

PLANNING COMMITTEE

Minutes of a meeting held on 27th September, 2018.

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

Name of Speaker	Planning Application No. and Location	Reason for Speaking
Mr. R. Hathaway	2018/00730/FUL – 6 Salmons Wood, Graig Penllyn	Applicant or their representative
Mrs. C. Roache	2018/00730/FUL – 6 Salmons Wood, Graig Penllyn	Applicant or their representative

354 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 recording archived for future viewing.”

355 MINUTES –

RESOLVED – T H A T the minutes of the meeting held on 6th September, 2018 be approved as a correct record.

356 DECLARATIONS OF INTEREST –

Councillor V.P. Driscoll declared an interest in respect of Application No. 2018/00761/FUL – Sports Nutrition Supplements, 50A Holton Road, Barry. The nature of the interest was that Councillor Driscoll was the Director of the company that owned 50A Holton Road, Barry. Councillor Driscoll withdrew from the meeting whilst this application was being considered.

357 SITE INSPECTIONS (MD) –

RESOLVED – T H A T the attendance of the following Councillors at the site inspections indicated below on 6th September, 2018 be noted:

Apologies were received for both site (a) and site (b) from Councillors J.C. Bird, Mrs. C.A. Cave, N.P. Hodges, Dr. I.J. Johnson, P.G. King, A.C. Parker and E. Williams.

Apologies were received for site (b) only from Councillors Mrs. P. Drake, V.P. Driscoll (Vice-Chairman), Mrs. R. Nugent-Finn, Mrs. M.R. Wilkinson and the Local Ward Member for Sully.

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| (a) | Knoll Cottage, 54 Cog Road,
Sully | Councillor B.T. Gray (Chairman);
Councillor V.P. Driscoll (Vice-Chairman);
Councillors Mrs. P. Drake,
Mrs. R. Nugent-Finn, R.A. Penrose,
N.C. Thomas and Mrs. M.R. Wilkinson.
Also present: Councillor K.P. Mahoney. |
| (b) | Pancross Farm, Llancarfan | Councillor B.T. Gray (Chairman);
Councillors R.A. Penrose and
N.C. Thomas.
Also present: Councillor G.C. Kemp. |

358 BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF REGENERATION AND PLANNING UNDER DELEGATED POWERS (HRP) –

RESOLVED –

(1) T H A T the passed building regulation applications as listed in Section A of the report be noted.

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

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

359 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

- | | |
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| A - Approved | O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement) |
| C - Unclear if permitted (PN) | B - No observations (OBS) |
| EB EIA (Scoping) Further information required | E Split Decision |
| EN EIA (Screening) Not Required | G - Approved the further information following "F" above (PN) |
| F - Prior approval required (PN) | N - Non Permittal (OBS - objections) |
| H - Allowed : Agricultural Condition Imposed : Appeals | NMA – Non Material Amendments |
| J - Determined by NAFW | Q - Referred to Secretary of State for Wales |

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

2013/00018/2/C A Jeff White Motors Limited,
D Gileston Road, St. Athan Discharge of Conditions 5 -
Lighting Scheme, 8 -
Disabled Parking Spaces
and 9 - Cycle Parking.
Planning Permission ref.
2013/00018/FUL : Change
of use to class A1 retail.

2014/00933/4/C A Land at Pentre Meyrick
D Discharge of Conditions 5-
Schedule of Materials, 6-
Details of Sheds and 7-
Further Details of
Enclosures - Development
of 13 affordable homes and
associated works.

2017/00476/2/C A Westhaven 3 (Dockside
D Quay), Barry Waterfront,
Barry Development of the site
known as Dockside Quay
for residential
development, A3 units and
associated infrastructure
works, parking, and
landscaping at Dockside
Quay, Barry Waterfront
Discharge Conditions 17
and 18.

