A	98, Holton Road, Barry	Shop front refurbishment with conversion of the first and second floors to create three number self-contained flats.
2017/01247/FUL	A	2, John Street, Penarth	Single storey extension to rear.
2017/01249/FUL	A	Alun Dale, St. Brides Major	Proposed extension to existing first floor/loft, extension to existing dormer, construction of rear balcony and other related alterations.
2017/01253/LBC	A	Bryn Sion Chapel House, Penylan Road, St. Brides Major	Alterations to existing listed residence to include the provision of a new first floor to the previous chapel, internal remodelling and the provision of roof lights to the existing slate roof. Replacement of modern cement based dashed render to previous chapel house with new naturally hydraulic lime based render.
2017/01256/FUL	A	62, Heol Y Frenhines, Dinas Powys	Variation of Condition 4 to planning permission 2017/00873/FUL to change roof tile and window finish.
2017/01260/FUL	A	The Railway Hotel, 1, Plymouth Road, Penarth	Refurbishment of existing outside seating area and the erection of pergola and smoking shelter.

No.

2017/01261/FUL	R	Malefant House, Llanmaes	Proposed roof alterations / first floor addition and remodelling of the dwelling to form a new Master Suite with en-suite bathroom and dressing room area, above an existing ground floor lounge.
2017/01262/FUL	A	22, Victoria Square, Penarth	The erection of a single storey garden structure to the rear garden.
2017/01264/FUL	A	9, Wood Street, Penarth	Single storey rear extension and remodelling of ground floor to form multi-functional space.
2017/01268/FUL	A	Barry Island Pleasure Park, Friars Road, Barry Island	To operate a Ferris Wheel within Barry Island Pleasure Park.
2017/01270/FUL	A	63, Lavernock Road, Penarth	First floor extension over garage (amendment to 2013/01101/FUL).
2017/01272/FUL	A	11, Hastings Avenue, Penarth	Ground floor rear extension.
2017/01275/FUL	A	60, Westward Rise, Barry	Two storey side extension.
2017/01276/FUL	A	30, Victoria Road, Penarth	Replacement of rotten wood and single glazed glass porch with hardwood and double glazed porch in same size and style.
2017/01277/FUL	A	127, Lavernock Road, Penarth	Single storey side extension with rear bay window and new crossover.
2017/01278/FUL	A	54, Redbrink Crescent, Barry	New building to accommodate cats on a short term basis, to be ancillary to the main building.

No.

2017/01280/FUL	A	1, St. Martins Close, Penarth	Demolish existing conservatory and extension and construction of single storey side and rear extension and part flat roof first floor balcony and alterations.
2017/01282/FUL	A	Ashbrook, Llandow	Construction of a contemporary glazed orangery extension to the rear of a property in place of an existing conservatory extension.
2017/01283/FUL	A	32, Tair Onen, St Hilary	Change of use of land to garden.
2017/01284/FUL	R	3, Heol y Mynydd, Welsh St. Donats	Double-storey extension to side of property, with family room (kitchen/diner/living room) on ground floor, and master bedroom and bathroom on first floor. Extension to be in keeping with existing property and also with the four of the original six houses on the same road, that have had similar work completed.
2017/01285/FUL	A	The Hawthorns, St. Brides Road, St. Brides Super Ely	2 Storey wrap around extension to side and rear single storey lean to east side.
2017/01291/FUL	A	Green Meadow, Penllyn	Internal remodelling and rear/side two storey extension with new external materials treatment and entrance canopy.
2017/01293/FUL	A	40, Eastgate, Cowbridge	Conversion of ground floor to dress shop and alterations and refurbishment of first floor to provide a flat.

No.

2017/01296/FUL	A	26, Clos Y Fulfran, Barry	First floor extension above double garage with Juliet balconies, and rear conservatory.
2017/01300/FUL	A	Ridgebrook, Colwinston	Raise roof line to provide larger bedrooms, adjustments to front elevation, construct new extensions to provide family room, lounge and bedroom. Take down existing stables and construct new stables.
2017/01303/FUL	A	12, Rhodfa'r Gwagenni, Barry	Regularisation of conservatory addition to rear elevation.
2017/01304/FUL	A	39, Westbourne Road, Penarth	Demolition of the existing conservatory and associated rear annexes, incorporating the proposed single storey rear extension.
2017/01305/FUL	A	6, Heol y Frenhines, Dinas Powys	Two storey side extension.
2017/01306/FUL	A	2. Voss Park Drive, Llantwit Major	Proposed rear extension and external material alterations.
2017/01308/FUL	A	Ty Capel, St. Donats	Proposed first floor extension to form additional bedroom and bathroom.
2017/01309/LAW	A	Oak Tree Farm, Morfa Lane, Wenvoe	Use of the dwelling as edged red on the attached plan without complying with an agricultural occupancy condition.
2017/01311/FUL	A	72, Conybeare Road, Sully	Single storey rear and side extension to existing dwelling.