2017/01203/1/C D	A	Cog Moors Wastewater Treatment Works, Cardiff Road, Dinas Powys	Discharge of Condition 3 - Lighting details. Planning Permission ref. 2017/01203/FUL : Change of use of land as an extension to the existing wastewater treatment works site and to the compensatory dormouse habitat and for the construction of an Advanced Anaerobic Digestion (AAD) Plant, together with associated landscaping and mitigation measures and the formation of a temporary construction compound at Cog Moors Wastewater Treatment Works (WwTW), Cardiff Road, Dinas Powys at Cog Moors Wastewater Treatment Works, Cardiff Road, Dinas Powys.
2018/00095/FUL	A	Parcel of private open land (designated for garages), land bordered by the rear of houses in Goscombe and Pembridge Drives, Penarth	Construction of a single storey garage in rendered breeze block and profile roof on the allocated plot on the designated private land belonging to owners of flats in Gainsborough Court.
2018/00112/FUL	A	15, Highbridge Close, Sully	Proposed single storey rear extension, with proposed alterations to boundary treatment.
2018/00121/FUL	A	Land adjacent to Castria, Llancarfan	Stables.
2018/00169/FUL	A	Romilly Buildings, Broad Street, Barry	Demolition of No. 1 Romilly Buildings to create a beer garden and alterations to the front elevation of No. 2 and No. 3 Romilly Buildings with internal alterations.

2018/00331/FUL	A	Lougher Moor, Morfa Lane, Llantwit Major	Removal of condition 3 of Planning Permission 2016/00169/FUL.
2018/00379/FUL	A	10, Redbrink Crescent, Barry	Single storey rear extension.
2018/00517/FUL	A	Post Office, 9, Cornerswell Road, Penarth	Installation of Bank of Ireland ATM. ATM to be installed at LHS of main entrance (when viewed from outside).
2018/00547/FUL	A	1, Bridge House, 49, Plymouth Road, Penarth	Replace existing white painted wooden frame single pane windows with new upvc white woodgrain effect double glazed windows. Lounge - Replace 4 x wooden single pane fixed unit windows 460mm x 650mm; Main Bedroom- replace 2 x wooden single pane fixed unit windows 460mm x 720mm; Second Bedroom- Replace 2 x wooden single pane casement widow with astragal bar 840mm x 680mm. All replacement windows will be of a "like for like" basis within the manufacturing limits.
2018/00553/FUL	A	30, Golwg Y Coed, Barry	Raising the level of the garden with the aid of gabion retaining walls along with increasing the height of the rear fence.
2018/00557/1/N MA	A	30, Golwg Y Coed, Barry	The new windows, rooflights, and doors will be in anthracite grey rather than the white as stated on the drawings previously. Planning Permission 2018/00557/FUL : Proposed single storey rear extension and awning.

2018/00595/FUL	A	24, Tair Onen, Cowbridge	Change of use from Natural Resources Wales storage yard to garden and provision of single garage.
2018/00607/FUL	A	Penllyn Estate Farm, Llwynhelig, Nr. Cowbridge	Erection of a new building to house a farm shop, cafe and associated facilities along with a new carpark and private access track from the A48. The access track is a replica of information already provided to Council and being considered under a different planning application, it exits the A48 off the proposed new roundabout.
2018/00610/1/N MA	A	Cliff House, Llancarfan	Realignment of the horse exercise area to have the boundary run parallel with the hedge line of the field.
2018/00611/FUL	A	2, Evenlode Avenue, Penarth	Demolition of existing property. Construction of four bedroom detached house, with integral double garage. Formation of driveway and parking. Removal of trees bounding Lavernock Road.
2018/00613/LBC	A	Yr Hen Felin Wynt, Windmill Close, Wick	Replacement of existing windows of the windmill tower. 2. Replacement of existing front door of the windmill tower. 3. Lime plaster of internal walls. 4. Painting of attached house in off white.