No.

2017/01312/RG3	A	Cemetery Road, Barry	Construction of a community building to be used by the Barry Town Council.
2017/01313/1/C D	A	Strawberry Fields / Britannia House, Penny Lane, Cowbridge	Discharge of Condition 3 - Written scheme of Historic Environment Mitigation. Planning permission ref. 2017/01313/FUL : Extension to existing shop at Strawberry Fields, 7, Penny Lane, Cowbridge.
2017/01313/FUL	A	Strawberry Fields, 7, Penny Lane, Cowbridge	Extension to existing shop.
2017/01319/FUL	A	3, Anchor Road, Penarth	First floor rear balcony and enlarge existing windows to rear.
2017/01321/FUL	R	Farm Villa, Llantwit Road, Wick	Roof extension and alterations.
2017/01322/FUL	A	2, Channel View, Ogmore By Sea	A lean to extension connected of the lounge and kitchen to the rear of the property of approximately 3.5 x 8m complete with new skylight and bi folding doors opening to the garden, the existing French doors to the kitchen will be replaced Bi-folding doors. The internal lounge/kitchen partition wall will be removed to create an open plan lounge, kitchen dining area. Structural beams will be installed where internal walls will be removed. All external walls will be finished in the same white coloured render that is existing to the rest of the property.

No.

2017/01323/ADV	A	87, Glebe Street, Penarth	Aluminium signage fixed to the face of timber tongue and groove cladding.
2017/01324/FUL	A	87, Glebe Street, Penarth	Proposed replacement frontage to class D2 fitness studio.
2017/01325/LBC	A	Development at 5 and 6 Western Arcade, Barry	Replacement shop front to unit No. 6 with new bi-fold concertina doors with sub frame and removal of double doors to shop front to unit No. 5 and replacement with window section salvaged from shop front removed from unit No. 6.
2017/01326/FUL	A	Development at 5 and 6 Western Arcade, Barry	Replacement shop front to unit No. 6 with new bi-fold concertina doors with sub frame and removal of double doors to shop front unit No. 5 and replacement with window salvaged from shop front removed from unit No. 6.
2017/01328/FUL	A	Oak Cottage, St. Brides Major, Bridgend	Proposed single storey and first floor extension, associated internal alterations, front entrance alterations and canopy together with detached timber framed car port.
2017/01332/FUL	A	18, Woodland Place, Penarth	Proposed single storey rear extension.
2017/01334/FUL	A	Cwm Rhondda, Park Road, Barry	Proposed dormer on front elevation.
2017/01336/FUL	A	Bear Hotel, High Street, Cowbridge	Proposed temporary 'Swiss Chalet' to be used between 1st November and 1 st March.

No.

2017/01339/FUL	A	10, Rockrose Way, Penarth	Single storey extension to rear garden, internal alterations, conversion of box room to showering en-suite and patio area and external steps to rear entrance alteration works.
2017/01341/FUL	A	31, White House, Barry	Single storey orangery to front elevation.
2017/01342/FUL	A	1, Countess Place, Penarth	Two storey side extension with new detached workshop to rear of garden. Existing vehicular access widened.
2017/01343/FUL	A	2, Rectory Road, Penarth	Single storey side extension comprising porch and home office.
2017/01346/FUL	A	Rhose Lifeguards, Fontygary Beach Complex, Rhose	Ground Floor extension to existing building to create a new store room for beach craft.
2017/01347/LAW	A	17, Brenig Close, Barry	Internal loft conversion with Velux roof lights to rear not exceeding 150mm above roof plane.
2017/01349/FUL	A	Little Wymering, Slon Lane, Ogmore By Sea	Part first floor extension over bungalow property including external alterations.
2017/01350/FUL	A	33, Brookfield Avenue, Barry	Demolition of existing fire damage property and re build new dwelling and associated works.
2017/01353/FUL	A	15, Fulmar Close, Lavernock Park, Penarth	Single storey side/rear extension with a flat roof, plus dormer bedroom with balcony.