2018/00617/FUL	R	3. Heol Y Mynydd, Welsh St. Donats	Revised plans for a double-storey extension to side of property, comprising of family room (kitchen / dining / living area) on ground floor, and master bedroom and bathroom on first floor.
2018/00633/FUL	A	Hiraeth, Trepit Road, Wick	Single storey timber framed glazed extension to West gable elevation of existing dwelling off existing hard standing. Change of land use to incorporate development within residential curtilage and garden extension.
2018/00638/ADV	A	Land at Sycamore Cross, Bonvilston	Post mounted single panel sign located at far end of site overlooking A48.
2018/00643/FUL	A	Larkfield, St. Andrews Road, Dinas Powys	Proposed demolition of existing dwelling and construction of new detached replacement dwelling.
2018/00645/LAW	A	76, Wordsworth Avenue, Penarth	Extension to the rear of the existing property.
2018/00651/FUL	A	63, Burdons Close, Wenvoe	Remove garage doors and replace with UPVC double glazed window to match house.
2018/00684/FUL	A	10, Park Road, Penarth	Alterations to the rear and side of building, to include increase in height of rear wall, alterations to the existing materials and removal of glass pavilion.
2018/00692/FUL	A	Swyn Y Mor, Main Road, Ogmore By Sea	Rear balcony.

2018/00695/FUL	A	3, Uppercliff Drive, Penarth	Change of Use, dwelling to house 3 students and 2 staff.
2018/00697/CAC	A	23, Station Road, Dinas Powys	Replacement garage at rear of property, and works in connection therewith.
2018/00705/FUL	A	Llancarreg, Beach Road, Southerndown	Variation of Conditions 2 and 4 of Planning Permission 2018/00049/FUL relating to Plan Specifications and Materials Details.
2018/00711/FUL	R	2, Fairleigh, Michaelston Le Pit Road, Michaelston Le Pit	Single storey extension to provide ground floor WC.
2018/00712/FUL	A	16, Cherwell Road, Penarth	Part demolition of existing garage and proposed two storey side extension, single storey rear extension and first floor rear extension.
2018/00713/FUL	A	8, Porlock Close, Ogmore By Sea	Erection of wooden gazebo in rear garden.
2018/00715/FUL	A	52, Althorp Drive, Penarth	Demolition of existing single storey annexe and construction of new two storey house extension with Juliet balcony to front.
2018/00717/LAW	A	46, Porlock Drive, Sully	Proposed dormer loft conversion.
2018/00720/FUL	R	14, Town Mill Road, Cowbridge	Proposed amendments to planning approval 2017/00527/FUL to provide for disabled access from porch to sun room and increase in size of sun room roof lanterns.
2018/00722/FUL	A	29, Sea View Drive, Ogmore by Sea	Proposed loft conversion - roof extension.

2018/00724/FUL	A	4, Old Cogan Hall Cottages, Sully Road, Penarth	Single storey side extension.
2018/00728/FUL	A	83, Lavernock Road, Penarth	Construction of a ground floor rear extension together with the construction of a front dormer roof extension, two gable build-ups, and a rear dormer roof extension with balcony.
2018/00733/FUL	A	2, Llandilo Close, Dinas Powys	Detached two storey dwelling to the side of no. 2, Llandilo Close as Approved 2016/01453/FUL. Dwelling proposed to be moved 600 mm to the west.
2018/00734/FUL	A	91, Llanmaes Road, Llantwit Major	Reclad existing front dormer and change roof profile. Reclad and extend existing rear dormer, to include internal alterations. Alterations to form bay window to ground floor front elevation.
2018/00736/FUL	A	28, Cwm Barry Way, Barry	Erection of single storey rear and side extension to existing kitchen.
2018/00737/FUL	A	The Crooked Shoard, 2, High Street, Llantwit Major	Demolition of existing single storey side extension and proposed replacement single storey side extension.
2018/00738/FUL	A	7, Kemeys Road, Rhoose	Proposed 2 bedroom self-contained annex.
2018/00740/FUL	A	Flat, 161, Holton Road, Barry	Change of use of the 1st and 2nd floors from class C3 to class D1 to form a non-residential education and training centre.