No.

2017/01355/FUL	A	25, Heol Cae Pwll, Colwinston	The conversion of a single integral non habitable garage into a habitable dining room.
2017/01357/FUL	A	103, Jenner Road, Barry	Proposed purpose built self contained annex for elderly parent, to free up 3 bedroom dwelling to house a young family.
2017/01358/LBC	A	The Court, 4, Mount Pleasant, Barry	Works to the existing West coach house and summerhouse. There will be a formation of two new links one linking the West to East coach houses the other link the East coach house to the summer house.
2018/00002/FUL	A	8, Cwm Barry Way, Barry	Convert hip to gable and a large flat roof dormer to the rear.
2018/00006/RG3	A	Paget Road Open Space, Paget Road, Penarth	Installation of 3 no. 6m high floodlights to multi use games area.
2018/00007/FUL	A	40, Millbrook Road, Dinas Powys	Single storey rear kitchen dayroom extension. Single storey side garage extension. Demolish existing garage. Attic conversion with gable end and rear dormer.
2018/00009/FUL	A	2, John Batchelor Way, Penarth	Removal of Condition 2 of Planning Permission 2015/00665/FUL relating to construction of privacy screen.
2018/00010/FUL	A	13, Perclose, Dinas Powys	Replacement of single storey attached garage with two storey side extension. Single storey rear extension and front entrance porch.

No.

2018/00011/FUL	A	Rhos Dawel, Trerhyngyll	Alterations and two storey rear extension.
2018/00013/FUL	A	Ty Rhos, Grants Field, The Downs, St. Nicholas	Single storey extension to rear of property to provide dining room, snug and guest bedroom.
2018/00023/FUL	A	Woodridge, Cross Common Road, Penarth	Single storey rear extension with a walk on roof, a dormer window and roof alterations.
2018/00024/FUL	A	87, Boverton Road, Llantwit Major	Proposed single storey rear extension.
2018/00026/PNA	A	Ysguborgoch Farm, Dinas Powys	Polytunnel for covered general agricultural storage and overflow seasonal lambing.
2018/00029/FUL	A	Pigtails Unisex Hair Salon, 28, Dock Street, Cogan, Penarth	Change of use to residential and conversion to one bedroom flat.
2018/00036/FUL	A	Woods Edge, Bowmans Way, Cowbridge	Ground floor rear extension.
2018/00038/FUL	A	12, Westward Rise, Barry	Single storey side and rear extension.
2018/00040/FUL	A	1, Bungalow, Waycock Road, Barry	Convert existing garage to residential use new living/ dining and kitchen extension with entrance porch and veranda and internal alterations.
2018/00047/LAW	A	21, Nailsea Court, Sully	Single storey rear extension.
2018/00050/LAW	A	11, Heol y Felin, Llantwit Major	Rear ground floor extensions.
2018/00067/FUL	A	90, Colcot Road, Barry	Proposed single storey side extension to provide a utility room.

No.

2018/00075/FUL	A	23, Brookside, Dinas Powys	Single storey side extension.
2018/00137/HR	A	Penllyn Estate Farm, Llywnhelig, Cowbridge	Removal of 20m of hedgerow to allow access to new farm road from 4th arm of new roundabout to be constructed on A48.
2018/00152/LAW	A	14, Buckingham Place, Barry	Proposed single storey rear extension to enlarge kitchen as shown in attached/enclosed drawing.

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 the Planning Appeal decision as detailed in the report be noted.
- (3) T H A T the enforcement appeals decision as detailed in the report be noted.
- (4) T H A T the statistics relating to appeals for the period 1st April, 2017 to 31st March, 2018 as detailed in the report be noted.

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

No.