2018/00743/FUL	A	81, Murlande Way, Rhoose	First floor extension to side of existing dwelling with balcony to rear.
2018/00744/FUL	A	147, Plymouth Road, Penarth	First floor side extension with balcony, rear ground level roof canopy over terrace, attic conversion with front elevation gable roof and balcony and rear dormer.
2018/00748/FUL	A	165, Plymouth Road, Penarth	Front and rear dormers.
2018/00750/FUL	A	6, St. Cyres Road, Penarth	Proposed rear balcony with external staircase to serve kitchen/dining room.
2018/00752/FUL	A	29, Coleridge Avenue, Penarth	New entrance porch and single storey rear extension.
2018/00754/FUL	R	Ishton Barn, Lon Cwrt Ynyston, Leckwith	Rear extension and front hall extension.
2018/00756/FUL	A	Barn adjacent to The Hawthorns, Penllyn Road, Llanharry	Refurbishment of stone built granary into a 3 bedroom holiday property with car parking and adjacent gardens.
2018/00758/FUL	A	Brent Knoll, 7, Clevedon Avenue, Sully	Single storey side extension in place of existing garage and conservatory, and new sun terrace to rear at first floor level with external staircase.
2018/00765/FUL	A	39, Mountjoy Avenue, Penarth	Orangery extension to rear elevation.
2018/00771/ADV	A	13, Beacon House, Ffordd Y Mileniwm, Barry	Fitting of fret cut PVC letters to front elevations.

2018/00774/FUL	A	Pleasant View Farm, Sigingstone	Replacement dwelling of fire damaged property. Amendment to previous approval 2017/00241/FUL.
2018/00775/FUL	A	Land to the North of Clive Road, Barry Waterfront - South Quay Waterside, Barry	Provision of an electric substation at South Quay, Barry Waterfront.
2018/00777/FUL	A	6, Whitcliffe Drive, Penarth	Revision to planning application ref 2018/00037/FUL to include additional windows to side elevations.
2018/00781/FUL	A	34, Marine Drive, Barry	Proposed ground floor, first floor and roof extensions, creation of first floor terrace to front and other alterations to property.
2018/00783/FUL	A	20A, Barons Close, Llantwit Major	Proposed single storey extension.
2018/00784/FUL	A	20B, Barons Close, Llantwit Major	Proposed single storey side extension.
2018/00785/FUL	A	23, Station Road, Dinas Powys	Proposed alterations and single storey extension to rear of the property.
2018/00786/FUL	A	Coedhirion, 8, Walston Road, Wenvoe	Rear extension to, and internal/external refurbishment of, the existing dwelling, including demolition of single storey extension at front, bay window, single storey flat roofed extension at rear and ancillary garage building at rear.

2018/00797/FUL	A	10, Maes Lindys, Rhoose Point, Rhoose	Removal of existing conservatory and erection of orangery to rear of property. Extend at first floor with extension above existing garage by removal of lean to roof and create first floor and roof to match existing.
2018/00798/FUL	A	30, Borough Avenue, Barry	Single storey side extension and front porch.
2018/00803/FUL	A	The Homestead, 4, Church Rise, Wenvoe	Erect a conservatory to the rear elevation.
2018/00804/FUL	A	3, Chaucer Close, Penarth	Two storey side and rear extension with single storey rear extension, single storey front extension and internal alterations.
2018/00805/FUL	A	6, Swanbridge Farm, St. Marys Well Bay Road, Swanbridge	2 Storey oak framed extension to rear plus associated works.
2018/00812/FUL	A	34, Heath Avenue, Cogan, Penarth	Single storey brick porch to the front elevation.
2018/00813/FUL	A	14, Bedwas Place, Penarth	Single storey rear extension, with internal and external alterations.
2018/00819/FUL	A	Four Bells Inn, Rock Road, St. Athan	Extensions and alterations to an existing building, change of use from Manager's Accommodation to guest rooms on the first floor.