2017/01198/TPO	A	The Old Vicarage Church Road, Llanblethian, Cowbridge	2 No. Cypress in G64 crown- lift to statutory height. First Cypress (on bullnose) to give clearance over public highway. Second Cypress (on driveway) to give clearance over driveway for lorry deliveries same as highway
2017/01298/TCA	A	17, Old Port Road, Wenvoe	Works to tree in the Wenvoe Conservation Area
2017/01299/TCA	A	34, West Gate, Cowbridge	Works to trees within the Cowbridge Conservation Area
2017/01338/TPO	A	Ty'r Onnen, 9, Madoc Close, Dinas Powys	Works to trees in TPO No. 13, 2001
2017/01340/TCA	A	The Quintain, Love Lane, Llanblethian, Cowbridge	Works to trees in Llanblethian Conservation Area
2017/01348/TPO	A	2, Seaview Court, Rhoose	Works to trees covered by TPO No. 23, 2007 tree T002 - Removal of Maple tree
2018/00018/TCA	A	The Old Brewery, Cowbridge	Removal of Horse Chestnut tree from Cowbridge Conservation Area.
2018/00019/TPO	A	Hensol Castle Park, Hensol	Work to trees in Tree Preservation Orders numbered 06 2004, 03 2011 and 04 2003
2018/00035/TCA	A	Great House/Ty Mawr, Bonvilston	Removal of Sycamore from Bonvilston Conservation Area
2018/00048/TPO	A	Great House/Ty Mawr, Bonvilston	T1 - Holm Oak - Prune from building to allow clearance of 2.5m (covered by TPO 035, 1973)

No.

2018/00062/TPO	A	Land opposite Pen y Garreg, Llanblethian, Cowbridge	Crown lifting of 5 trees to a height of 5.2 metres to provide clearance to adjacent highway
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PLANNING APPLICATIONS (HRP) -

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

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

2017/00395/FUL Received on 20 April 2017
(P40)

Cardiff Lux S.A.R.L c/o Savills Investment Management, 33 Margaret Street,
London, WIG 0JD
RPS Planning & Development Park House, Greyfriars Road, Cardiff, CF10 3AF

Brooklands Retail Park, Culverhouse Cross

Proposed new Starbucks drive-through unit

REFUSED: (Written Representations)

1. The proposed drive-thru A3 unit would result in a significant reduction in the level of parking available to serve the existing retail park which would result in traffic congestion for vehicles entering, manoeuvring and exiting the site, resulting in highway safety implications within the retail park and on the highway network in the vicinity of the site close to the strategic road junction Culverhouse Cross. The proposal is therefore contrary to the provisions of Policy MD2 'Design of New Developments' and the guidance contained within Planning Policy Wales (edition 9 2016).

Reason for decision

The decision to refuse planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

The proposed drive-thru unit would result in a significant reduction in the level of parking available amounting to an under-provision of car parking to serve the proposed and existing units on the site resulting in congestion and highway safety implications within the wider highway network. The proposal is therefore contrary to

No.

the provisions of policy MD2 'Design of New Developments' and the guidance contained within Planning Policy Wales (edition 9 2016).

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.

2017/01263/FUL Received on 28 November 2017
(P58)

United Living C/o Agent

Mr. Darryl Rowlands WPM Planning and Development, Suite 108, Creative Quarter,
Morgan Arcade, Cardiff, CF10 1AF

Land off Gileston Road, St. Athan

Affordable residential development and associated works for 18 dwellings

RESOLVED - T H A T subject to a Section 106 Legal Agreement to secure the following planning obligations:

- To secure the development as affordable housing in perpetuity

and, in the event that the development is taken forward by a registered Social Landlord/ Developer that is not one of the Council's 4 partner RSLs

- Sustainable Transport: £41,400
- Education: £221,811
- Public Open Space: £32,016
- Public Art - 1% of Build Costs

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:

Submitted 27 November 2017:
Preliminary Ecological Appraisal August 2017
Environmental Noise Survey July 2017
2248/506 Rev A
2248/550
LT1714.00.01

No.

LT1714.04.02
LT1714.04.101 Rev A
LT1714.04.102 Rev A
LT1714.04.103 Rev A
LT1714.04.105 Rev A
LT1714.04.505 Rev B

Submitted 14 February 2018:
LT1714.04.104 Rev B
LT1714.04.106 Rev C

Submitted 12 March 2018:
LT1714.04.01 Rev E

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. No development shall take place until a wildlife and habitat protection and management plan has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
- i) A plan showing areas of hedgerow to be retained, translocated and/or replanted;
 - ii) A detailed method statement of how protected species, including dormice, will be conserved during hedgerow clearance, construction methods, timing and duration of works, measures to be taken to minimise the impact of any works; and the action to be taken in the event dormice and/or their nests are found.
 - iii) A lighting scheme to ensure lighting measures do not conflict with use of the site by protected species, and drawings setting out light spillage in key areas in order to demonstrate that the boundary hedgerows of the site are not illuminated and are maintained as dark corridors.
 - iv) Details of a long term habitat management and monitoring scheme including definitions of habitats present, desired condition of habitats present and management necessary to deliver and maintain these; appropriate scheduling and timing of activities; monitoring of the establishment of new plantings; and proposals for on-going monitoring.