2018/00821/FUL	A	2, Channel View, Ogmore By Sea	The construction of a single storey timber clad extension to adjoin the existing single storey extension and main house. Internal alterations to be carried out to make the spaces merge and create an open-plan living / kitchen area.
2018/00854/FUL	A	2, Rosebery Place, Penarth	Demolish existing conservatory. Construct new single storey extension in place.
2018/00865/FUL	A	45, Plassey Street, Penarth	Demolition of existing two storey rear annex and the construction of new single and two storey rear extension.
2018/00872/LAW	A	27, Myrtle Close, Penarth	Single storey extension to side and rear of building.
2018/00898/LAW	A	8, Meadowvale, Barry	Extension for disabled client.

360 APPEALS (HRP) –

RESOLVED –

- (1) T H A T it be noted that no planning appeals had been received.
- (2) T H A T it be noted that no enforcement appeals had been received.
- (3) T H A T the Planning Appeal decisions as detailed in Section C of the report be noted.
- (4) T H A T it be noted that no Enforcement Appeals decisions had been received.
- (5) T H A T the statistics relating to the appeals for the period April 2018 – March 2019 as detailed in Section E of the report be noted.

361 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:

A - Approved

R - Refused

E Split Decision

2018/00656/TPO	A	Trees to the rear of 10-15, Clos Llanfair, Wenvoe	Works to tree covered by TPO Number 7 of 2015 – Group 1 – Crown lift branches to 5 metres above ground – Tree 2401 – Crown lift and Tree 2402 – Crown reduction.
2018/00741/TCA	A	Parkmount, Bridgeman Road, Penarth	30% all over crown reduction on an Evergreen Oak Tree situated in the rear garden.
2018/00788/TPO	A	Rear of The Scout Hall, Highwalls Road, Dinas Powys	Work to Sycamore tree protected under TPO Number 10 of 2014 – T1.
2018/00795/TPO	A	Port Road woodland, opposite Bryn Hafren School, Barry	Works to trees in TPO 04, 1951.
2018/00827/TCA	A	Brown Lion House, Llanmaes	Work to 9 trees in the Llanmaes Conservation area – Crown thinning/ lifting / reduction to 6 trees and removal of 3 trees.

362 GENERAL PLANNING MATTERS (HRP) –

(i) Annual Performance Report of the Vale of Glamorgan Local Planning Authority for 2017/18

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

The APR started by providing some context to the Vale of Glamorgan's planning service and the key areas of change over recent years. It included the results of the Council's annual Customer Satisfaction Survey which was sent to all applicants and agents issued a planning decision last year. The results demonstrated the Council was performing better than average in terms of customer satisfaction with 67% of respondents being satisfied overall with how the Council handled their application (an improvement on last year's 61%).

The report then set out the Council's performance across a range of indicators, and showed how it compared to other Local Planning Authorities in Wales during the same period (2017/18) and how the Council compared against the Welsh Government's benchmarks, where they had them. Generally, the Council was performing very well across the range of performance indicators. In particular its performance against the policy indicators had improved in the report following the adoption of the Local Development Plan.

The Operational Manager for Planning and Building Control informed the Committee that the Planning Department had processed 1, 173 planning reports in the last year, which was over 100 applications per Officer, and referred the Committee to pages 28 and 29 of the papers which provided key statistics for the last year. The Officer stated that the Council continued to be successful in negotiating S106 agreements and during this period, a total of 28 planning permissions had been granted which had been subject to Section 106 agreements. The value of the financial contributions in these legal agreements totalled £8.1m and they related to a range of developments including major residential developments.

Finally, the Operational Manager for Planning and Building Control drew the Committee's attention to page 41 of the papers, which referred to the submission of the Annual Monitoring Report in 2018. The Officer noted that this should read 2019, to provide a full year of monitoring data.