The development shall be carried out in accordance with the approved details and thereafter be retained at all times in accordance with the approved management and monitoring scheme.

No.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MG19 (Sites and Species of European Importance) of the Local Development Plan.

4. No development or site clearance shall commence until the Local Planning Authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the Local Planning Authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the archaeological fieldwork being completed.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD8 (Historic Environment) of the Local Development Plan.

5. No development shall commence until details of a scheme of foul, land and surface water drainage has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be 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, provide an appropriate level of runoff treatment and evidence of on-site porosity testing. The approved scheme shall be fully implemented prior to beneficial use of the development hereby approved and retained in perpetuity.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

6. No development shall commence until details of 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.

No.

Reason:

To ensure that visual and residential amenity 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.

7. 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;
 - iv) wheel washing facilities;
 - v) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
 - vi) hours of construction;
 - ix) lighting;
 - x) diesel and oil tank storage areas and bunds;
 - xi) 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
 - xii) 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.

8. Notwithstanding the plans and details submitted, no highway works shall commence until full engineering details and specifications for the proposed vehicular access and internal roads to serve the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the new junction and internal roads have been constructed in accordance with the approved details.

No.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

9. 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 development.

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.

10. Notwithstanding the submitted plans and details, details of the layout and construction of the car parking spaces to serve the development, including turning areas, drainage and details of the finished surface have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the occupation of the development and the car parking spaces shall remain available for their designated use in perpetuity.

Reason:

To ensure the provision on site of parking and turning facilities to serve the development in the interests of highway safety, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

11. The dwellings and flats hereby approved shall be constructed in full accordance with the specifications and noise mitigation measures outlined in the Environmental Noise Survey dated July 2017 prior to their first beneficial occupation.

Reason:

To safeguard the amenities of occupiers of the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

12. Notwithstanding the submitted details, a schedule of materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development

No.

shall be completed in accordance with the approved details prior the first beneficial use of the development.

Reason:

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

13. A scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out a detailed planting schedule for new planting within the site. The scheme shall include details of the public open space layout and timeframe for implementation.

Reason:

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

14. 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 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.

15. 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), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house.

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.

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16. The 2.4m by 48m visibility splays shown on plan no. LT1714.04.01 Rev E shall be maintained free of any obstruction exceeding 0.6m in height for as long as the development exists.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

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

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

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

No.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

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

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

Reason for decision

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

Having regard to Policies SP1 – Delivering the Strategy, SP10 – Built and Natural Environment, MG1 – Housing Supply in the Vale of Glamorgan, MG4 – Affordable Housing, MG19 – Sites and Species of European Importance, MG22 – Development in Minerals Safeguarding Areas, MG27 – Glamorgan Heritage Coast, MD2 – Design of New Development, MD3 – Provision for Open Space, MD4 – Community Infrastructure and Planning Obligations, MD5 – Development Within Settlement Boundaries, MD6 – Housing Densities, MD7 – Environmental Protection, MD8 – Historic Environment, MD9 – Promoting Biodiversity and MD10 – Affordable Housing Developments outside Settlement Boundaries 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 and Sustainable Development; national guidance contained in Planning Policy Wales, TAN2 – Planning and Affordable Housing, TAN5 – Nature Conservation and Planning, TAN6 – Planning for Sustainable Rural Communities, TAN12 – Design and TAN16 – Sport, Recreation and Open Space, it is considered that the proposal represents an acceptable and sustainable form of residential

No.

development, comprising solely of affordable housing, that meet and identified local need without an unacceptable adverse impact on the character and appearance of the area, local landscape, highway safety, neighbouring and general amenities on the site, drainage, protected species and other environmental factors. The proposal meets the requirements of all 'three tests' for derogation specified under the Conservation of Habitats and Species Regulations 2010. The proposal is therefore in line with both national and local policy.

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.