A Member welcomed the report and sought clarification on the section on page 28 of the papers that suggested withdrawing the requirement to advertise planning applications in the local press to minimise costs, and on page 29 of the papers which referred to vacancies in the planning team. The Member also commented that page 44 of the papers detailed an indicator regarding the percentage of decisions made against officer advice, which he considered an interesting measure as it implied that Councillors should not vote against officer recommendations. Finally, the Member requested an update on Council's work on the Community Infrastructure Levy.

In response to the Member's query on suggesting Welsh Government withdraw the requirement to advertise planning applications in the local press, which cost the Council around £30,000 per annum, the Operational Manager for Planning and Building Control stated that the Council was considering cost saving measures, and the Head of Regeneration and Planning stated that this would be legislation catching up with technology and stated that interested persons primarily received notification of an application through other means.

In response to the question on vacancies within the Planning Team, the Operational Manager, Development Management stated that the secondment was being held

open as a cost saving measure, and confirmed that one of the Planning Students from the Planning School of Cardiff University had been moved to the Council's Enforcement Department, which was providing a good opportunity for succession planning.

Finally, in response to the question on Community Infrastructure Levy contributions raised by the Council, the Head of Regeneration and Planning stated that the Council was waiting to see how legislation developed, and noted that the Council was successful in negotiating Section 106 agreements, which was much better for the Local Authority and its residents, as this particular fund could be targeted whereas Community Infrastructure Levy would have to be distributed across the Vale of Glamorgan.

The Committee then discussed Indicator 9 on page 44 of the report papers, which detailed the percentage of Member made decisions against officer advice. A Member stated that it was a duty as a Councillor to challenge officer decisions where she saw fit, and the Head of Regeneration and Planning confirmed that this indicator was just a Welsh Government measure and was not included as a steering figure.

Finally, a Member sought more information on the enforcement data report, the figures of which were discussed on page 38 of the report papers, and sought clarification on the described inaccuracies. In response, the Operational Manager confirmed that the problem was with the return data submitted by the Council, which was open to interpretation how it could be measured, and the updated data was now more accurate.

RESOLVED – T H A T the content of the Annual Performance Report attached at Appendix A to the report be noted and its submission to Welsh Government in October be endorsed, subject to the amendment that the submission of the Annual Monitoring Report be in October 2019.

Reason for decision

To inform Members of the Planning Committee of the content of the Annual Performance Report attached at Appendix A and to satisfy the Council's obligation to submit the APR to Welsh Government.

363 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.

2018/00730/FUL Received on 2 July 2018
(P. 95)

David Reade, c/o Agent
Mr. Robert Hathaway Plan R Ltd., 39, Merthyr Mawr Road, Bridgend, CF31 3NN

6, Salmons Wood, Graig Penllyn

New dwelling within rear garden of 6, Salmons Wood including access and parking

REFUSED (Written Representations)

1. The proposal represents an incongruous form of residential development, out of keeping with the existing pattern of development at this edge of village location, which would cause unacceptable harm to the character and appearance of the surrounding undeveloped and unspoilt rural landscape, including the Upper & Lower Thaw Valley Special Landscape Area. This would also detract from the visual and general amenities of the area, including the impact on the quiet enjoyment of an existing public right of way, all contrary to Policies SP1 – Delivering the Strategy, SP10 – Built and Natural Environment, MG17 – Special Landscape Areas, MD1 – Location of New Development, MD2 – Design of New Development, and MD5 – Development within Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Design in the Landscape; and national guidance contained in Planning Policy Wales, TAN12 – Design and TAN16 – Sport, Recreation and Open Space.

Reason for decision

The decision to recommend refusal of planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan 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.

2016/00927/FUL Received on 22 August 2018
(P. 51)

Mr. Rhys Williams c/o agent
Mrs. Arran Dallimore C2J Architects & Town Planners, Unit 1a, Compass Business Park, Pacific Road, Ocean Park, Cardiff, CF24 5HL

33, Holton Road, Barry

Proposed conversion and extension of existing property to form ground floor commercial units with 7 affordable one bedroom apartments at ground, first and second floors. On site cycle parking, and refuse storage facilities

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: AL(00)04D and AL(00)03 C

Reason:

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

3. A schedule of materials to be used in the construction of the development hereby approved, including replacement windows and doors, shall be 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 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.

4. The implemented drainage scheme for the site should ensure that all foul and surface water discharges separately from the site and that land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policy MD2 of the Local Development Plan.

5. Any part of the windows in the eastern elevation facing No. 35 Holton Road that is below 1.7m in height above the level of the floor in the room that it serves shall be obscurely glazed to a minimum of level 3 of the "Pilkington"

scale of obscuration and fixed pane at the time of installation, and so retained at all times thereafter.

Reason:

To ensure that the privacy and amenities of adjoining occupiers are safeguarded, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

6. The cycle provision shown on the approved plans shall be completed prior to the first beneficial occupation of the any of the flats hereby approved and thereafter kept free of obstruction and available for the parking of cycles associated with the development.

Reason:

To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Policy MD2 of the Local Development Plan.

7. The amenity area as shown on plan AL(00)03 C shall be kept freely available for use at all times for the occupants of all of the flats hereby approved.

Reason:

To provide suitable shared amenity space, in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

8. A Traffic Regulation Order to partially remove the extent of the parking restrictions along the side of the site on Lombard Street (as per the attached plan and highlighted in red) to provide an additional potential on-street parking space shall be fully implemented prior to the first beneficial use of any of the flats hereby approved.

Reason:

To provide additional on-street parking provision, in accordance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

9. The residential units hereby approved shall be delivered by a Housing Association Partner (Hafod Housing, Newydd Housing, United Welsh Housing or Wales & West Housing) of the Vale of Glamorgan Council and only be occupied as affordable housing that meets the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing, or any future guidance that replaces it.

Reason:

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

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

Reason:

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

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

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policy / Policies SP1 (Delivering the Strategy) / 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, SP4 – Affordable Housing Provision, SP6 – Retail, SP10 – Built and Natural Environment, MG4 – Affordable Housing, MG14 – Non A1 Retail Uses within Town and District Retail Centres, MD 2 – Design of New Development, MD3 – Provision for Open Space, MD4 – Community Infrastructure and Planning Obligations, MD 5 – Development within Settlement Boundaries, MD6 – Housing Densities and MD7 – Environmental Protection of the Vale of Glamorgan Local Development Plan 2011 – 2026, the Affordable Housing, Barry Development Guidelines, Parking Standards, Planning Obligations and Residential and Householder Development SPG’s and national advice and guidance contained in Planning Policy Wales (2016) and TAN2 – Affordable Housing, TAN12 – Design, TAN16 – Sport, Recreation and Open Space and TAN18 – Transport, it is considered that the proposals are acceptable, by reason of their appropriate design, materials and scale, with no detrimental impact to the character and visual amenities of the area, the amenities of neighbouring occupiers and acceptable parking and amenity space arrangements.

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.

2018/00641/FUL Received on 30 May 2018

(P. 70)

Mrs. Charlotte Cope 3, Norman Cottages, Michaelston Le Pit Road, Michaelston Le Pit, CF64 4HP

Mrs. Charlotte Cope 3, Norman Cottages, Michaelston Le Pit Road, Michaelston Le Pit, CF64 4HP

3, Norman Cottages, Michaelston Le Pit Road, Michaelston Le Pit

Application to retain the property as built - Fully render the property due to damage to existing finish during building works which meant we were not able to retain the existing finish and replace existing roof tiles with different tiles due to a roof leak and no availability of roof tiles to match the existing roof

REFUSED (Written Representations)

1. That planning permission for the retention of the works as built be refused.
2. That the Head of Legal and Democratic Services be authorised to serve an Enforcement Notice under Section 172 of the Town and Country Planning Act

1990 (as amended) to require:

- (i) Removal of the smooth render finish from all elevations of the existing dwelling, making good and repairing of the exposed brick and painting of the exposed brick.
 - (ii) Removal of the roof tiles on the existing dwelling and replacement with a suitable alternative.
 - (iii) Completion of all roofslopes of the extension in accordance with the scheme of development approved by virtue of application 2016/01172/FUL.
3. In the event of non-compliance with the Notice, authorisation be granted to take such legal proceedings as may be required.

Reason for decision

The works to tile the roof and complete the existing dwelling house with a smooth render, as well as the works to complete the extension in a smooth render are considered to be out of keeping with the prevailing materials found in the pairs of Rural District Council Houses, which dominate the context to the application site and all of which are identified as positive buildings within the Michaelston Le Pit Conservation Area, the character and appearance of which it is desirable to preserve or enhance. The development is, therefore, considered to be harmful to the character and appearance of the dwelling itself and that of the surrounding area, and neither preserves nor enhances the Michaelston Le Pit Conservation Area. Having regard to the duty imposed under section 72 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the development is considered to conflict with policies SP1 – Delivering the Strategy, SP10 – Built and Natural Environment, MD2 – Design of New Development, MD5 – Development Within Settlement Boundaries, and MD8 – Historic Environment of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the Council's adopted Supplementary Planning Guidance on Residential & Householder Development, as well as Technical Advice Note 12 on Design, Technical Advice Note 24 on The Historic Environment and Planning Policy Wales (Edition 9).

2018/00655/FUL Received on 31 May 2018
(P. 83)

Ms. Tara R. Garmston, 168, White Farm, Barry, Vale of Glamorgan, CF62 9EW
Ms. Tara R. Garmston, 168, White Farm, Barry, Vale of Glamorgan, CF62 9EW

1, Lombard Buildings, Lombard Street, Barry

Change of use from A1 to D1 to a children's nursery, providing day care for babies and children aged 0-12

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:

Site Location Plan
Proposed layout

Reason:

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

3. The use shall only be carried out within the hours of 8am to 6pm on Mondays to Friday.

Reason:

To ensure that the amenity of local residents is not detrimentally impacted, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) 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 Policy SP1 –Delivering The Strategy, Policy MD 2 – Design of New Development, Policy MD 5 – Development Within Settlement Boundaries and Policy MD7 – Environmental Protection of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and the advice contained within the Council's Supplementary Planning Guidance on Residential and Householder Development and Parking Guidelines, Planning Policy Wales 9th Edition, Technical Advice Note 11 – Noise and Technical Advice Note 12- Design, the development is considered acceptable in terms of its principle, scale, design, impact on neighbours and parking.

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.

2018/00761/FUL Received on 20 July 2018

Mr. Glenn White BC18 Ltd, Unit C, Avondale Business Park, Cwmbran, NP44 1XE
Mr. Glenn White BC18 Ltd, Unit C, Avondale Business Park, Cwmbran, NP44 1XE

Sport Nutrition Supplements, 50A, Holton Road, Barry

Change of use of premises to A3 (Food and Drink) for use as a micropub serving cask ales and craft beers

APPROVED subject to the following condition(s):

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

Floor Plans received 27 June 2018

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. Customers are not permitted on the premises outside the hours of 11:00 to 23:00 on any day.

Reason:

To ensure that residential amenity is safeguarded 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.

3. No hot food items shall be prepared, served or sold from the premises at any time.

Reason

To ensure that the amenities of neighbours are safeguarded and to ensure the development accords 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, SP6 – Retail, MG14 – Non A1 Retail Uses within Town and District Retail Centres, MD2 – Design of New Development, MD5 – Development within Settlement Boundaries and MG7 – Environmental Protection of The Vale of Glamorgan Local Development Plan 2011 – 2026, and the advice and guidance contained within Planning Policy Wales (ED.9) and The Vale of Glamorgan Town Centre Framework (2014), it is considered that the proposed use would not cause material harm to the retail function and character of the Holton Road District Centre, the visual amenity of the street scene, residential amenity or parking 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.